



SALFORD
ARCHAEOLOGY
University of Salford

Rochdale Borough Council

Issue: v1

26/10/2023

Rochdale Station, Rochdale

Archaeological Desk-based Assessment



Salford
Environmental
Consultancy

Built / Historic / Natural



ISO
14001: 2015
45001: 2018



ISO
9001: 2015

Document Information

Document Title:	Archaeological Desk-based Assessment at Rochdale Station, Rochdale, Greater Manchester
Location	Centred NGR 389919, 412704
Version:	Version 1
Report Number:	SA/2023/86
Client:	Rochdale Borough Council
Issue Method:	By email only
Digital location	VDrive/Research/SalfordArchaeology/General/Projects

Document Revision History

Date	Author	Summary of Changes	Version	Checked
14/10/2023	Jade Foxall	Edited	1.0	JF
30/09/2023	Katie Fletcher	Document Creation	1.0	KF

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1. Summary

Rochdale Borough Council is devising proposals for the redevelopment of land at Station Road, Rochdale, Greater Manchester (centred on NGR 389919, 412704). In order to support the planning applications for the scheme Rochdale Borough Council have commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

No prehistoric activity is known to have taken place within the proposed development area. Similarly, no Roman or medieval activity is known to have taken place within the site. The proposed development area likely lay within the ancient Castletown township of Rochdale, beyond medieval settlement activity.

During the post-medieval period, the site lay a short distance to the east of an estate known as Castle Mere, presumably in an area of agricultural land near several lanes that connected the surrounding hamlets, farmsteads and villages.

The Rochdale Branch Canal Basin was opened in 1798 and was situated on the land between Richard Street and Oldham Street, c 130m to the east of the site. By the mid-19th century, the basin and surrounding area had developed into a complex of warehouses, mills and stores, becoming Rochdale's commercial core, however, the proposed development area remained undeveloped, consisting of a patchwork fields.

The site was initially developed at the beginning of the 20th century, when a pair of semi-detached houses were erected within the north of the Site. The buildings that currently occupy 29 and 31 Maclure Road are believed to represent the earliest buildings within the Maclure Road Conservation Area and will be retained within the proposed development scheme. The buildings are considered to be of low (local) significance.

A single-storey garage that currently houses commercial units was erected during the second half of the 20th century across the rest of the Site. The building is of no historic interest.

The potential for the site to contain buried archaeological remains is considered to be low. The site has some potential to retain buried remains of post-medieval field boundaries. Any such remains that do exist within the site are likely to be of negligible significance.

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it may be anticipated that no further archaeological investigation will be required at the proposed development site.

2. Introduction

Rochdale Borough Council have prepared a planning application for the development of land at Station Road, Rochdale, Greater Manchester. The works will include the demolition of the current single-storey building and erection of a mixed-use four-storey building with one- and two-bedroom apartments and commercial space at ground floor level. The pair of semi-detached buildings that currently stand within the Site will be retained as part of the scheme. The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

2.1 Site location

The proposed development site (centred on NGR 389919, 412704; referred to herein as the Site) lies within Rochdale town centre and is bounded by Fire Station Yard to the north, an unnamed lane within the fire station complex to the east, Station Road to the south and Maclure Road to the west (Fig. 1; Plate 1). Rochdale lies at the heart of the Metropolitan Borough of Rochdale, in the north-eastern part of the modern county of Greater Manchester. The Site comprises a plot of land that is entirely developed, occupied by a pair of early 20th-century semi-detached houses and a single-storey building that houses various commercial businesses.



Plate 1 Site Boundary superimposed onto Satellite image of the Site

2.2 Topography and geology

Topographically, Greater Manchester is bounded by the Pennine uplands to the east and to the north. Rochdale is situated on the southern side of the Rossendale uplands and within the River Roch valley, which includes the industrial settlements of Heywood, Littleborough, Middleton, Milnrow and Wardle. The River Roch and River Spodden are the principal watercourses in Rochdale. The Site lies at a height of 142m above Ordnance Datum (aOD) and inclines slightly to the north.

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

The solid geology of the Site comprises the Pennine Lower Coal Measures Formation, formed between 219 and 318 million years ago during the Carboniferous period. The solid geology is overlain by sedimentary superficial deposits comprising Glaciofluvial Deposits, Devensian - Sand and gravel, formed between 116 and 11.8 thousand years ago during the Quaternary period. (British Geological Society, 2021).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens, however, the north part of the Site falls within the Maclure Road Conservation Area.

2.3.1 Maclure Conservation Area (DGM 3132):

The Maclure Road Conservation Area Appraisal has been produced as a tool to ensure that the areas and buildings of significance within the Maclure Road Conservation Area are identified, alongside opportunities for restoration and enhancement. The document sets out the Conservation Area's history, key views, setting and character (Rochdale Borough Council, 2023).

The Conservation Area is characterised by:

1. The strong presence of red brick buildings, particularly at the former Rochdale Fire Station (including campanile tower) and its associated housing
2. The wide boulevard of Maclure Road
3. The white dome of Saint John the Baptists Roman Catholic Church

The Conservation Area contains several key buildings, including the former Fire Station, the fire servicemen's houses on Richard Street, Saint John the Baptists Roman Catholic Church, and 29 to 31 Maclure Road.

The Conservation Area Appraisal identifies 29 & 31 Maclure Road as key buildings and describes them below:

At the southern extent of Maclure Road stands a pair of attractive semi-detached brick built properties dating from the early 20th century. This pair of buildings are believed to be the oldest buildings within the Maclure Road Conservation Area.

The buildings are of 2 bays, split over 3 storeys.

These are the only 3 storey buildings in the conservation area and their prominence helps frames views looking north along Maclure Road.

The upper floors of the building include decorative sandstone window surrounds and gables, topped with pointed finials. The finials echo the grandeur of the neighbouring fire station and tower along with the finials top of Church dome (Rochdale Borough Council, 2023).

2.3.2 Designated heritage assets

The Site is located within 500m of 11 Listed Buildings, two Conservation Areas (The Flat Iron and St Ann's Square Conservation Area) and a registered Park and Garden (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report; however, it may have an indirect impact on the setting of the designated heritage assets. A detailed consideration of the above-ground historic environment is presented in a separate heritage appraisal and is not considered within this assessment, which is focused on below-ground heritage assets.

Site	Designations	List Entry	Location
Roman Catholic Church of St John the Baptist	Grade II* Listed Building	1376506	SD 8984512758
Rochdale Canal Branch Arm Halfpenny Brdige	Grade II Listed Building	1031919	SD 9012912704
132 Drake Street	Grade II Listed Building	1084271	SD 89870 13017
Congregational Church	Grade II Listed Building	1346265	SD 89832 13044
24 Baron Street	Grade II Listed Building	1470833	SD 8996413181
Newbold Buildings, 33-337 Oldham Road	Grade II Listed Building	1470830	SD 9003913045
17 Milnrow Road	Grade II Listed Building	1470832	SD 9007113064
Stocks to south of Church of Saint Chad	Grade II Listed Building	1346246	SD 89684 13110

Sun dial to south of Church of Saint Chad	Grade II Listed Building	1084270	SD 89684 13110
Rochdale Museum, Old Vicarage	Grade II Listed Building	1025899	SD 89612 13120
Church of Saint Chad	Grade II* Listed Building	1045812	SD 89666 13145
Broadfield Park	Registered Park and Garden	1001522	SD 89516 12988 (centred at)
Maclure Road	Conservation Area	DGM3132	Centred SD 8990 1277 (207m by 167m)
Rochdale Town Centre	Conservation Area	DGM3139	Centred SD 8970 1327 (761m by 583m)

Table 1 Designations within 500m radius of the Site

3. Method statement

3.1 Introduction

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site and comprises a desk-based study. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

3.2 Research sources

The desk-based assessment made use of the following sources:

- / Published and unpublished cartographic, documentary and photographic sources;
- / The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- / The National Heritage List for England;
- / Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late eighteenth century.

3.3 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

3.4 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place within the Site. A gazetteer (Chapter 6) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-7), is used to assess the significance of the remains (Chapter 7) and impact of the proposed development (Chapter 8). A mitigation strategy is outlined in Chapter 9, based on the assessment presented in the previous chapters.

3.5 Significance assessment methodology

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013). These criteria have all been utilised in this assessment and are listed below:

- / Archaeological interest

- / Historical interest
- / Period
- / Rarity
- / Documentation
- / Group value
- / Survival/condition
- / Fragility/vulnerability
- / Diversity
- / Potential

The significance assessment also uses the approach to assessing heritage value contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' issued by the International Council on Monuments and Sites (ICOMOS) in January 2011 (ICOMOS, 2011). This document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown.

3.6 Impact assessment methodology

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation is then recommended to reduce the level of impact on the significance of the identified assets.

4. Planning and legislative background

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2023).

4.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Department for Levelling Up, Housing & Communities, 2023). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets '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' is one. Section 16 deals specifically with this historic environment (paragraphs 189-208), and states that local planning authorities should consider:

- / the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- / the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- / the desirability of new development making a positive contribution to local character and distinctiveness; and
- / opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, 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".

Paragraph 203 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 199-202) should be taken into account in determining a planning application.

Paragraph 205 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

4.2 Local Development Framework

The NPPF outlines the need for local planning authorities to create local plans and frameworks to implement the NPPF at a local level. The future use and development of land and buildings in the borough is currently guided by the Rochdale Metropolitan Borough Unitary Development Plan (UDP), adopted in 2006 (Rochdale Metropolitan Borough Council, 2006). The Council is now working to replace the adopted UDP with a new document called the Allocations Development Plan. Until the new Allocations Development Plan is produced, the UDP will continue to be used to make planning decisions. The UDP document sets out a framework of policies to: control the location and quality of new development; encourage and stimulate development, where appropriate; protect and improve the environment; and safeguard the borough's most important natural and built assets. Adopted in 2006, the Secretary of State issued a saving direction on policies in 2009 including policies G/BE/9 and BE/10-19 relevant to the built and historic environment.

Rochdale Core Strategy Plan (2012-2028), adopted in 2016, outlines the need to protect and enhance the character, landscape and heritage in the borough. The heritage strategy is outlined in *Chapter 9: P2: Protecting and enhancing character, landscape and heritage* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Rochdale Borough Council, 2016, p. 82).

Policy P2 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 non-statutory, 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 Council, 2016, p. 82).

Rochdale Borough Council is advised on archaeological matters by the development control archaeologists at Greater Manchester Archaeological Advisory Service (GMAAS).

5. Historical background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2).

British archaeological periods		
Period	Sub-period	Date range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2300 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Historic	Romano-British	AD 43 – AD 410
	Early Medieval	AD 410 – AD 1066
	Late Medieval	AD 1066 – AD 1540
	Post-medieval	AD 1540 – c 1750
	Industrial Period	c AD1750 – 1914
Modern	Modern	Post-1914

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

Various remains dating to the prehistoric period have been identified across the borough of Rochdale. The earliest of these date to the Mesolithic period (c 8000-4000 cal BC) and comprise small scatters of stone tools, dominated by microliths, which are sometimes associated with hearths, areas of burning, and ephemeral structures. However, these finds are largely confined to the upland areas of the southern Pennines, well outside of the study area (Pearson, et al., 1985, pp. 105-8).

The region's primeval woodland appears to have been cleared progressively in response to the gradual adoption of farming and associated settlement during the Neolithic, Bronze and Iron Ages. Neolithic activity seems to have taken place in upland areas. Similarly, Bronze Age burial mounds have also been identified in the uplands (www.rmnf.org.uk/wp-content/uploads/2018/03/chapter-i-general-history-pages1-64.pdf). Direct evidence dating to the Neolithic and Bronze Age (c 4000-600 cal BC) is sporadic and is generally based on the chance finds of dateable artefacts and, in the case of the Bronze Age, extant burial mounds. Neolithic finds across the borough principally comprise polished stone axes and flint tools, whilst Bronze Age finds include stone axe-hammers, flint tools, and metalwork (Pearson, et al., 1985, pp. 105-11), including a socketed spearhead from Milnrow (Davey & Foster, 1975, p. Entry 107).

During the Iron Age the Rochdale area may have lain within the tribal territory of the Brigantes, who are described in several proto-historic sources, such as the accounts of the Roman

historian Tacitus and the geographer Ptolemy. The Brigantes, however, appear to have occupied a large territory covering much of northern England and parts of south-west Scotland, and it is therefore likely that this group formed a loose confederation of smaller tribal groups (Hartley & Fitts, 1988, pp. 1-2). Unfortunately, the evidence for Iron Age activity in the area is sparse (Middleton, et al., 1995, pp. 141-89; Haselgrove, et al., 2001, p. 25), although it has been argued that several promontory sites in the Irwell and Roch valleys may represent settlement sites (Hodgson & Brennand, 2006, p. 53).

Other finds from the borough dating to this period include a bronze torque of Iron Age date (Pearson, et al., 1985, pp. 105-11) and, more tentatively, several Celtic-style carved-stone heads which have been discovered across the Pennine foothills. These include an example found at Castle Farm in Castleton. This egg-shaped head was carved in a Celtic style and possessed an open mouth, thick lips, and a triangular flat nose with deep nostrils, with a deep hollow under the right eye (*ibid*). A Celtic-style head has also been discovered at St Chad's Church in Rochdale (HER 2376.1.2) and comprises a gutter spout of local stone with a face carved onto the spout. The face has large lentoid eyes with a block nose, and a simple mouth can be distinguished despite the face being rather worn. Similar stone heads have been discovered across the Pennine foothills and, although they are difficult to date, it has been suggested that a proportion might date to the Iron Age, which at a much later date were incorporated into post-medieval boundaries where they acted as charms to protect livestock (Nevell, 1992; Redhead, 2003, p. 76).

The distribution of prehistoric finds and sites indicates that prehistoric settlement and activity was concentrated close to the River Roch, and its tributaries. The Site may have been within a locality that was favourable for prehistoric activity, although any firm evidence is significantly lacking.

5.1.1 Archaeological potential

There is no known evidence for prehistoric activity within the Site, and the potential for any such remains to survive from this period is considered to be low. Any prehistoric remains within the Site are, at best, likely to comprise stray artefacts deposited within later, disturbed contexts. The survival of any *in-situ* prehistoric archaeological deposits is very unlikely.

5.2 Romano-British period

Although across Greater Manchester the general pattern of Iron Age settlement and land use may have changed comparatively little during the Romano-British period (AD 43-450), this period is typified by the appearance of Roman military installations, and a concomitant network of roads (Philpott, 2006, p. 59). In addition, items of Roman material culture, such as coins, pottery, metalwork, and glass, are introduced into the region and the indigenous communities of the area gradually adopted some of these objects (*ibid*). Unsurprisingly, a small number of Roman artefacts are therefore known from the Rochdale area, though these are not seemingly associated with identifiable settlement sites. The nearest Roman findspot comprises a coin issued during the reign of Claudius, discovered within the Castlemere estate, c 390m to the west of the Site (HER 2480.1.0). These artefacts include several Roman coin hoards that have been unearthed close to the River Roch, Roman stone and ceramic finds from the Milnrow area, and the arm from a small silver statue, possibly dedicated to the VI Legion Victrix, that was discovered at Tunshill to the east of the modern Kingsway Business Park (Fishwick, 1889,

p. 12; Pearson, et al., 1985, pp. 111-12). Several objects have been discovered on the northern side of the River Roch, and it has therefore been suggested that a Roman road may have existed, which ran east/west approximately along the line of the modern A58 (Pearson, et al., 1985, pp. 112-13). The projected line of a second Roman road from Manchester to likely has been postulated by Richmond (1923-5) and is believed to have been situated to the north-east of Higher Moss Farm, in the modern Kingsway Business Park. No earthworks have been identified but the road may be continued to the south of Stanney Brook as a shallow cambered ridge.

The nearest known Roman military installations to Rochdale are the forts located at Manchester and Castleshaw, both of which were associated with an extra-mural settlement, or *vicus* (Redhead, 2003). That at Manchester formed an auxiliary fort established in c AD 79 which may well have been garrisoned until the end of the Roman period (Gregory, 2007). Similarly, the fort at Castleshaw began life as an auxiliary fort, which was established in c AD 79, though this was abandoned in the mid-AD 90s and was replaced by a smaller fortlet in AD 105, which was then abandoned in the AD 120s.

5.2.1 Archaeological potential

The lack of Romano-British activity in Rochdale suggests that the area was sparsely populated, and any potential evidence is likely to have been removed by intense development of the area over the past few centuries. The potential for remains to derive from this period is therefore considered to be very low.

5.3 Medieval period

After the collapse of the Roman Empire, many of the established urban centres and forts were abandoned along with large-scale production. Greater Manchester is likely to have been a sparsely populated and isolated part of the country demonstrated by lack of archaeological evidence for this period.

Following centuries of Germanic and Danish immigration, new identities and cultures began to emerge. It is during this period that important early medieval centres acquired place names, many of which are recorded in the Domesday Survey of 1086 (Newman, 1996). Rochdale is mentioned by name as 'Recedham' in the Domesday Survey. The 'ham' element of the placename is Old English in origin referring to a settlement, which was perhaps a product of Anglo-Saxon colonisation dating to the 7th or 8th century (Ekwall, 1922, p. 55). Similarly, although the element 'Reced' might have been the Celtic name for the River Roch, it is also possible that it has Old English origins meaning 'hall' (*ibid*). The presence of an Anglo-Saxon settlement at Rochdale also tallies well with the dedication of its parish church to St Chad, the late 7th -century Anglo-Saxon bishop of Lichfield (Fishwick, 1889, p. 127).

The Site lay within the parish of Rochdale during the medieval period. This parish formed the most extensive of the parishes contained within the Salford Hundred, which formed a large Anglo-Saxon territorial unit situated immediately north of the River Mersey, encompassing the Irwell Valley (Fishwick, 1889, p. 1). Although the origins of the parish of Rochdale are unclear, it is possible that it was created in the middle Anglo-Saxon period, when the wider area was incorporated into the Anglo-Saxon kingdom of Northumbria (Newman, 2006, p. 91). The parish may eventually have been coextensive with the manor of Rochdale, which according to

Domesday was held in 1066 by Gamel the Thane, who still held some land here in 1086 (Morgan, 1978).

The ancient parish of Rochdale was divided into four townships, which included Castleton (in which also stood the parish church), Spotland, Butterworth, and Hundersfield (Farrer & Brownbill, 1911, pp. 187-201). The Site appears to have lay within the ancient parish of Castleton. The township takes its name from Rochdale Castle that lay on the south bank of the River Roch however, Castleton is not mentioned in the Domesday Book, so it is possible that even by this date the castle had fallen into disuse. There are frequent references to Castle Hill and Castle Fields found within the charters of the 12th century (GMAU, 2009, pp. 115-118).

The ancient hamlets within the Castleton township included Castleton Glebe, Marland, Lower Lane, and Newbold. According to 19th-century maps, the Site seems to have been within the area of Castleton Glebe, c 1km north-west of Lower Place (Farrer & Brownbill, 1911, pp. 201-6). Castleton Village lay c 2km to the south-west of the Site and was known as Blue Pits on account of the blue clay that was extracted in the area (*ibid*). In addition, a mine in Castleton, perhaps a stone quarry, was mentioned in a document of 1365 (*ibid*).

By the late 12th century, a motte-and-bailey castle had been established at the northern end of the triangular spur of Castle Hill, half a mile to the south-west of the parish church. Whilst this site is now entirely destroyed and built over, 19th-century surveys show that it had consisted of an irregular bailey, some 30 x 35m, surrounded by earthen ramparts that were probably originally surmounted by a wooden palisade (GMAU, 2010). In addition, it has been speculated that a Saxon castle preceded the 12th-century structure, which was destroyed during a battle between Alfred the Great and the Vikings (HER 2478.1.0), though there is currently no evidence to support this theory.

The church of St Chad's served an enormous parish, rather than a substantial town. The oldest part of the existing church, which occupies high ground on the south side of the town, overlooking the river, dates to the 13th century (Hartwell, et al., 2004, p. 588). However, there is evidence to suggest that an earlier church occupied the same site, and fragments of Norman masonry are said to have been discovered during renovation in 1815 (Fishwick, 1889, p. 12). In addition, a stone head sculpture was found on the head of the tower at St Chad's Parish Church (HER 2376.1.1). The irregular stonework suggests that it belonged to the potential previous site of an Anglo-Saxon church. In 1816, it was revealed the church was medieval, although there is no certain date, it is possible that it is a pre-conquest church (HER 2376.1.0).

Considerable investment was expended in reconstructing the church during the 13th century, the present nave pillars being of that date and probably in their original position. There is evidence to suggest that the 13th-century chancel may have been comparatively large, implying that Rochdale was a settlement of regional importance (Farrer and Brownbill 1911). The parish church lies c 500m north-west of the Site.

By 1212, the whole manor had been assigned to the Lord of Clitheroe, and was held by Roger de Lacy, and several under tenants. By 1251, Rochdale had become important enough to have been granted a charter for a weekly market, and an annual fair on the feast of St Simon and St Jude in October. It was probably during this period that a borough was also created (Fishwick, 1889).

Following the death of Henry de Lacy, Earl of Lincoln, in 1311 Rochdale passed to the Earls

of Lancaster who held the manor until the end of the 15th century (Fishwick, 1889, p. 21). The manor was also leased to various stewards during the 15th century, and from 1462 until 1616 these were members of the Byron family, an influential local family with significant land holdings across the Rochdale area.

The focus of medieval activity in the area remains uncertain, and the pattern of settlement may have comprised a spread of innumerable folds, representing little clusters of agricultural and proto-industrial buildings (Hartwell, et al., 2004, p. 585). Whilst it is tempting to suggest that the centre of the medieval town probably lay on the south side of the River Roch, in proximity to St Chad's church, firm evidence is lacking. Throughout the medieval period, the Site presumably lay within an area of agricultural land, beyond the medieval core. The Site is situated on the north side of the river.

The date at which the first bridge (HER 17239.1.0) across the River Roch in Rochdale was constructed is not known; it seems likely that it existed by 1324, as a document of that date refers to 'John of the Brig', which may be associated with a bridge (Taylor, 1956). In addition, it is likely that there was a ford across the river at The Butts during the medieval period; a ford is referred to in early 17th-century documents (Currer, 1610), and Sir Robert Heath's *Survey of the Manor* of 1626 (Fishwick, 1889).

5.3.1 Archaeological potential

The Site most likely lay beyond medieval settlement activity and the potential for buried archaeological remains is considered to be low.

5.4 Post-medieval period

In 1582, Camden described Rochdale as 'a market town well frequented'. The regional importance of the town at this time is implicit from the detail provided by Saxton's map of Lancashire, which was published in 1577, and marks the town in bold letters. Manufacturing and mining industries became of increasing importance to the local economy during this period; the confiscation of the lands that had belonged to Whalley Abbey, and the general suppression of religious houses following the Dissolution of the Monasteries, produced a new race of landlords, whose number was increased by the sale of Byron estates in the early part of the 17th century (Fishwick, 1913). The town certainly began to expand significantly during the 1600s, indicated to some degree by the Hearth Tax Returns; in 1666, 228 hearths were recorded for Rochdale (Farrer & Brownbill, 1911, pp. 171-3).

The 1626 *Survey of the Manor* notes that the bridge across the River Roch to the west of the ford was 'in decay', although it was not known who was responsible for the repairs (Fishwick, 1913). Records in the Lancashire Quarter Sessions dated 23 July 1663 make further reference to the perilous state of the bridge (LRO/QSP/244/1), but in 1676 Gabriel Gartside and Joseph Dearden are reported to have expended £75 5s 2d on repairs to the bridge (QSP/457/7). The bulk of the costs incurred were for transporting 'free stone', indicating that the bridge was of stone construction.

Celia Fiennes, writing in c 1700, described Rochdale as 'a pretty neat town, built all of stone', whilst some 25 years later Defoe considered it 'a good market town, and of late much improved in the woollen manufacture, as are also the villages in its neighbourhood' (Furbank, et al., 1991). By the end of the 18th century, Rochdale had developed a formidable reputation as a

centre for the production of woollen cloth, and the town benefited from a lucrative export trade in woollen goods to Holland, Portugal, Spain, Italy, Russia and Germany (Aiken, 1795, p. 248). It had also become an important centre for the cross-Pennine trade in woollen cloth, represented by the numerous merchant's houses, warehouses and inns that were established in the town during the late 1700s to service this trade.

Rochdale also became an important centre for the cross-Pennine trade in woollen cloth, represented by the numerous merchant's houses, warehouses and inns that were established in the town during the late 1700s to service this trade. An important group of these buildings survives along Yorkshire Street and connected streets, reflecting the position of the area at the terminus of the Georgian trade route across the Pennines to Yorkshire. The surviving warehouses in the town centre span the 1790s to the 1850s, and will thus incorporate the innovative design features that were adopted during this key period in the evolution of structural engineering. The evidence available, however, suggests that another important group of warehouses and buildings connected with the pack horse trade occupied the Site, focused along Packer Street on the approach to Rochdale Bridge and the southern bank of the River Roch.

In 1771, Samuel Curwen visited Rochdale, and noted that it was 'remarkable for (its) many wool merchants; it has a large woollen market, the merchants from Halifax etc, repairing hither weekly'. He also noted that 'every considerable house is a manufactory, and is supplied with a rivulet or little stream, without which the business cannot be carried on' (Fishwick, 1889, pp. 57-7). The River Roch was exploited as a source of power during this period, although it was subject to sudden flooding (Robertson, 1875, pp. 265-6).

A useful description of Rochdale Bridge during this period is provided by Edmond Holme in 1787. The bridge formed part of the road from Manchester to Halifax, and consisted of three arches. Holme also noted that there was a very dangerous turn from Church Lane on the New Wall (South Parade), although 'Mr Thomas Smith, a lesee under the vicar, offered to take down the old buildings and remove them so far back as to make the road easy and convenient for £30'. An undated footnote added subsequently to Holmes' transcript notes that, in 1802, 'the north-east wing was totally taken down and a new one made in lieu thereof' (Holme, 1787, p. 54).

5.4.1 The Manor

The manor of Marland and nine oxgangs of land in Castleton were given to Stanlaw Abbey by Roger and Henry de Lacy (and their descendants) throughout the 13th and 14th centuries. The abbots probably regarded all their lands in Rochdale as forming one manor, but after the Dissolution of the Monasteries, each of the purchasers appears to have regarded his share as a separate 'manor'. Marland was sold by the Crown to Thurstan Tyldesley in 1540. By 1630, the manor was purchased by the Holts of Stubley. The Castleton estate was sold by Henry VIII in 1542 to Robert Holt of Stubley and the family made Castleton their chief residence. Like Stubley, the Castleton estate descended to the Chethams and Winstanleys (Farrer & Brownbill, 1911, pp. 201-6). According to the 1626 *Survey of Manors*, Robert Holt held Castleton House, Gorehill, and Deeplish, with 464 acres of land, and nearly 400 acres in Castleton Moor (*ibid*).

5.4.2 Archaeological potential

The potential for post-medieval activity within the Site is considered to be low.

5.5 Onset of the industrial revolution

By the 1780s, the national demand for textiles, particularly cotton, had begun to rise, resulting in a dramatic increase in mill building that transformed the Greater Manchester region into a centre for factory-based textile manufacturing (Baines, 1835). The introduction of canals was an important factor in the growth of Rochdale's textile trade. The earliest of these was the Bridgewater canal, the first true canal in the world, which was completed between Worsley and Castlefield in 1765 and demonstrated the commercial advantages of an inland waterway. The success of the Bridgewater canal acted as the catalyst for the construction of numerous other canals. The Rochdale Canal was conceived in 1776 and was authorised by an Act of Parliament in 1794. The canal was opened between Rochdale (routed through Castleton) and Manchester by 1799, and was completed as the first trans-Pennine route in 1804, linking Manchester with the ports of the East Coast via the rivers Aire and Trent.

The Rochdale Branch Canal Basin (HER 691.1.0) was opened in 1798 and was situated on the land between Richard Street and Oldham Street, c 130m to the east of the Site, within the Castleton township. By the mid-19th century, the basin and surrounding area had developed into a complex of warehouses, stores and mills, becoming Rochdale's commercial core. Smaller warehouses and ancillary buildings were constructed around the basin, including along Richard Street and Drake Street. As a result, Castleton became a large, industrialised area.

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

The advent of the railways was another major transport development, which enabled further growth and prosperity in Rochdale. The Manchester to Leeds Railway (HER 695.1.0) opened in 1839, linking Manchester, Oldham Road and Littleborough. Initially, the train station operated from Oldham Road (HER 2627.1.0), however, it was too small and was subsequently moved to Station Road, opposite the Site. A large goods station, mineral yard and cattle sidings were established a short distance to the east of the canal basin (c 350m to the east of the Site). Railway sheds, works, warehouses and engineering works were established in the vicinity of the railway line (Rochdale Borough Council, 2023, pp. 11-2).

The separation of the railway line from Rochdale town centre proved to be problematic. A tramway was introduced along Drake Street and Oldham Road, connecting the town centre and railway. The tramways were first introduced to Rochdale in 1882 in the form of steam trams, but these were later replaced with electric trams in the early 1900s. By the beginning of the 20th century, the Branch Canal had fell into decline, and was formally closed in 1927. The canal basin was covered over in the 1990s and a modern retail park was erected on the reclaimed land (Rochdale Borough Council, 2023, p. 13).

Despite the opening of the new railway station to the south of the Site, parts of the study area remained undeveloped until the beginning of the 20th century. One of the next developments within the study area consisted of the construction of Maclure Road as a wide boulevard, which allowed people and goods to move with less restriction between the railway station and Rochdale town centre. Other important developments within the area included the erection of Saint John the Baptists Roman Catholic Church (HER 15294.1.0) in the 1920s to the design of Oswald Hill by Ernest Bower Norris and craftsmen R & T Haworth and the construction of the Employment Exchange, immediately east of the Site (Rochdale Borough Council, 2023).

Much of the study area was developed into an early 20th-century designed settlement for the relocation of the Rochdale Fire Service, which was established in 1933. The housing estate contained 32 houses built to accommodate the firemen that were on continuous duty. The demand for the new fire station was due to both the need to house the new motorised fleet of motor vehicles and to replace the substandard housing for the firemen and their families (Rochdale Borough Council, 2023). These buildings lie within the Maclure Road Conservation Area, which is characterised by smooth engineered red brick buildings beneath slate roofs with modernist and art deco flourishes.

5.6 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. The layout of the town on the southern side of the River Roch is depicted on a Plan of the Rochdale Glebe, which was produced in 1754-7 (Plate 2). The plan shows that the town had been established on the south bank of the river, focused on the parish church, Packer Street, King Street, Church Lane and what is now Drake Street (marked as the route 'to Manchester' on the plan). Rochdale Bridge was annotated on the plan as 'A Stone Bridge'. A wooden footbridge, named 'Cap Ogden Bridge', crossed the river a short distance to the west. The Site lay between the roads that radiated from the centre of Rochdale to Oldham and Manchester. This area of land most likely lay within Castleton Glebe, which may explain why the area was not covered in the survey. The Site lay approximately c 200m to the south Drake Street and c 200m west of Oldham Road.

The first available map that captures land within the Site area is William Yates' map of Lancashire, albeit published at a small scale (Plate 3). Yates's map shows that development had expanded beyond the medieval core, primarily along the roads that extended from Rochdale. Ribbon development is shown along the roads that were later known as Manchester Road, School Lane and Milkstone Road with a denser concentration of buildings nearer to Rochdale. The Site was likely located on the edge of the growing town, in an area of undeveloped land that lay just east of *Castle Meer* (Plate 3).




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Swire's survey of Rochdale, 1824 (Plate 4) allows for the Site to be more accurately pinpointed. The plan is the first available map that captures the Rochdale Branch Canal Basin, which is surrounded by warehouses (HER 5086.1.0) and wharfs. The map shows that Richard Street had been established and that land between Richard Street and the canal basin had been infilled with mills (HER 17344.1.0; 5139.1.0; 5153.1.0) and various industrial premises. An unnamed lane extended west from Richard Street, with gardens to the south and the back gardens of houses fronting Drake Street to the north. This route most likely represented Bell Street, which lies c 170m north-west of the Site.

The Site lies approximately c 80m to the west of Richard Street, just beyond development associated with the canal, within a group of enclosed fields. The field boundary that is shown on the map as running south-west from Richard Street later marked the route of Pitt Street, c 50m north-west of the Site. In addition, the west return of this field boundary later became the route of Dowling Street. The Site lay c 40m south-east of the junction of Pitt Street and Dowling Street (before Maclure Road was laid). Swire's plan (Plate 4) indicates that a field boundary likely traversed through the Site in an east to west alignment, which formed a triangular field partly bounded by Richard Street.

Hennet and Bingley's map of 1828-9 (Plate 5) is the next available map that captures the Site area, although like Yates's plan, it was published at a small scale. The plan captures the same array of buildings as Swire's slightly earlier map, but covers the wider area, showing that the Site lay a short distance to the east of Castle Mere. Castle Mere was an estate that consisted of a house, outbuildings and associated parkland and woodland (HER 9365.1.0). Like the earlier plan of 1824 (Plate 4), the map shows Rochdale Branch Canal Basin (HER 691.1.0), which is marked on the plan as a solid black line running parallel to Oldham Road to the east and Richard Street to the west. The plan implies that Oldham Road was established between 1824 and 1828-9.



Plate 4 Extract from Swire's plan of 1824, showing the Site location

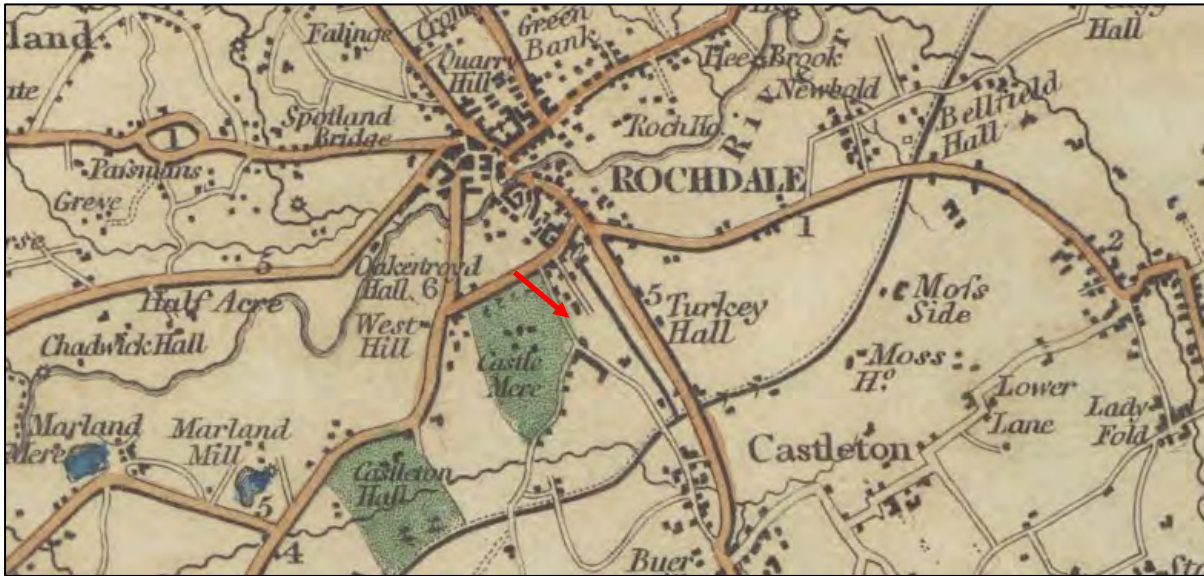


Plate 5 Extract from Hennet and Bingley's map of the County Palatine of Lancaster, 1828-9, showing the approximate location of the Site

The next available map that captures the Site is the Ordnance Survey map of 1851, (Plate 6; Fig 3) which is the first accurate plan that details the Site. The map shows that the Site remained undeveloped, although the same field boundary that was shown on Swire's map (Plate 4) continued to traverse through the Site. Gardens or allotment plots seem to have been established immediately to the west of the Site. Small outbuildings and sheds were scattered throughout the gardens. The Lancashire and Yorkshire Railway line is shown to the south of the Site, whilst several blocks of back-to-back workers' houses (HER 17345.1.0) had been established to the north and east. In contrast, St John's Chapel, graveyard, large landscaped gardens and associated building labelled 'Bell Green' on the map had been established to the west of the Site.

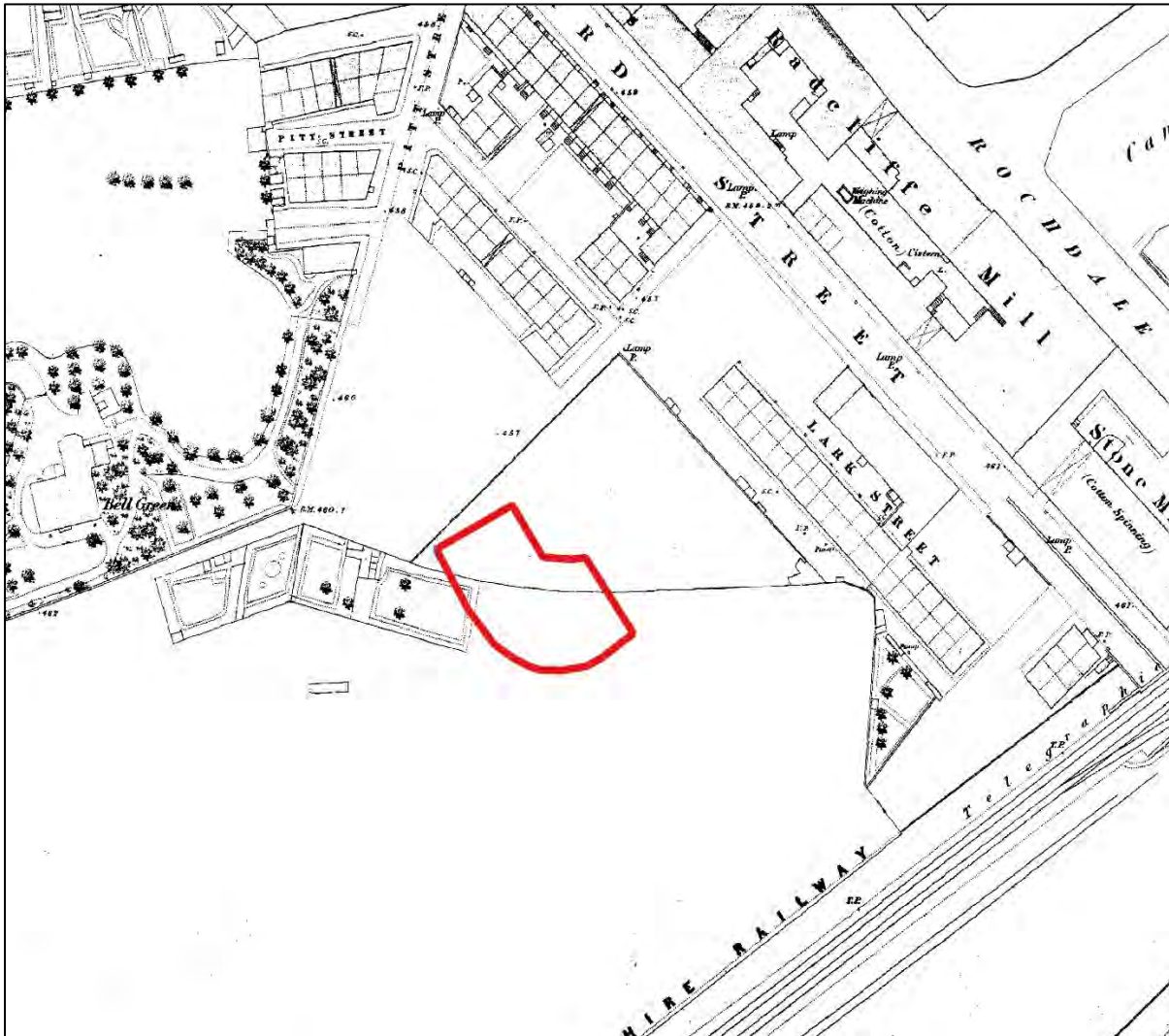


Plate 6 Extract from 1:1056 Town Plan of 1851, showing the Site boundary

The Site remained unchanged on the Ordnance Survey map of 1892, although the field boundary that had previously run through the Site had been removed (Fig. 4). Station Road had been constructed and bordered the Site to the south, whilst Pitt Street had been extended to the west of the Site boundary. The railway line had been massively expanded and the train station had been moved to a plot on the opposite side of Station Road, immediately south of the Site. The new station (HER 695.1.0) was opened in 1889 and replaced that on Oldham Road which operated from 1856.

The first map that captures development within the Site is the Ordnance Survey plan of 1910 (Plate 7; Fig. 5). The plan shows that a pair of semi-detached buildings had been erected within the Site. These buildings currently stand within the north of the Site boundary and will be retained as part of the scheme. The buildings are of red brick with sandstone bay window surrounds and gables, topped with pointed finials. The buildings are three-storeys and occupy 29 and 31 Maclure Road. They are believed to be the earliest buildings erected within the Maclure Conservation Area (Rochdale Borough Council, 2023, p. 17). The map also shows that Maclure Road had been widened and tramways had been established along Lower Tweeddale Street and High Level Road in order to improve public transport. The 1912 rate book

did not number the houses along Maclure Road, but recorded that most of the properties functioned as shops and office, with a restaurant, house and woodshed also established along the street (*Greater Manchester Rate Books, Maclure Road, Rochdale, Lancashire, 1912*).

An aerial photograph taken in 1926 captures the initial development of the Site, showing the lonely pair of semi-detached buildings at 29 to 31 Maclure Road Plate 8. The surrounding area that currently comprises the Fire Station and fire servicemen's housing remained undeveloped. The railway line and sidings are visible in the wider area, together with the canal basin and associated mills and warehouses. In addition, Saint John's Roman Catholic Church stands prominently to the north-west of the Site.

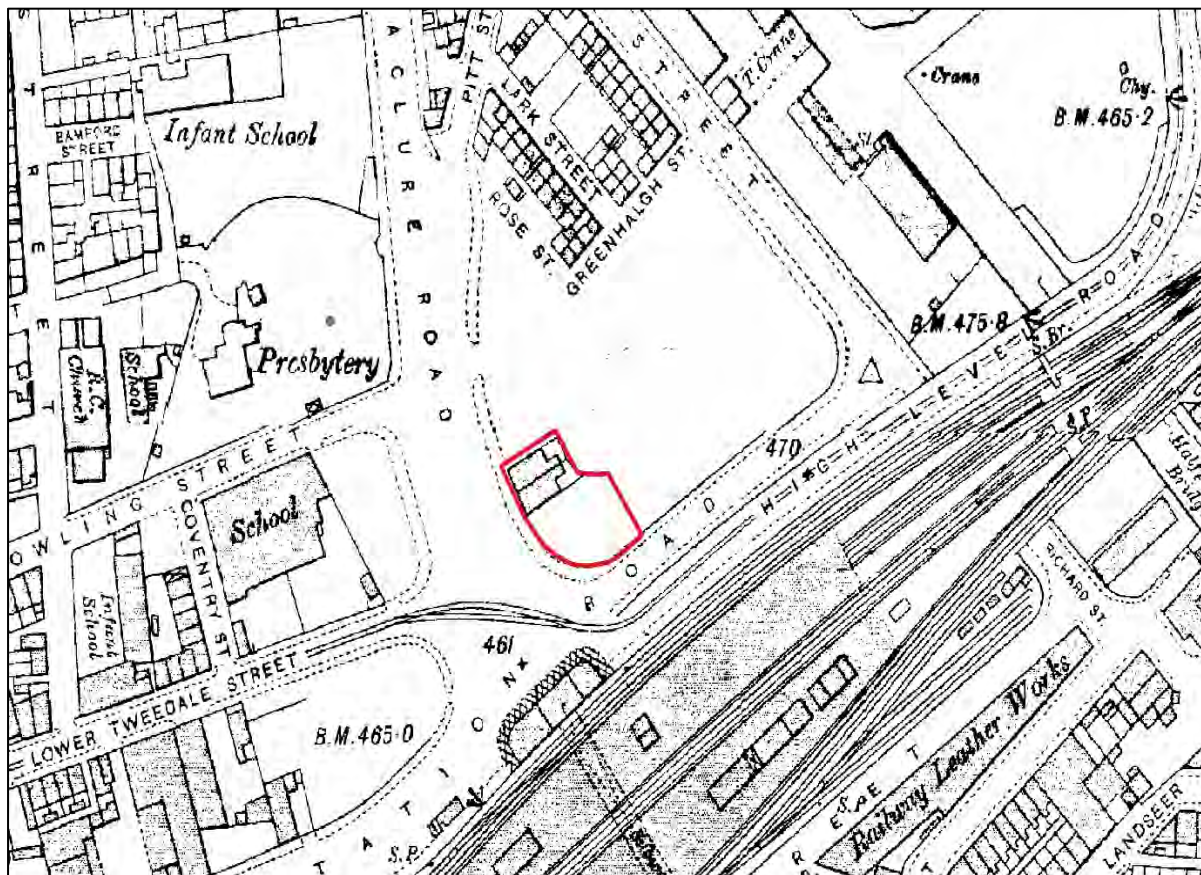


Plate 7 Extract from the 1:2500 County Series Map of 1910, showing the Site boundary



Plate 8 Aerial image showing the Site and surrounding area, taken from Maclure Road Conservation Area Appraisal, courtesy of Britain from above, REF EPW016784

The area surrounding the Site was gradually developed during the 1930s to 1950s (Figs 6 to 7). This included the erection of the Employment Exchange, St John's Roman Catholic Church, Rochdale Fire Station and Rochdale Fire Station housing. These buildings currently characterise the Maclure Road Conservation Area.

The 1939 register recorded the residents of Maclure Road and their occupations. Number 23 and 25 likely represented 29 and 31 Maclure Road. The property at 23 Maclure Road was occupied by Charles Houghton, a Police Sergeant, his wife, Florence and Robert Lees, a metal machinist. The adjacent house was occupied by John Shaw, Inspector of the Police Fire Brigade, his wife and their two children. Many of the other houses along the street were occupied by Police sergeants, constables and matrons and their families (*1939 Register, Maclure Road, Rochdale, Rochdale C. B, Lancashire, RG101/4592H/015/37*).

The Site remained unchanged throughout much of the 20th century, until the single-storey garage unit was erected in the late 20th century (Fig. 2), at the junction of Maclure Road and Station Road.

5.7 Previous archaeological works

In total, seven non-intrusive archaeological events have been recorded within the 400m study area. Non-intrusive events include three desk-based assessment, a photographic record and three heritage statements.

A Heritage appraisal of land at Littleborough and Rochdale, was undertaken in advance of a proposed flood management scheme (EGM4845). The report covered a vast area stretching between Rochdale and Littleborough, which included the current Site. The study found that the proposed works lie in a landscape with evidence for human activity dating from the Mesolithic (c. 8000–4000 BC) to the present. However, no statutorily protected sites are directly affected, most of the proposed works lie within heavily urbanised areas with little or no archaeological potential, and overall the heritage impact of the scheme is low (Archaeological Consultancy, 2017).

The most recent desk-based assessment was undertaken by L-P Archaeology in 2020 (EGM5272) at a site off Richard Street to support a pre-planning application for a residential development. The report concluded that the Site had high archaeological potential for surviving buried remains of the former canal basin, wharfage and associated warehouses, especially under the car park area (L-P Archaeology, 2020). A programme of archaeological excavation and watching brief followed the desk-based assessment and were undertaken in 2022-3 by Museum of London Archaeology (EGM5532). This work uncovered the foundations of several stone-built warehouses that had served the canal basin, together with the remains of several horse-drawn Mersey flat type vessels and a likely pontoon or float (MOLA, 2023).

Other work in the area includes an archaeological desk-based assessment, commissioned in advance of proposed residential development at Durham Street (EGM5087). The site previously contained a later 19th-century cotton mill complex and terraced housing and had high potential to contain archaeological remains (ECUS Ltd, 2018). A Programme of archaeological investigation, including evaluation trenches followed by open-area excavation, was undertaken at the Durham Street site in 2019, in order to fulfil a condition of planning permission for development (EGM5159). Remains of the late 19th-century cotton mill and workers' housing were recorded during the investigations, including significant remains relating to the power systems of the former mill (OAN, 2019).

5.8 Summary of archaeological potential

No prehistoric activity is known to have taken place within the Site. Similarly, no Roman or medieval activity is known to have taken place within the Site. The Site likely lay within the Castleton township of Rochdale, beyond medieval settlement activity.

During the post-medieval period, the Site lay a short distance to the east of an estate known as Castle Mere, presumably in an area of agricultural land near several lanes that connected the surrounding hamlets, farmsteads and villages.

The Rochdale Branch Canal Basin was opened in 1798 and was situated on the land between Richard Street and Oldham Street, c 130m to the east of the Site, within the Castleton township. By the mid-19th century, the basin and surrounding area had developed into a complex of warehouses, mills and stores, becoming Rochdale's commercial core, however,

the Site remained undeveloped. Mid-19th-century maps show that the Site consisted of fields divided by field boundaries.

The Site was initially developed at the beginning of the 20th century, when a pair of semi-detached houses were erected within the north of the Site. The buildings that currently occupy 29 and 31 Maclure Road are believed to represent the earliest buildings within the Maclure Road Conservation Area and will be retained within the proposed development scheme.

A single-storey garage that currently houses commercial units was erected during the second half of the 20th century across the rest of the Site. The building is of no historic interest.

6. Site Inspection

A Site visit was undertaken on 13th October 2023. The aim of the Site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

The extant Site plot currently comprises 29 to 31 Maclure Road, which both lie within the southern part of the Maclure Road Conservation Area (Plate 9). Both buildings are currently used as takeaway restaurants at ground floor level, which comprise modern shop fronts with UPVC windows and doors behind semi-perforated roller shutters. The second and third floor levels retain their historic architectural details, which consist of decorative sandstone window surrounds and gables, topped with pointed finials. The finials echo the grandeur of the neighbouring fire station and tower along with the finials top of Saint John's Church dome.

The rear of the properties is bounded by a red brick wall that backs onto a private access road to the Fire Station Yard (Plate 10 and Plate 11). The brick wall demarcates a small flagstone courtyard to the rear of 29 and 31 Maclure Road. A modern two-storey extension has been added to the rear elevation of both buildings. A large catering extract flue and other modern services are also visible to the rear of the buildings.

A single-storey unit occupies the remainder of the Site, which houses a supermarket and retail premises (Plate 12 and Plate 13). The building has a curved frontage and occupies the junction of Maclure Road and Station Road. The building is constructed up to the rear access road to Fire station Yard (seen in Plate 11). The building was erected in in the late 1970s or early 1980s as a garage.



Plate 9 29 and 31 Maclure Road, looking north-east



Plate 10 rear view of the properties at 29 to 31 Maclure Road, taken from Fire Station Yard, looking south-west



Plate 11 rear view of 29 and 31 Maclure in the right of the photograph and of the single-storey unit at the junction of Maclure Road and Station Road, along alternative private access road to Fire Station Yard, looking south

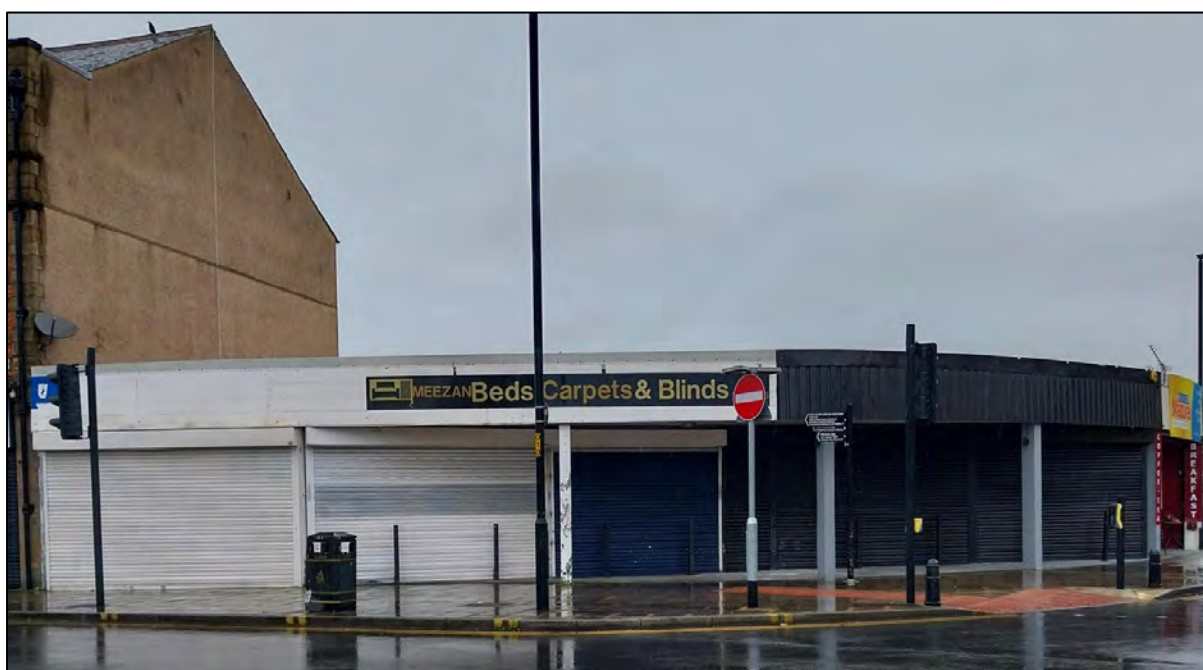


Plate 12 Single-storey building at the junction of Maclure Road and Station Road, looking north-east



Plate 13 Alternative view of single-storey unit at the junction of Maclure Road and Station Road, looking north from Station Road. View encompasses the former Fire Station's drill tower

No additional archaeological sites were identified during the Site visit.

7. Gazetteer

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Study Area and elements of the historic landscape. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer entries are shown on Figures 8 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Field boundary (site of)
Designation	No designation
HER Number	-
Site Type	Field boundary (site of)
Period	Post-medieval
NGR	389921 412713 (centred at)
Source	Swire's map of 1824; OS Mapping
Description	The Site lay within undeveloped land, possibly within a group of fields during the 18 th century. Early and mid-19 th -century maps show that a field boundary ran through the Site. Field boundaries can consist of ditches, banks or hedgerows. Buried remains of field boundaries have the potential to contain datable evidence, pollen and macro fossils. The field boundary had been removed or infilled by the 1890s (Fig. 4), and the north part of the Site remained undeveloped until 1910 (Fig. 5). The remainder of the Site was developed in the late 20 th century.
Assessment	The former field boundary has the potential to survive within the Site as buried remain <i>in-situ</i> and could be affected by the proposed development scheme.

Gazetteer Entry 02

Site Name	Castle Meer / Mere
Designation	Non-designated heritage asset
HER Number	9365.1.0
Site Type	Estate (site of)
Period	Post-medieval
NGR	389548 412626 (centred at)
Source	HER
Description	A plot of land was marked on 18 th -century maps as Castle Meer, though it could have earlier origins. By at least the early 19 th century, Castle Mere was an estate, comprising a house, outbuilding associated parkland and woodland. The Castle Mere estate had been almost entirely developed by the 1890s. The Castle Mere estate lay c 200m west of the Site.
Assessment	Castle Mere seems to have lay c 200m west of the Site. Therefore, any buried remains associated with the estate are unlikely to be affected by the proposed development scheme.

Gazetteer Entry 03

Site Name	Rochdale Branch Canal Basin
Designation	Non-designated heritage asset
HER Number	691.1.0
Site Type	Former canal branch and basin (site of)
Period	18 th -century
NGR	390028 412803
Source	Historic Mapping; HER
Description	The Rochdale Branch Canal Basin was opened in 1798 and was situated on the land between Richard Street and Oldham Street, c 130m to the east of the Site, within the Castleton township. By the mid-19 th century, the basin and surrounding area had developed into a complex of warehouses, mills and stores, becoming Rochdale's commercial core. By the beginning of the 20 th century, the Branch Canal had fell into decline, and was formally closed in 1927. The canal basin was covered over in the 1990s and a modern retail park was erected on the reclaimed land. The Site lay beyond the canal basin and remained undeveloped until the beginning of the 20 th century.
Assessment	The canal basin lay c 130m east of the Site. Therefore, any buried remains associated with the estate are unlikely to be affected by the proposed development scheme.

Gazetteer Entry 04

Site Name	29-31 Maclure Road
Designation	Maclure Road Conservation Area
HER Number	-
Site Type	Buildings
Period	20 th century
NGR	389910 412715
Source	OS mapping; Conservation Area Appraisal
Description	A pair of attractive semi-detached brick-built properties dating from the early 20 th century and first shown on the OS map of 1910 (Fig. 5). This pair of buildings are believed to be the oldest buildings within the Maclure Road Conservation Area. The buildings will be retained within the proposed scheme. Extensions and flues to the rear of the properties that are detrimental to the historic buildings will be demolished. Commercial space will be retained at street level, with residential apartments above.
Assessment	The buildings will be retained within the proposed development scheme.

8. Significance

8.1 Policy context for heritage assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Rochdale's Unitary Development Plan (UDP) adopted in 2006 (Rochdale Metropolitan Borough Council, 2006) was consulted with particular reference to policies G/BE/9 and BE/10-19 relevant to the built and historic environment. In addition, Rochdale's Core Strategy Plan (2012-2028), adopted in 2016, also outlines the approach the local authority will take in determining planning applications which may affect the historic environment in *Chapter 9: P2: Protecting and enhancing character, landscape and heritage* (Rochdale Borough Council, 2016, p. 82). In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

8.2 Designated heritage assets

The Site partly lies within the Maclure Road Conservation Area and is located within 500m of eleven Listed Buildings, two Conservation Areas (The Flat Iron and St Ann's Square Conservation Area) and a registered Park and Garden (Table 1, p5). A detailed consideration of the above-ground historic environment is presented in a separate heritage appraisal and is not considered within this assessment, which is focused on below-ground heritage assets.

8.3 Significance of the archaeological resource

8.3.1 Historical and archaeological interest

Historical and archaeological interest

The Site lay within close proximity to Rochdale town centre, in the ancient township of Castleton. The Site likely lay within the hamlet of Castleton Glebe, south of Drake Street. The Rochdale Canal Basin opened in 1798, transforming Castleton into Rochdale's commercial hub, although the Site lay a short distance to the west of the canal arm, within a patchwork of fields. Any remains representing the post-medieval period would be of limited archaeological interest due to a lack of activity within the Site.

The Site was initially developed at the beginning of the 20th century, when a pair of semi-detached houses were erected within the north of the Site. These houses represent the earliest buildings within the Maclure Road Conservation Area and are of historic interest.

8.3.2 Baseline significance conditions

Period

No prehistoric, Roman or medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be low.

The most likely remains to be encountered within the Site would date to the post-medieval and industrial periods, which could include field boundaries (GE01). The Site remained undeveloped until the 20th century.

A pair of semi-detached buildings (GE04) were erected within the north of the Site at the beginning of the 20th century, and these will be retained within the proposed development scheme.

The Site seems to have lay beyond the Castle Mere estate (GE02).

Rarity

Buried remains pre-dating the 19th century would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period. Archaeological remains of post-medieval field boundaries (GE01) or gardens would be considered rare.

Documentation

The historical development of the Site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group value

The potential archaeological sites identified within the Site would not be considered to have group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. Limited phases of development within the Site may have allowed for post-medieval remains to survive within the Site.

Fragility / vulnerability

Any buried archaeological remains, should they be present and survive *in situ*, are vulnerable to damage or destruction during any earth-moving works associated with the restoration scheme.

Diversity

The remains within the Site are mostly associated with the development of Rochdale during the post-medieval period, and therefore may not be considered significant due to diversity.

Potential

There are no prehistoric, Romano-British or medieval remains within the Site or immediate environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be very low.

The Site consisted of a patchwork of fields (GE01) during the late 18th and early 19th centuries, on the edge of Castle Mere estate (GE02). The survival of former field boundaries and remains associated with the estate may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/sample-page/post-medieval/> Table 3):

Post-medieval and industrial	
LM02	What is our understanding of late medieval land reclamation, water management and exploitation of natural resources?
LM03	How did small settlements evolve and exploit environmental resources?
LM05	How can we recreate the medieval land-use patterns within townships?
LM06	LM06: How can the impact of landholding and lordship be identified by wider landscape studies?
LM12	How do we improve our knowledge of the regions various agricultural practices, plant and animal husbandry, and how did these change and develop over time?
LM13	What can we learn about the origins and development of the use of managed woodlands across the region?
PM09	How did ecological changes linked to agricultural improvement impact upon the wider landscape?
PM10	Where does pre18 th -century enclosure survive in the region?
PM11	How can palaeoenvironmental indicators of consumption enhance our understanding of the wider patterning and social context?
PM15	How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?
PM29	How do the extractive industries develop during this period?
IND15	How well recorded and understood are farming landscapes and field patterns?
IND21	How did industrial period towns affect the pre-existing historic landscape?

Table 3 Late medieval to industrial period research agendas

Remnants of a former field boundary may survive beneath the single-storey garage building. Given the lack of development within the Site until the late 20th century, elements of the post-

medieval landscape, or potentially earlier phases, has the potential to address the research aims listed in Table 3.

The Site currently contains 20th-century houses. The survival of these houses may have some potential to address the research agenda outlined in the current *Archaeological Research Framework for North West England*: (<https://researchframeworks.org/nwrf/industrial/> Table 4):

Industrial Period	
Ind28	How have settlements expanded beyond their historic cores in the 20 th century (eg. suburban growth, peripheral housing estates and industrial parks)?
Ind29	How can we establish a typology of modern buildings, particularly of the twentieth century, and how does this vary within the region?
Ind36	What impact did social and private housing estates have on the landscape?
Ind41	Where are the best-preserved examples of industrial townscapes and how well protected is their significance?

Table 4 Industrial period research agendas

The buildings within the Site are extant and will be retained within the scheme.

8.4 Summary of significance

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest and has potential to contain buried remains dating to the post-medieval period and currently contains built heritage dating to the industrial period.

Using the above criteria and the ICOMOS guide for assessing value of heritage assets (the Site most likely contains non-statutory archaeological remains of low and negligible significance.

The Site currently contains a pair of semi-detached houses that represent the earliest buildings within the Maclure Conservation Area. The buildings will be retained within the scheme and are considered be of low significance.

The Site has some potential to contain field boundaries (GE04) that would be of negligible significance.

The Site is unlikely to contain remains associated with the Castle Mere estate (GE02) as it lay beyond its boundary and may be considered as negligible.

9. Impact assessment

9.1 Development Proposals

Rochdale Borough Council have prepared a planning application for the development of land at Station Road, Rochdale, Greater Manchester. The works will include the demolition of the current single-storey building and erection of a mixed-use four-storey building with one- and two-bedroom apartments and commercial space at ground floor level. The pair of semi-detached buildings that currently stand within the Site will be retained as part of the scheme. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

9.2 Impact upon archaeological resource within the Site

Delivery of the development proposals will necessitate some ground-breaking and landscaping works across the Site, with potential to impact on buried archaeological remains.

This assessment has demonstrated that the Site has some potential to retain buried remains of post-medieval field boundaries. Any remains representing the post-medieval field boundaries would be of limited archaeological interest due to a lack of activity within the Site and is considered negligible.

A pair of semi-detached houses that represent the earliest buildings within the Maclure Conservation Area are currently extant within the Site. The buildings will be retained within the proposed scheme and are considered be of low significance.

The Site is unlikely to contain remains associated with the Castle Mere estate (GE02) as it lay beyond its boundary and may be considered as negligible.

10. Recommendations

10.1 Heritage Assets

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

10.2 Further Investigation

The potential for the site to contain buried archaeological remains is considered to be low and any such remains that do exist within the site are likely to be of negligible significance.

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it may be anticipated that no further archaeological investigation will be required at the proposed development site.

Sources

Cartographic sources

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Map of the County Palatine of Lancaster, Hennet and Bingley, 1830

Ordnance Survey 1:1056 Town Plan map of 1851

Ordnance Survey 1:500 Town Plan map of 1892

Ordnance Survey 1:2500 County Series map of 1910

Ordnance Survey 1:2500 County Series map of 1930

Ordnance Survey 1:2500 National Grid map of 1959

Census Returns

Greater Manchester Rate Books, Maclure Road, Rochdale, 1912

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 Date accessed: 12/10/2023

Acknowledgements

Salford Archaeology would like to thank Rochdale Borough Council for commissioning the project. Further thanks also given to Ian Miller and Lesley Dunkley of GMAAS for their advice and assistance.

The desk-based research and report were compiled by Katie Fletcher, and illustrations were provided by Sarah Mottershead. The report was edited by Natalie Poundall.

Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed onto the Ordnance Survey 1:1056 Town Plan Map of 1851
- Figure 4: Site boundary superimposed on the Ordnance Survey 1: 500 Town Plan Map of 1892
- Figure 5: Site boundary superimposed on the Ordnance Survey 1: 2500 County Series Map of 1910
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1930
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map of 1959
- Figure 8: Gazetteer sites superimposed onto modern mapping

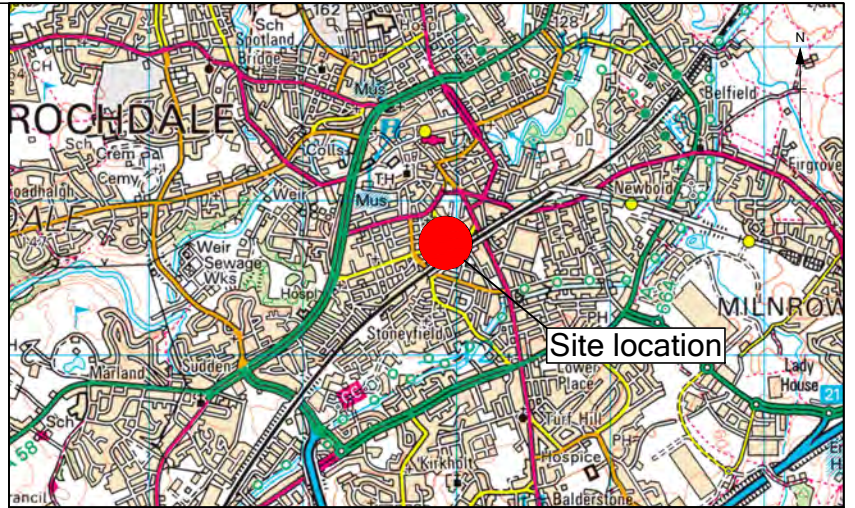


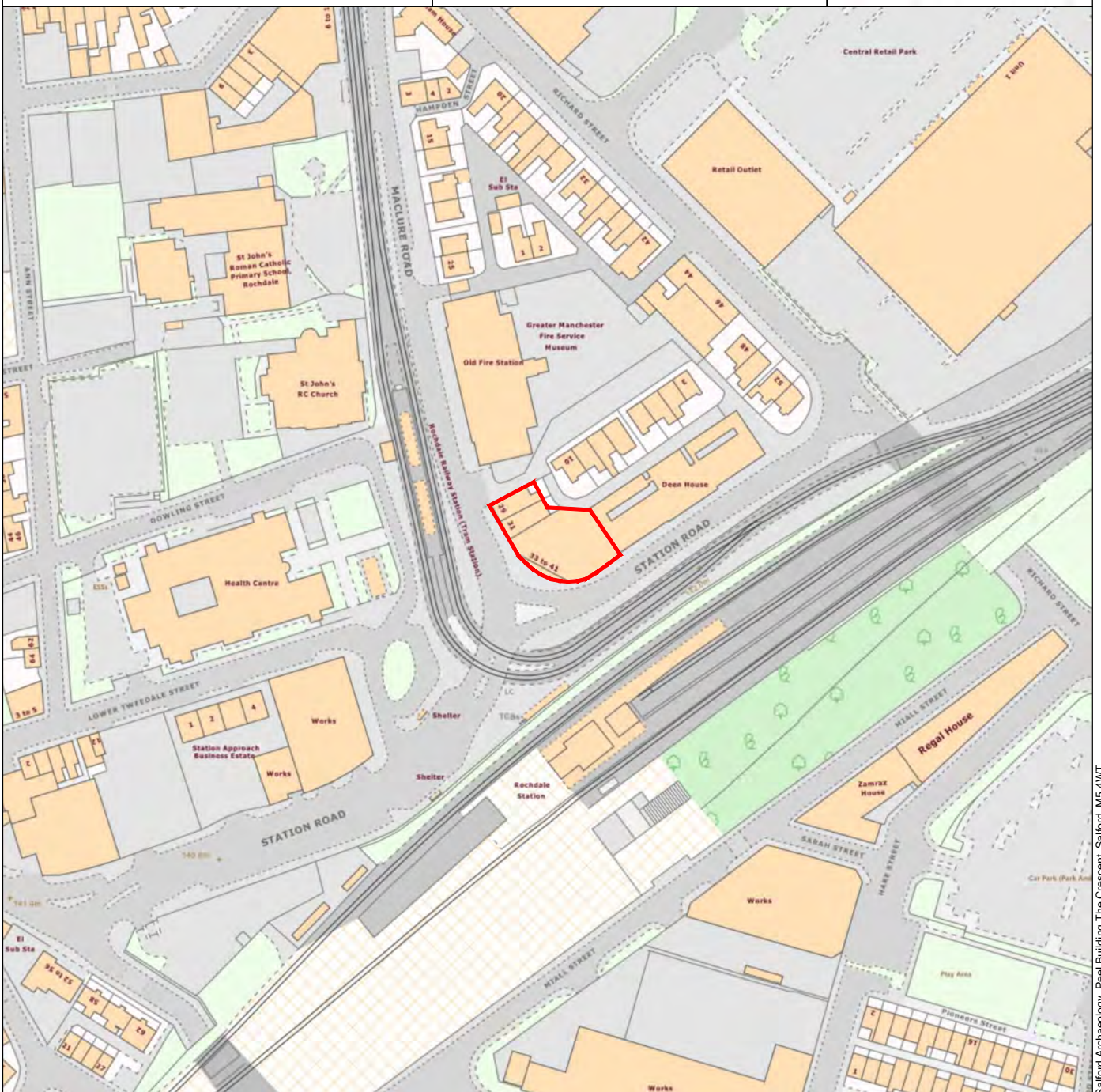
Figure 1:

Site Location

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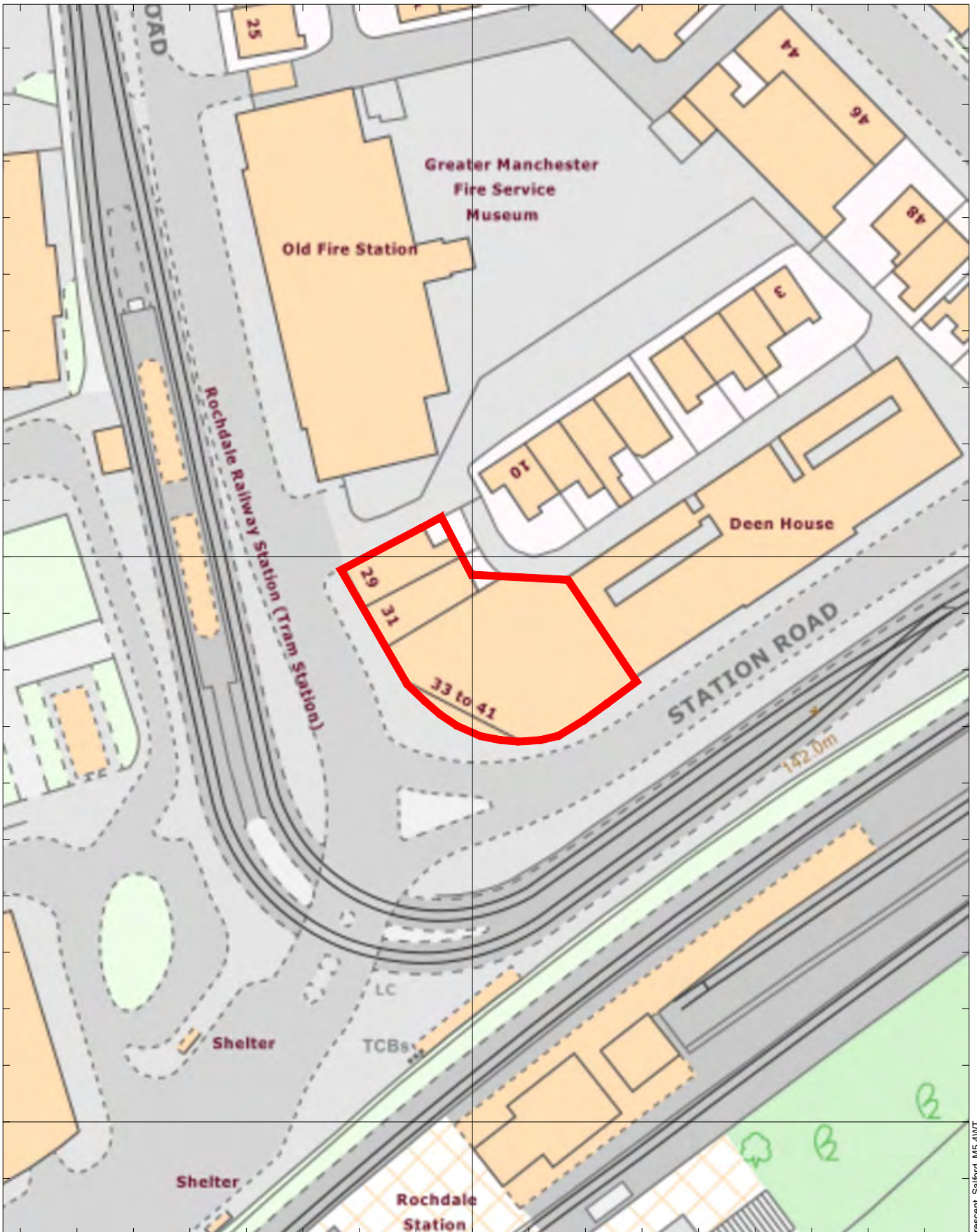


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

 Site Boundary

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50 m



Scale at A4 1:750

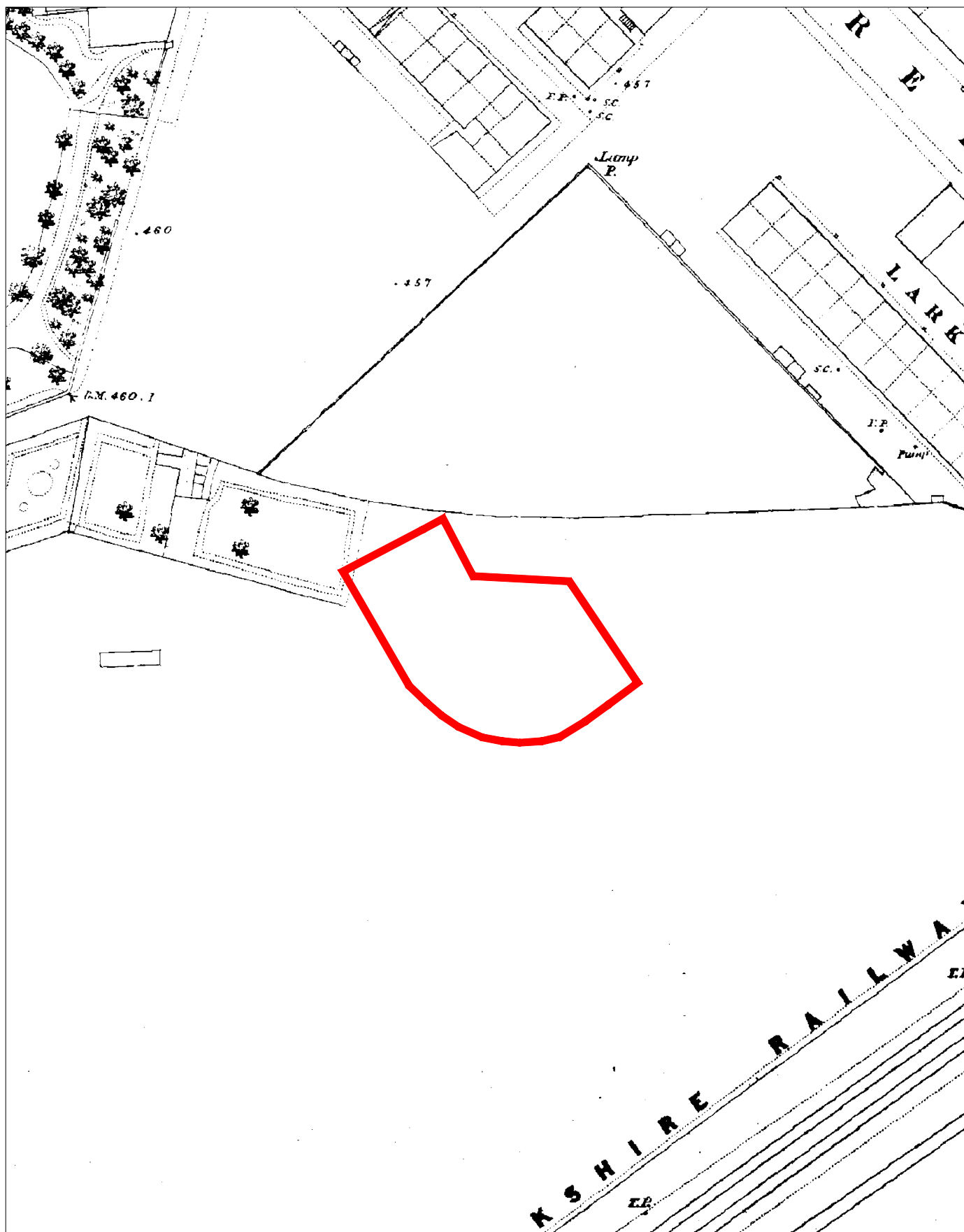


Figure 3:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1851

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Key:

— Site Boundary



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Scale at A4 1:750

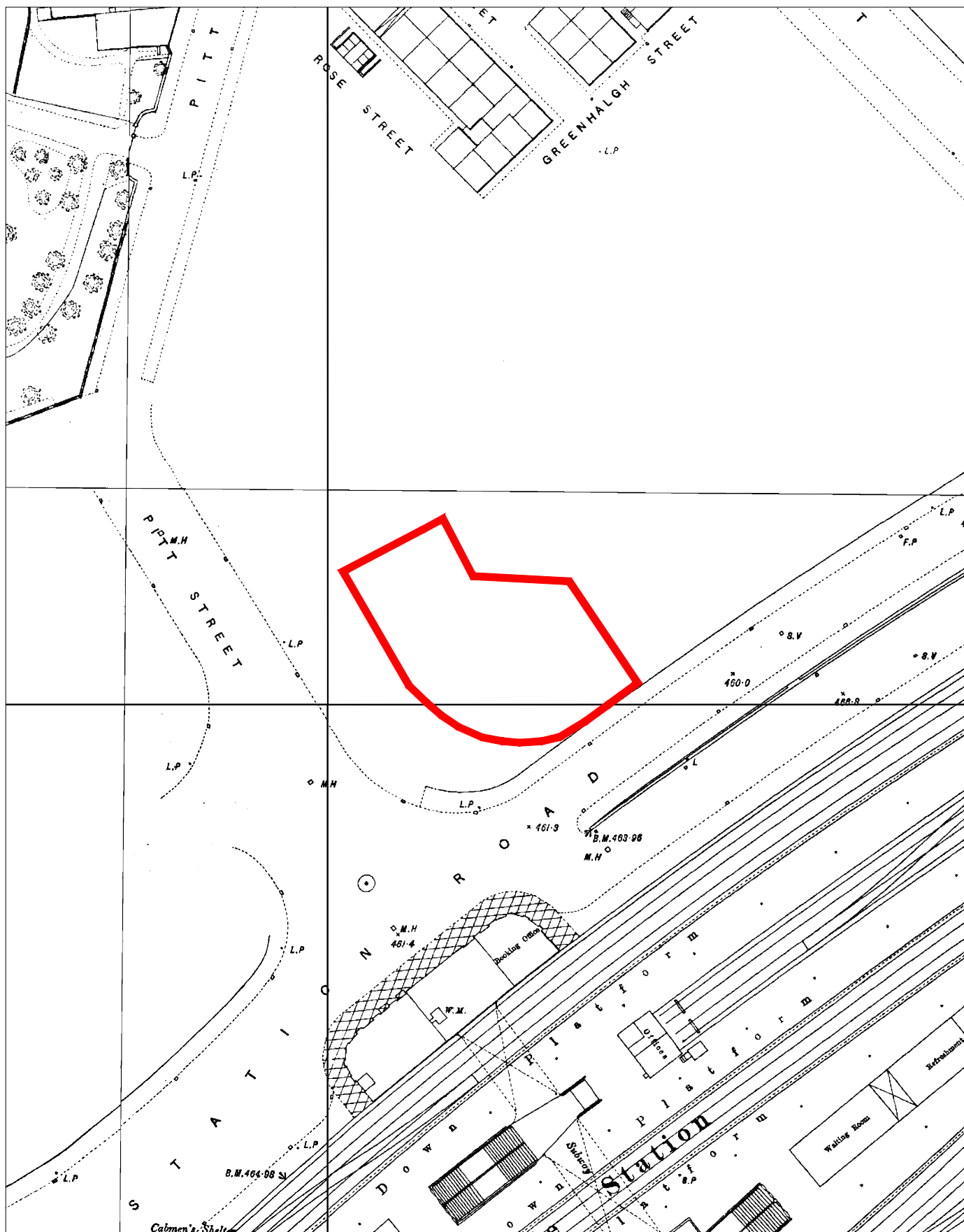


Figure 4:

Site Boundary Superimposed onto the 1:500 Town Plan of 1892

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Key:

— Site Boundary



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0 50 m



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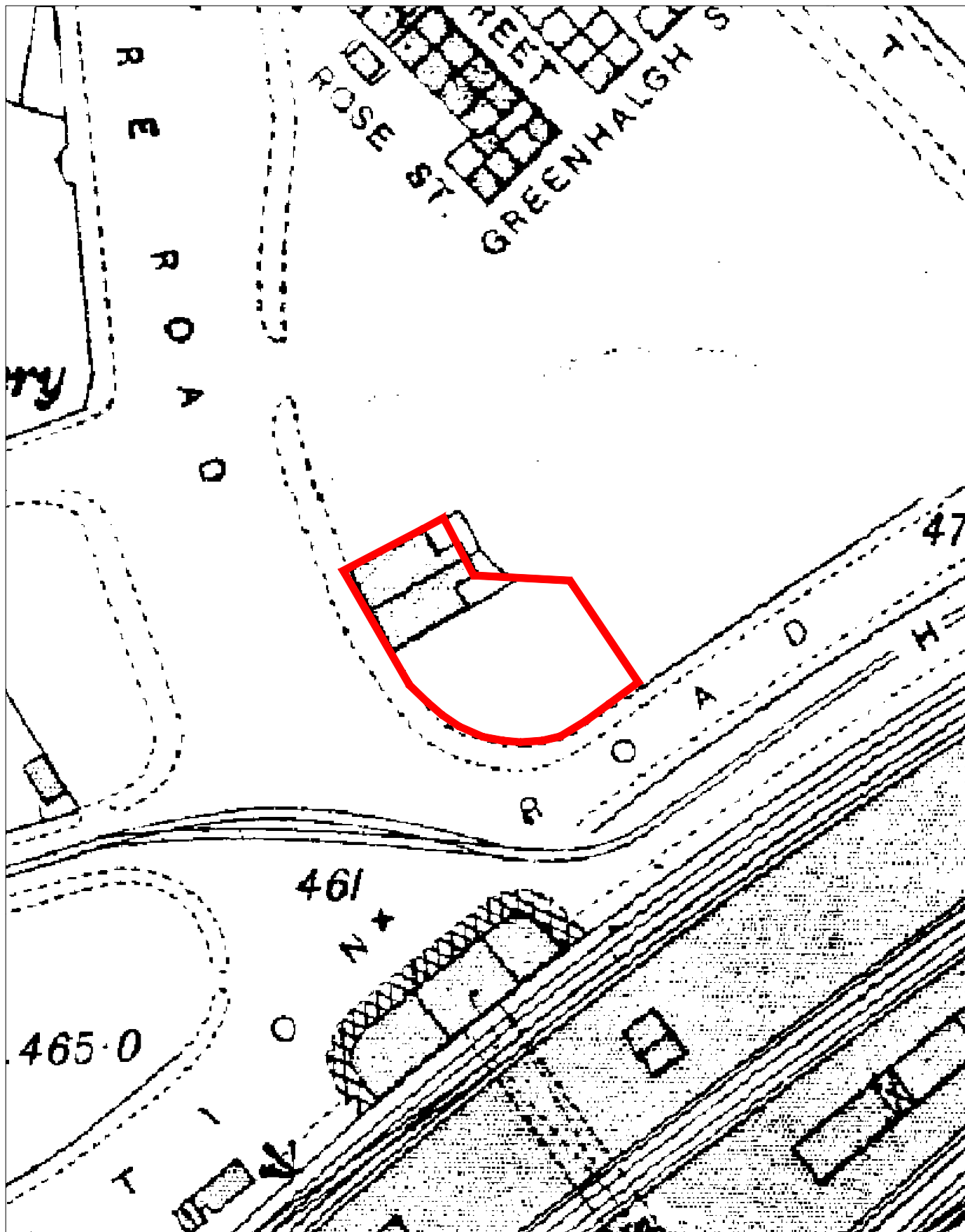


Figure 5:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1910

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Key:

— Site Boundary



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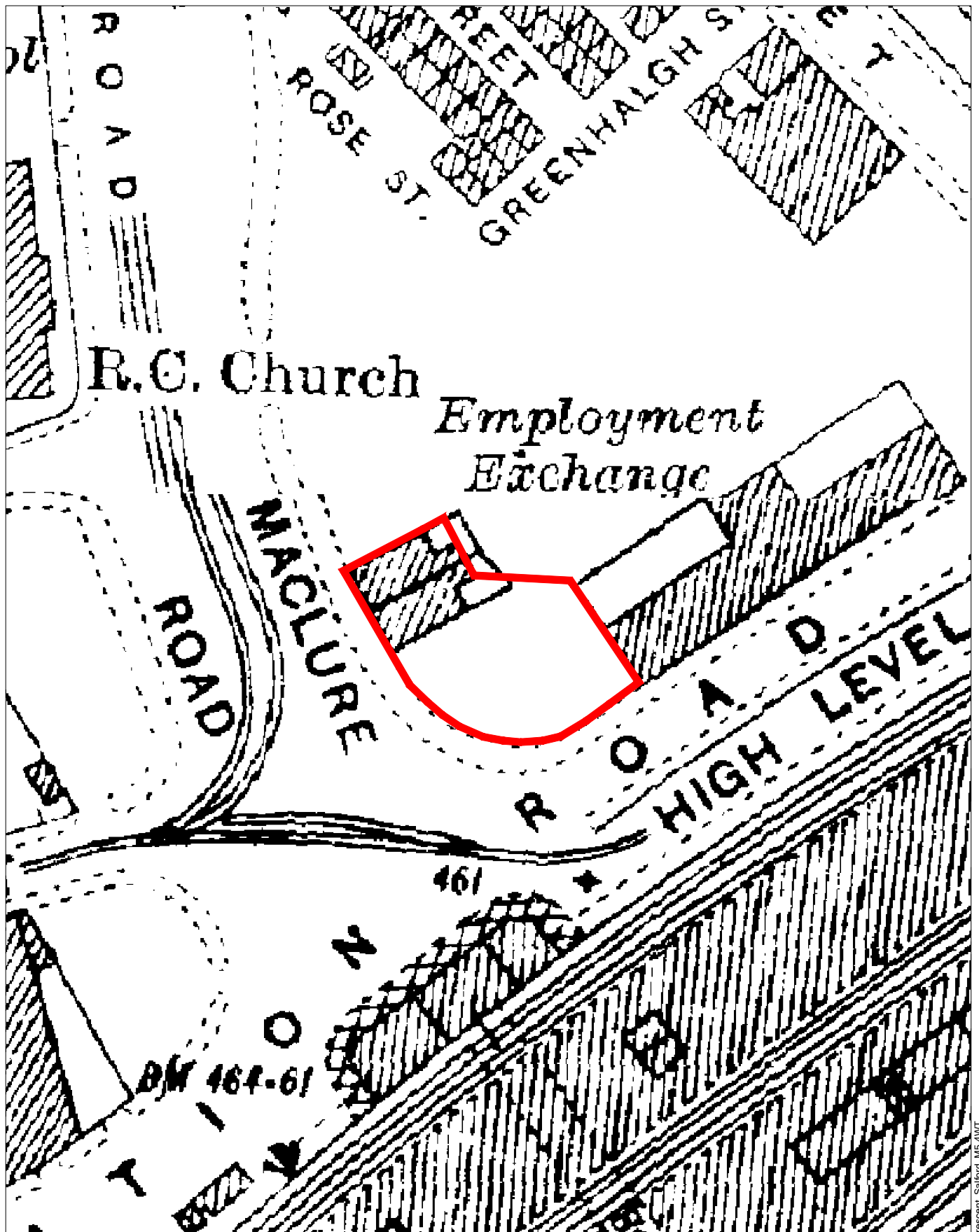


Figure 6:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1930

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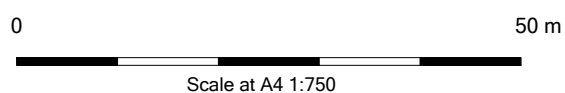


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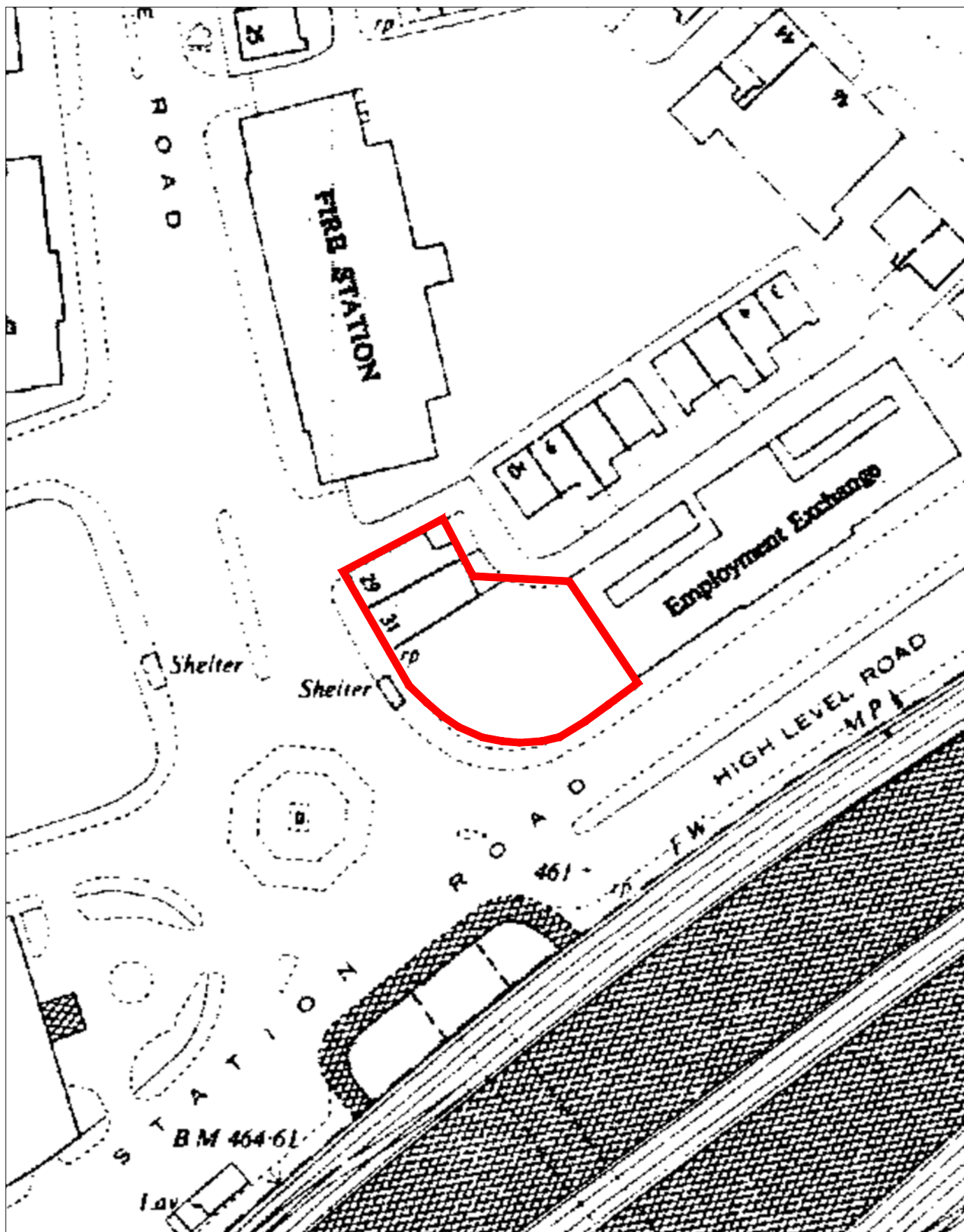


Figure 7:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1959

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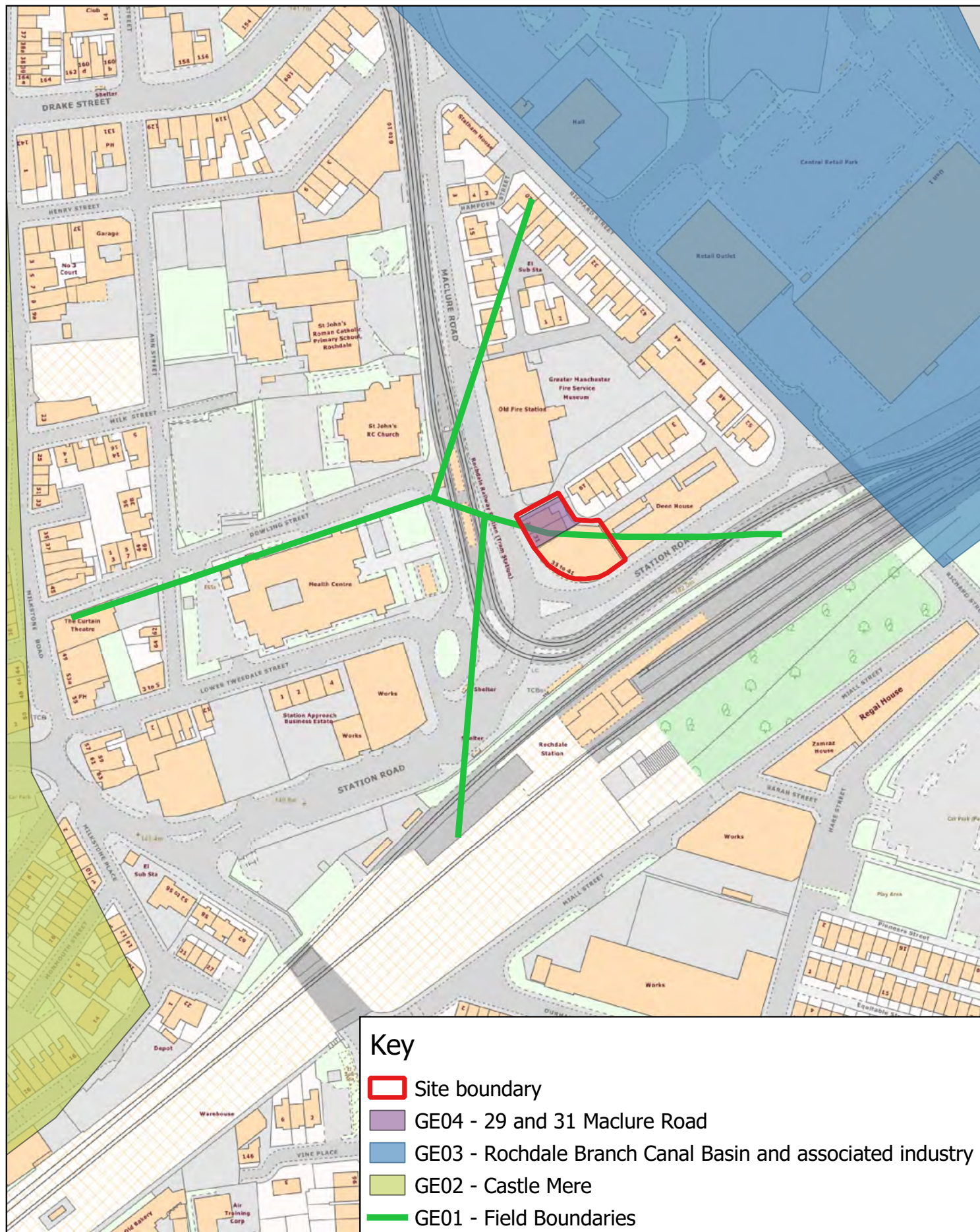


Figure 8: Locations of Gazetteer Entries

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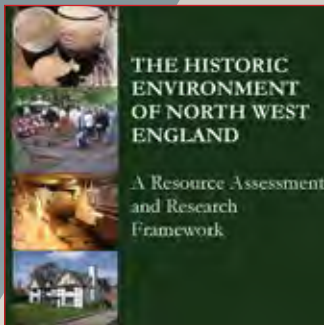
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DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



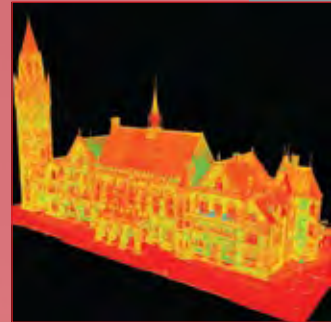
EXCAVATION



BUILDING SURVEY



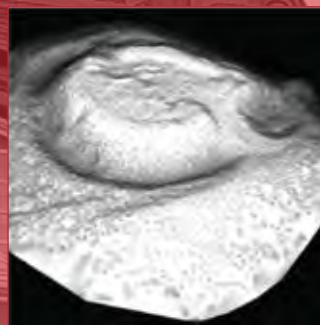
3D LASER SCANNING



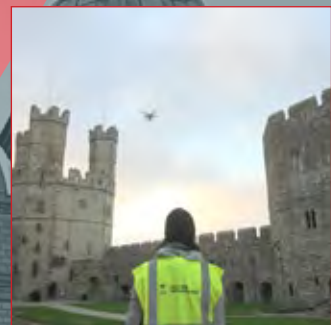
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



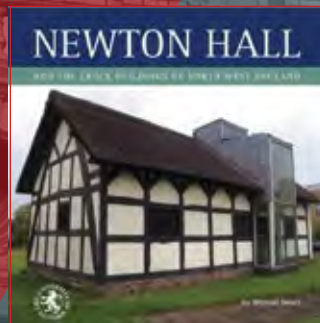
DRONE SURVEYS



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