



University of
Salford
MANCHESTER

Archaeological Desk- Based Assessment

Warwick Mill,
Middleton, Greater
Manchester

Client:

Kam Lei Fong (UK) Ltd

Technical Report:
Salford Archaeology

Author:

Katie Fletcher

Report No:

2021/SA/91



Site Location: The development area is located within Middleton, Greater Manchester and is bounded by Oldham Road to the north, Ashton Lane to the east, Wince Brook to the south and single-storey commercial units to the west.

NGR: Centred at NGR 387100 405668

Prepared for: Kam Lei Fong (UK) Ltd

Document Title: Warwick Mill, Middleton, Greater Manchester

Document Type: Desk-based Assessment

Report No: SA/2021/91

Version: Version 1

Author: Katie Fletcher
Position: Archaeological Supervisor
Date: December 2021

Checked By: Ashley Brogan
Position: Project Officer
Date: December 2021

Signed:



Updated: Katie Fletcher
Date: July 2023

Copyright: Copyright for this document remains with the Centre for Applied Archaeology, University of Salford.

Contact: Salford Archaeology, Centre for Applied Archaeology, Peel Building, University of Salford, Salford, M5 4WT

Email: K.M.Harvey@salford.ac.uk

Disclaimer:

This document has been prepared by Salford Archaeology within the Centre for Applied Archaeology, University of Salford, for the titled project or named part thereof and should not be used or relied upon for any other project without an independent check being undertaken to assess its suitability and the prior written consent and authority obtained from the Centre for Applied Archaeology. The University of Salford accepts no responsibility or liability for the consequences of this document being used for a purpose other than those for which it was commissioned. Other persons/parties using or relying on this document for other such purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify the University of Salford for all loss or damage resulting therefrom. The University of Salford accepts no liability or responsibility for this document to any other party/persons than by whom it was commissioned.

Contents

Summary	1
1. Introduction	3
2. Method Statement	6
3. The Setting	7
4. Historical Background	9
5. Gazetteer of Sites	27
6. Significance	31
7. Impact of Development	35
8. Further Investigation	36
Sources	37
Acknowledgements	40
Appendix 1: Figures	41

Summary

Kam Lei Fong (UK) Ltd have prepared a planning application for the mixed-use redevelopment of land at Warwick Mill, Middleton, Greater Manchester. The proposed development comprises the conversion of the Grade II listed cotton and spinning mill into several new residential apartments with commercial units and restaurants at ground floor level and associated landscaping and parking facilities. The proposals also include an extension to the west of Warwick Mills, which will provide further apartments, with plant rooms, car parking and commercial units at ground floor level. Very little / no ground-breaking work will occur in the area to the east of the site, and within the footprint of Warwick Mill, except for the front entrance canopy footings.

In order to support the planning application, Salford Archaeology was commissioned to carry out an archaeological desk-based assessment of 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 future treatment of any surviving remains.

The proposed development site lies within the Little Park area of Middleton, which formed part of Middleton Hall Park during the late medieval and post-medieval periods. At the beginning of the industrial revolution, Middleton and the neighbouring township of Tongue began to develop. By the late 18th century, small buildings had been erected along the Ashton Lane frontage, within the proposed development site, which lay within Tongue, in the parish of Prestwich-cum-Oldham.

Mid-19th-century maps show that much of the proposed development site remained undeveloped, except for the Ashton Lane frontage, which appears to have been lined with cottages. In the second half of the 19th century, a cotton spinning mill named Park Mill was established in the west end of the proposed development site. The mill was purchased by the Irk Mill Company Limited in 1890 and was renamed Irk Mill. The remainder of the proposed development site was developed during the Edwardian period when Warwick Mill was constructed.

Warwick Mill was designed by architect G. Stott of J. Stott and Sons. Building work commenced before the end of 1907. The mill is of red-brick construction with five-storeys, a basement, and a water tower, which bears the name 'Warwick Mill' in white glazed tiles. A George Saxon steam engine was fitted in 1909 in the engine house at the southeast end of the mill building. Warwick Mill is currently designated as a Grade II listed building.

Throughout the 20th century, few changes were made to the footprints of Irk Mill and Warwick Mill. A minor change included the erection of a new detached engine house at Warwick Mill by the 1950s. The new engine house is located along the Ashton Lane frontage and is part of the Grade II listing. By at least the 1960s, Warwick Mill had ceased cotton production and had begun to manufacture synthetic fibres such as Bri-Nylon, whilst Irk Mill had been converted into a furniture factory and weatherproof works.

During the last quarter of the 20th century, Irk Mill was demolished and replaced by an office building named London House. The original engine house and chimney at Warwick Mills was demolished in the 1980s. The footprints of the former engine houses at both mills are currently undeveloped.

The potential for the site to contain buried archaeological remains is considered to be high, though demolition activity may have impacted the survival of *in-situ* buried archaeological remains. Nevertheless, it is anticipated that archaeological remains may include elements of power-systems at Irk Mills. Buried remains of 18th-century cottages and isolated patches of relict soils associated with Middleton Hall Park cannot be discounted, though they are likely to have been significantly impacted by the construction of the mills. Any such remains would be of high local significance.

Remains of the original engine house and chimney at Warwick Mills also have high potential to survive within the east of the Site, however, no ground-breaking works will take place in the east of the Site.

The exact scope and extent of any further investigation of the proposed development area will be determined by Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Rochdale Metropolitan Borough Council. It may be anticipated, however, that archaeological investigation via a programme of archaeological evaluation trenching or strip and record evaluation may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Rochdale Metropolitan Borough Council.

1. Introduction

1.1 Planning Background

Kam Lei Fong (UK) Ltd have prepared a planning application for the mixed-use redevelopment of land at Warwick Mill, Middleton, Greater Manchester (referred to herein as 'the Site'). The proposed development comprises the conversion of the Grade II listed cotton and spinning mill into several new residential apartments with commercial units and restaurants at ground floor level and associated landscaping and parking facilities. An extension is also proposed to the west of Warwick Mills, which will provide further apartments, with plant rooms, parking and commercial units at ground floor level. The delivery of these proposals will necessitate earth-moving works that have potential to damage or remove any below-ground archaeological remains.

In order to support the planning application Kam Lei Fong (UK) Ltd commissioned Salford Archaeology within the University of Salford to carry out an archaeological desk-based assessment of the Site, which was intended to establish, as far as possible, the nature and significance of the archaeological resource, in order to enable informed recommendations to be made for the future treatment of any surviving remains.

1.2 Government and Local Planning Policies

1.2.1 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* (Ministry of Housing, Communities and Local Government, revised July 2021). 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 193-96) 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.

1.2.2 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. 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.

In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by the proposed development in order to assess its impact. This would enable 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' (*op cit*, para 17), or else they can be recorded 'and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (*op cit*, Section 12.141).

Rochdale's Core Strategy adopted in 2016 outlines the need to protect and enhance the character, landscape and heritage in the borough. 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;
 - d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard'.

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

2. Method Statement

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site, and comprises a desk-based study and site inspection. 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).

2.1 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 GMAAS;
- The North West England Regional Research Framework;
- Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- 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. The results of the historical and archaeological research will be analysed against the current framework for the region, *The North West England Regional Research Framework*, in order to identify whether there is potential for the Site to contribute to the current initiatives and research questions listed within the agenda.

2.2 The Document

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

3. The Setting

3.1 Location

Middleton lies in the southern part of the Metropolitan Borough of Rochdale, in the modern county of Greater Manchester. The town is situated on the River Irk, five miles north of Manchester and five miles southwest of Rochdale. The town may have derived its name from its position between the two towns. The Old English elements of the placename '*middel* and *tūn*' translates as 'middle farmstead or estate' (Mills 2011, 472).

The Site encompasses around c. 9800m², which includes Warwick Mill, a Grade II listed building, built in 1907. The Site (centred on NGR 387100 405668) is within the centre of Middleton and is bounded by Oldham Road to the north, Ashton Lane to the east, Wince Brook to the south and single-storey commercial units to the west (Plate 1; Fig. 1).

Topographically, Middleton lies on undulating ground, on the River Irk. The Wince Brook is a small tributary of the River Irk, the confluence of which is a short distance downstream (southwest) of the Site. The Site lies at a height of approximately 80m above Ordnance Datum.



Plate 1: Recent aerial view looking north across the Site

3.2 Geology

The underlying solid geology consists of the Pennine Lower Coal Measures of the Carboniferous period. The predominant drift geology comprises glacially deposited banded boulder clay and sand (<http://www.bgs.ac.uk>). Superficial deposits include alluvium – clay, silt, sand and gravel. The local environment was previously dominated by swamps, estuaries and deltas.

3.3 Designations

The Site contains designated one heritage asset that is afforded statutory protection as a listed building (Table 1). It does not contain any Scheduled Monuments, or any Registered Parks and Gardens, and it does not fall within a conservation area. The Middleton Town Centre Conservation Area is 250m to the north of the Site and the Manchester Old Road Conservation Area is within a 500m radius of the Site.

HER ID	Description	Grade	NGR
5189.1.0	Warwick Mill	II	SD 8711 0567

Table 1: Summary of listed buildings within the Site

A further five listed buildings are located within 500m of the Site (Table 2).

HER ID	Description	Grade	NGR
11571.1.0	Church of St Michael	II	SD 8747 0568
5398.1.0	33, 35 and 37 Middleton Gardens	II	SD 8692 0579
10430.1.0	Long Street Methodist Church and Sunday School	II*	SD 8704 0620
11609.1.0	Royal Bank of Scotland	II	SD 8708 0606
10432.1.0	Providence United Reformed Church	II	SD 8720 0610

Table 2: Summary of listed buildings within a 500m radius of the Site

4. Historical Background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 3). Key sites are summarised in the Gazetteer of Sites (Section 5, below).

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
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		Post-1914

Table 3: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

The current understanding of human activity in the Greater Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory 2007). Most Mesolithic artefacts have been recovered on the edges of peat, especially around the Blackstone edge area and Windy Hill. Prehistoric activity elsewhere in the borough is likely to have been obliterated by urban growth from the industrial revolution onwards (*ibid*). The Site is located close to the River Irk, on sands and gravels, which may have been favourable for prehistoric activity, though flint findspots are less common in the southern part of the Rochdale Borough (Arrowsmith 2010; Pearson *et al* 1985, 107).

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. 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, 105-11; Davey and Forster 1975, entry 107). A Neolithic stone hammer was discovered in Middleton during the late 19th century, though the exact findspot is unknown (HER 2436.1.0). A stone axe has also been recovered just north of Middleton along the Tub Brook (Pearson *et al* 1985, 109).

During the Iron Age (c 600 cal BC-AD 43) 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 and Fitts 1988, 1-2). Unfortunately, the evidence for Iron Age activity in the area is sparse (Middleton *et al* 1995, 141-89; Haselgrove *et al* 2001, 25), although it has been argued that several promontory sites in the Irwell and Roch valleys may represent settlement sites (Hodgson and Brennand 2006, 53).

Other finds from the borough dating to this period include a bronze torque of Iron Age date (Pearson *et al* 1985, 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 comprising a gutter spout of local stone with a face carved onto the spout was discovered at St Chad's Church in Rochdale (HER 2376.1.2). 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, 76).

4.1.2 Archaeological Potential

The potential for buried archaeological remains deriving from prehistoric activity within the Site is considered to be low due to development within the Site during the 19th and 20th centuries, although the possibility of isolated artefacts should not be dismissed entirely.

4.2 Romano-British Period

4.2.1 Archaeological Evidence

The Romano-British period (AD 43-450) is typified by the appearance of Roman military installations and a concomitant network of roads (*cf* Philpott 2006, 59). Items of Roman material culture, such as coins, pottery, metalwork, and glass, were 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 Borough, though these are not seemingly associated with identifiable settlement sites. These artefacts include several Roman coin hoards that have been unearthed close to the River Roch, such as that at Castlemere (Pearson *et al* 1985, 112).

In Middleton, Roman coin was found at the confluence of the River Irk and Wince Brook in 1987, 230m southwest of the Site (HER 2681.1.0). A Roman jug was discovered at a depth of 8 feet, 330m to the north of the Site in 1887 (HER 2744.1.0). These finds are indicative of low-level Roman activity in the Middleton area.

The nearest known Roman military installation to Middleton were 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.

4.2.2 Archaeological Potential

The lack of Romano-British activity in Middleton suggests that the area was sparsely populated and any potential evidence is likely to have been removed by development within the Site during the 19th and 20th centuries. The potential for remains to derive from this period is therefore considered to be very low.

4.3 Early Medieval Period

4.3.1 Historical and Archaeological Evidence

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 a lack of archaeological evidence for this period. Place-name evidence indicates that Middleton derives from the Saxon period. It has been suggested that during the reign of Aethelfreth of Bernicia, in the early 7th century, an invasion took place across Lancashire, resulting in the establishment of several settlements which can be traced by the 'ton' Old English suffix (Ballard 1986). Much of Lancashire became part of the Saxon Kingdom of Northumbria shortly before it was absorbed into the neighbouring Kingdom of Mercia (Person *et al* 1986, 116).

Rochdale lay on the border of the Mercian and Northumbrian territories and is believed to have been of some significance during the Saxon period. 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, 127).

Middleton lay within the Hundred of Salford, which formed a large Anglo-Saxon territorial unit situated immediately north of the River Mersey and encompassed the Irwell Valley (Fishwick 1889, 1). Although the origins of the ancient parish of Middleton are unclear, it was potentially created in the middle Anglo-Saxon period and existed by at least 888 when the earliest church at Middleton was founded, dedicated to Saint Cuthbert (<https://www.middletonparishchurch.org.uk/about-us/history/>). Middleton's oval-shaped churchyard was laid out at this time with plenty of space around the then tiny Saxon church. A carved rectangular stone, probably a late-Saxon gravestone survives within the church (*ibid*). Little is known about the settlement pattern during the Anglo-Saxon period in Middleton, though it is believed to have centred on the church.

4.3.2 Archaeological Potential

Given the location of the Site away from known early medieval settlement activity and the development within the Site during the 19th and 20th centuries, the potential for buried archaeological remains is considered to be very low.

4.4 Late Medieval Period

4.4.1 Historical and Archaeological Evidence

At the end of the Anglo-Saxon period, in 1066, the Normans built a larger church dedicated to the French Saint Leonard. The earliest mention of a rector at St Leonard's, Middleton, is in a deed of the 12th century, in which Roger de Middleton made a grant to Geoffrey, Dean of Whalley. Among the witnesses was "Adam, Priest of Middleton" (Cleworth 1904). It is possible that the western arch of the church dates to around 1200 (Farrer and Brownbill 1911, 151-161). Middleton also had an endowed free grammar school as early as 1412, and the later buildings of this school still survive.

Middleton does not appear in the Domesday Day Book of 1086. The earliest reference to Middleton appears in the 12th century when the manor formed part of the Montbegon fee of Tottington, held later by the Lacys and the Earls and Dukes of Lancaster (Farrer and Brownbill 1911, 161-9). The parish of Middleton may have been co-extensive with the manor of Middleton, which, with its dependencies and hamlets, was held by the lord of Tottington by one knight's fee, with payments of 10s. a year for castle-ward and 13s. 4d. for sake fee.

The earliest tenant of the manor was Roger de Middleton, son of Alexander, who had adopted the local placename as his surname. Around 1180, Roger de Middleton made a grant of Ashworth, a hamlet in the parish. In 1212, Roger held the fee of one knight (in Middleton) 'of ancient tenure,' of Roger de Montbegon, and also held a plough-land in Cheetham of the King (*ibid*). The manor passed through marriage to the Bartons who held the manor until at least the mid-15th century. At this time, the parish included Pilsworth, Hopwood and Thornham as well as the outlying hamlets of Ashworth, Birtle, Ainsworth, Meadowcroft, and Lynalx.

By 1480, the greater part of the Middleton estate was held by Sir Ralph Asheton, though several messuages and lands in Middleton had been inherited by various members of the Barton family. Three years later, it was recorded that Sir Ralph Asheton held the manor of Middleton in right of his wife, by one knight's fee, rendering yearly 13s. 4d. and for ward of Lancaster Castle 10s.

Little is known about the development of the Site throughout the late-medieval period or the settlement pattern in Middleton. The Site lies 650m to the south of St Leonard's Church, which may have provided the focus of medieval settlement. The local economy was presumably based on agricultural produce and domestic-based crafts.

4.4.2 Archaeological Potential

The Site was situated away from the main settlement activity. Any potential late medieval remains have likely been disturbed by industrial period activity. Therefore, the potential for remains to derive from this period is therefore considered to be low.

4.5 Post-medieval and Industrial Period

4.5.1 Historical and Archaeological Evidence

Middleton Hall was the seat of the Asheton family and was located to the south of St Leonard's Church in a bend on the River Irk. The origins of the hall are uncertain, but it is believed to have originally been of timber construction, probably of 15th- or 16th-

century date and was surrounded by a moat (HER 2439.1.0). An account of the house written immediately before its demolition describes it as an ancient structure erected at different periods. The original timber and plaster house, pre-dating Henry VII, is said to have been built around two large courts and was protected by a bridge over the moat (HER 2439.1.0). A description in 1770 refers to timbers like an upturned ship, suggesting a cruck construction. The hall contained a large stone chimney piece bearing the date 1587. The hall was located 200m to the north of the Site. The Hall was demolished in 1845 and the site was developed into a cotton mill.

Middleton Hall Park (HER 2439.2.0) covered c. 6 hectares and consisted of a park, formal gardens, and deer park. The park surrounded the hall and ran southwards towards the River Irk. During the 19th century, the grounds were developed into farmsteads. Areas that formerly formed part of the park have associated placenames, such as Little Park. Middleton Deer Park (HER 2676.1.0) was likely located to the west of the hall.

A second moated site is believed to have been located at the Old Rectory, 650m north of the Site (GMAU 1985, 64). The original building dated to at least the early 16th century and is described by Historic England as an open-hall house. The current building was partly reconstructed in brick in the 19th century (<https://historicengland.org.uk/images-books/photos/item/IOE01/00542/02>).

Much of the St Leonard's Church was rebuilt in the 16th century by Richard Asheton. In 1524, a window commemorating the victory of the battle of Flodden Field was inserted in the south wall. It depicts Sir Richard Asheton with his wife Anna, and the body of archers he raised and equipped, kneeling in church before going to war.

During the Civil War, Ralph Asheton, lord of the manor, had a leading role on the Parliamentary side. He was appointed a deputy lieutenant of the county in 1642, in opposition to the Crown nominees, and sequestrator in 1643. As colonel of the levies, he commanded at the siege of Bolton in 1643, relieved the town of Lancaster and defeated Lord Derby at Whalley, but was himself defeated at Middlewich in Cheshire. Ralph also took part in the siege of Lathom and fought at Preston and Appleby before he died on 17th February 1650–1 (Farrer and Brownbill 1911, 165-9).

Middleton began to expand during the post-medieval period. John Speed's map of 1610 marks Middleton on the plan, indicating that it was of some importance (Plate 2). A moated site, presumably denoting Middleton Hall, seems to be captured on the plan to the west of Middleton. The hearth tax return of 1666 shows that there were 113 hearths liable. The largest dwellings were those of Lady Anne Asheton with 18 hearths, Mr Simmonds had 14, Richard Hilton the younger had 10, Susan Wrigley with 9 and Isaac Walkden, with 6 (*ibid*).



Plate 2: John Speed's map of 1610, showing Middleton

In the latter part of the 17th century, cotton manufacture began to take root in Middleton as a cottage-based industry. During this time, Middleton had a small population, and even in 1770, there were only about twenty habitations in the village (Farrer and Brownbill 1911 65-7). One of these buildings may have been Warren House (HER 2347.1.0), located 450m to the northeast of the Site.

The widow of Sir Ralph Assheton is stated to have been opposed to the introduction of the mill system, perhaps because of its destructive effect on the amenities of the place (*ibid*). Interestingly, the residents of Middleton in the Victorian period seem to have upheld these 'radical views' and sought to retain the rural qualities of the area.

At the dawn of the industrial revolution, Middleton was transformed into a prominent mill town. Silk-weaving was introduced around 1778 and played a vital role in the local economy (Farrer and Brownbill 1911, 165-9). As a result, the town began to develop with the building of two small estates of handloom weavers' houses. By 1795, the 'more profitable branches of muslin and nankeen' employed most of the weavers in the town, though silk was soon eclipsed by cotton. At the turn of the century, the town gained its first cotton mill and by 1833 all the branches of cotton manufacturing had been established. In that year the great calico-printing works were established at Rhodes.

Other trades that flourished during the 19th century included iron foundries, machinery works, dye works and the manufacture of chemicals and soap (*ibid*). An early water-powered cotton spinning mill may have been sited at Tonge Dye Works (HER 5178.1.0), located 200m southwest of the Site. Other mills. Such as Albany Mill (HER 2349.1.0), Brookside Mill (HER 17071.1.0) and Lodge Mills (HER 5185.1.0) that were set up close to the Site were established in the mid- to late 19th century.

The manor stayed in the Asheton family until the 18th century, when it passed through marriage to Harbord Harbord, later Lord Suffield. Lord Suffield obtained a Royal Charter from King George III in 1791 to hold a weekly market and three annual summer fairs in Middleton. Suffield built a market house, warehouses and shambles in the town at his own expense. The Harbord family held the manor until 1848 when it was sold to railway contractors, Peto and Betts (*ibid*). The company was bankrupt by 1861, and the former estate was sold to various persons.

Another important family in the local area were the Tonges. Originally, Tonge was part of Alkrington and was not recorded as a manor until the 14th century. By the 16th century, the Tonge family held possession of estates in Prestwich, Middleton, Tonge and Alkrington (Farrer and Brownbill 1911, 85-7). Christopher Tonge inherited the manor and built Tonge Hall, a Grade II* listed building, 650m to the east of the Site in 1580. Tonge Hall was purchased by Mr Asheton Tonge of Alderley, stated to be a descendant of the family in around 1890.

Tonge township developed as a result of the industrial revolution. It occupied a tongue of land between the Irk on the north and the Wince Brook on the south. Tonge was served by St Michaels Church (HER 11571.1.0), which was erected in 1839 300m to the east of the Site. Land within the Site was in Tonge, which lost its status as a township by the end of the 19th century when it was merged with Middleton.

In 1840, Middleton was described as 'situated in a fertile vale, skirted by rising grounds, well cultivated and rendered pleasant by groves of trees; a narrow steep ridge of sandy soil extends along the eastern side of the place, and a large number of the buildings have been erected on the summit and slope of this hill; a considerable number of cottages which may be considered a part of the town are on the sides and at the foot of the western and eastern banks of the eminence.' (Farrer and Brownbill 1911, 165-9).

In the Victorian era, the local government was reorganised, and Middleton lost five of its townships to other boroughs, which included Pilsworth, Ainsworth, Ashworth, Birtle and Bamford and Great Lever. However, Middleton, Hopwood and Thornham gained two new townships – Alkrington and Tonge, formerly part of Prestwich. In 1974, Middleton became part of the Metropolitan Borough of Rochdale, together with Ashworth, Birtle and Bamford, previously part of Heywood.

4.5.2 Archaeological Potential

There is potential for buried archaeological remains associated with post-medieval and industrial period activity at the Site. This is likely to comprise buried structural remains of industrial works.

4.6 Development of the Site

The development of the Site and its environs may be traced reasonably well from the sequence of available historic mapping. Yates' map of the County Palatine of Lancaster dated 1786 captures land within the Site (Plate 3). Land within the Site was north of the Wince Brook and to the west of Ashton Lane. The main road through Middleton is shaded on the map in red, which presumably marked the course of Chester Old Road and Long Street. A lane was shown to have extended southeast from the main thoroughfare, crossing the River Irk and Wince Brook. A waterwheel was depicted on the map to the east of the lane on the River Irk, which is shown on later maps as a corn mill. In total, four small buildings were marked along the course of the lane before it crossed the Wince Brook. The lane presumably represented Ashton Lane, which led south to land owned by Sir Ashton Lever. A small building on the west side of the lane may have been within the Site boundary. Presumably, the small buildings were cottages that may have been involved in the burgeoning textile industries and or farming. Land within the remainder of the Site was undeveloped (Plate 3).



Plate 3: Extract from Yates' map of 1786, showing the Site

Further north, a lane forked north past St Leonard's Church and east along Tonge Lane. Middleton Hall was depicted as a large square to the south of the lane and north of the river. In total, two tracks headed south from Tonge Lane, the short west most track may have led to Tonge Hall, whilst the lane further east led into the township of Tonge. Land along Tonge Lane was annotated 'Sir Harbord Harbord', indicating that he held land in this area.

The Site lay on the periphery of the increasingly industrialised settlements at Middleton and Tonge. Land within the Site fell within the township of Tonge, which lay within the

parish of Prestwich cum Oldham. A large park was marked on the map to the northwest of the Site, whilst Alkrington Hall and Park were to the southwest of the Site. Alkrington Hall Vault (HER 2360.2.1) was the nearest building within the Alkrington Estate (460m southwest). The rock-cut vault was located to the northwest of the old kitchen gardens and 19th-century glasshouses (HER 2360.2.0). The vault reputedly contained an inscription to Robert Lever with the date 1675 inscribed on the floor. The vault was sealed in 1933.

New roads were laid during the early 19th century, which provided more direct routes from Manchester to Middleton and Oldham. The new roads are captured on Greenwood's plan of 1818 (Plate 4). Manchester New Road (HER 2309.1.0) was established by the Manchester and Rochdale Trust c. 100m to the west of the Site. The route ran north/south from Manchester to Middleton, cutting through the eastern edge of the Alkrington Hall estate. Oldham Road was built directly to the north of the Site, adjoining Manchester New Road to the west. Presumably, Oldham Road provided better connectivity between Middleton and Oldham, bypassing Middleton Town Centre. The east end of Oldham Road adjoined Tonge Lane.

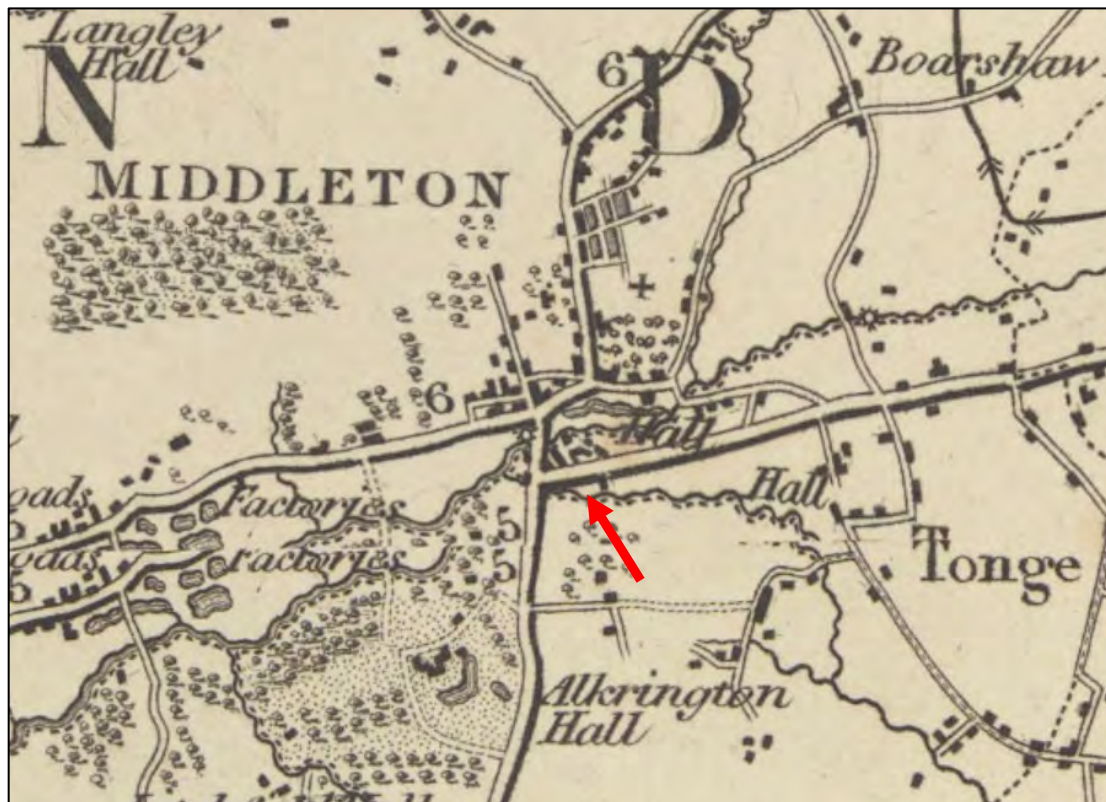


Plate 4: Extract from a map of the County Palatine of Lancaster by Greenwood 1818, showing the Site

Plots of land surrounding the Site had been developed, particularly to the north of the junction between Oldham Road and Manchester New Road. The former park had also been built upon and was partly occupied by Parkfield Mills by the 1850s (HER 5176.1.0). Factories, millponds and reservoirs are shown to the west of Middleton at Rhodes. The factories may correspond to a small complex of calico printing works and bleach works.

Greenwood's plan shows that most of the Site remained undeveloped. A building potentially occupied land in the east end of the Site. It is unclear whether the building marked on Greenwood's plan (Plate 4) was the same building or buildings that were marked on the earlier map produced by Yates (Plate 3).

By the mid-19th century, Middleton had become a mill town with several cotton factories. The Ordnance Survey map of 1851 is the first accurate map that captures the Site and surrounding area (Plate 5; Fig. 3). It shows that Spring Vale Printworks (HER 5184.1.0, 450m northeast of the Site), Lodge Mill (HER 5185.1.0, 330m northeast of the Site), a print and dye works (200m northwest of the Site) and a silk factory (75m southwest of the Site) had been established. There were several unnamed silk mills in the Tonge and Middleton area during this time, though the silk mill nearest the Site may have been occupied by Messrs Jackson and Royle in 1848 (*Halifax Guardian* 5th February 1848).

The Site lay within an area annotated as 'Little Park' on the 1851 map (Plate 5; Fig. 3). The placename Little Park refers to elements of the former Middleton Hall Park, indicating that the Site had formerly been within the grounds of the estate (HER 2439.2.0). Old Ashton Lane, currently known as Ashton Lane ran to the east of the Site. Details of the individual buildings on the west side of Old Ashton Lane were captured on the map. These buildings potentially represented the same buildings marked on Greenwood's map of 1818 (Plate 4) and Yates' map of 1786 (Plate 3). The footprints of the properties were larger than typical types of workers' houses of the period and the buildings could have represented 18th-century cottages or former farmsteads. The footprints of the two southernmost properties lay entirely within the Site. Dashed lines to the rear of these properties may have delineated ornate garden plots or could have been associated with water management features such as the pump marked on the map. In total, three properties in the northeast corner of the Site were only partly occupied within the Site. The remainder of the Site was undeveloped.

Ashton Lane was recorded in the township of Tonge, St Michaels district, in the census returns of 1851. Although it is not possible to identify the residents of the houses within the Site, the census returns provide an insight into the social history of the area. In total, 15 entries were recorded along the street. The first entry in the census returns, after Oldham Road, recorded Joseph Staveacre, a farmer of 18 acres who employed a labourer. He lived with his wife and five children. In total, four out of the five children worked in the silk factory as either handloom weavers or winders, whilst one worked as a farmhand. The neighbouring householders were employed in both the cotton and silk industries. All five of the residents in the house next door were employed in the silk industry. Other occupations included agricultural labourer, house painter, carder (cotton), block printer, errand boy and a smallware weaver (silk), though most residents were employed in the silk industry. All of the residents were born in the local area.

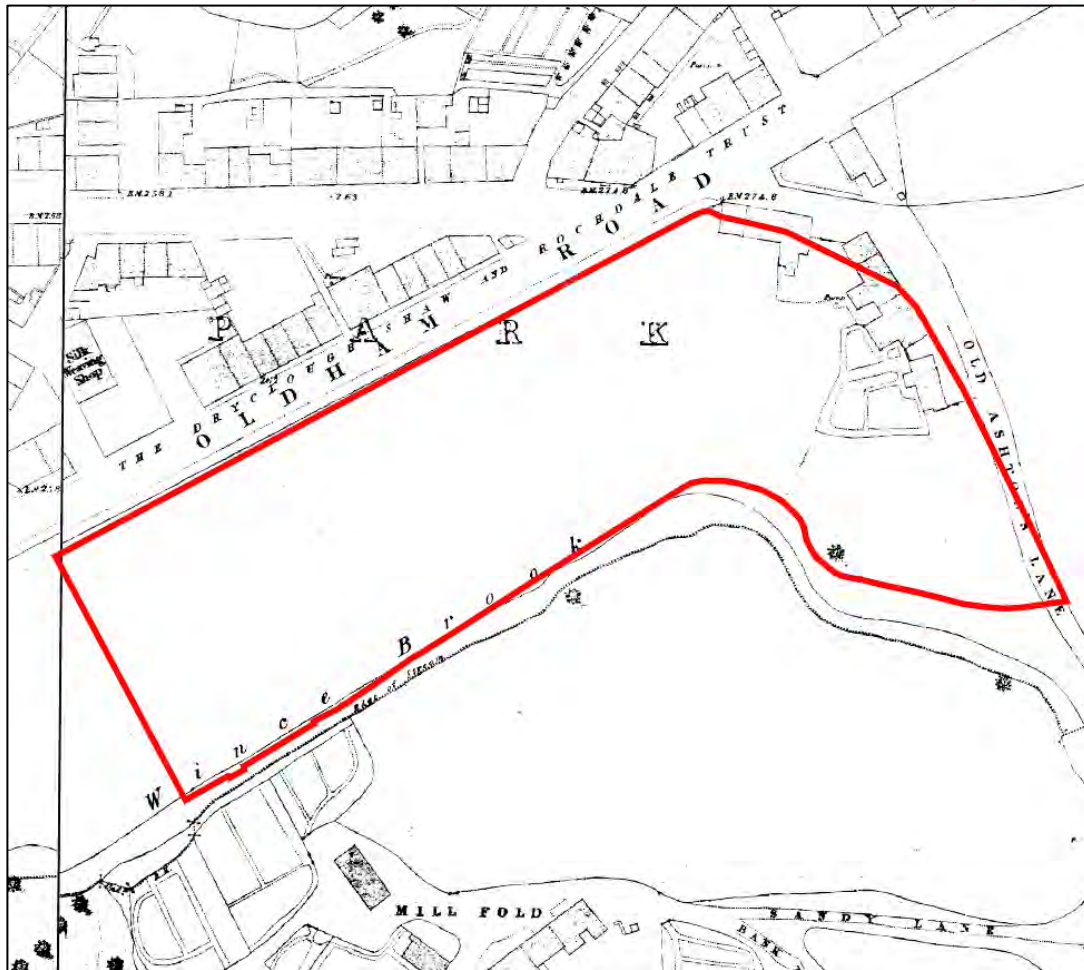


Plate 5: Extract from the Ordnance Survey map of 1851, showing the Site boundary

Park Mill (HER 2345.1.0) had been established within the west end of the Site by the late 19th century (Plate 6; Fig. 4). The first map that captures the mill building is the Ordnance Survey map of 1893 (Plate 6; Fig. 4). The map shows that the mill was roughly L-shaped in plan, with a covered entrance that allowed access into the mill yard. A smaller rectangular building was at the southern end of the yard, adjacent to Wince Brook. A dashed line was located to the north of the small rectangular building. A building annotated 'F W' was at the southern end of the main mill block. The abbreviation may have stood for felt washer (maps.nls.uk/os/abbrev). The mill was a four-storey cotton spinning mill of dark-red brick, with plain rectangular window openings and a two-aisled roof.

Another mill named Park Mill, which also manufactured cotton, was just 140m north of the Site. Several articles refer to Park Mill, Tonge, which was owned by a partnership formed by W. Hughes, J. Ferguson and G. Broadfield and later by G. Broadfield & Co (*Halifax Guardian* 5th February 1848; *Nottinghamshire Guardian* 30th April 1869). The partnership may have owned Park Mill within the Site, as the other Park Mill was presumably in Middleton. The sale of 'Park Mill, Tonge' was discussed in the *Middleton Albion* in 1870 (30th April 1870). The article states that Messrs Broadfield and Nimmo were the proprietors and that the mill had been purchased at auction by Mr Broadfield (*ibid*).

During the cotton depression, in 1879, Messrs. G. Broadfield & Co. decided to close Park Mill, Tonge (*Dundee Advertiser* 1st July 1879). Mr Abraham Lord subsequently occupied the mill in 1886 (*Heywood Advertiser* 1st October 1886). In 1890, Irk Mill Company Limited was registered 'with a capital of £40,000 in £100 shares, to purchase Park Mill, Tonge, in the parish of Prestwich cum Oldham, Lancashire and trade as cotton spinners and manufacturers' (*Middleton Albion* 11th October 1890). The shareholders included Henry Schofield (mill manager), Robert Cooper (cotton spinner), Miles Crompton (mill manager), L. Dronsfield (machinist), John Hood (sharebroker), G. Swallow (cotton and yarn merchant) and C. Hughes (yarn agent).

The silk mill, 75m to the southwest of the Site, had been converted into a cotton mill and was annotated on the map as Tonge Mill.

The dwellings along Ashton Lane had been demolished during the second half of the 19th century (Plate 6; Fig. 4). The southeast end of the Site had been divided into four plots of land that may have contained small outbuildings. The rest of the Site remained undeveloped, and the area continued to be annotated as Little Park.



Plate 6: Extract from the Ordnance Survey map of 1893, showing the Site boundary

The next available map that captures the Site is the Ordnance Survey map of 1909 (Plate 7; Fig. 5). Park Mill had been renamed Irk Mill and continued to manufacture cotton. The dashed line on the previous map of 1893 is shown as solid, indicating the mill had been expanded and now formed a quadrangle of buildings. The mill chimney was marked adjacent to the Wince Brook. The building to the north of the chimney may have been functioned as an engine house. A newspaper article states that the mill was fitted with two new boilers in 1910 (*Cotton Factory Times* 14th October 1910).

The east end of the Site had been divided into several plots. Some of these plots had been developed, including a row of three properties fronting Oldham Road and a larger, irregular-shaped building to the south, at the junction of Ashton Lane and Oldham Road.

The map was surveyed in 1907 and therefore did not capture Warwick Mill, which was built in the same year, designed by G. Stott of J. Stott and Sons, architects of Oldham (HER 5189.1.0). A newspaper article states that 'the Warwick Mill Company, Middleton has been registered with a capital of £80,000, to build a mill at land adjoining the Irk Mill Company, Middleton, to contain 90,000 mule spindles. Messrs Platt Bros and Co. will supply the whole of the spinning machinery, and Messrs George Saxon and Son, the steam engine. The building contract has been secured by Mr J Partington, of Middleton Junction. The building will be commenced by the end of the year. The directors are; Messrs. J. Hilton, J.P., J. Hulbert, J. Fielding, W. Prockter, C. Hardman, J. H. Howard and W. Marcroft.' (*Manchester Courier and General Advertiser* 2nd November 1907).

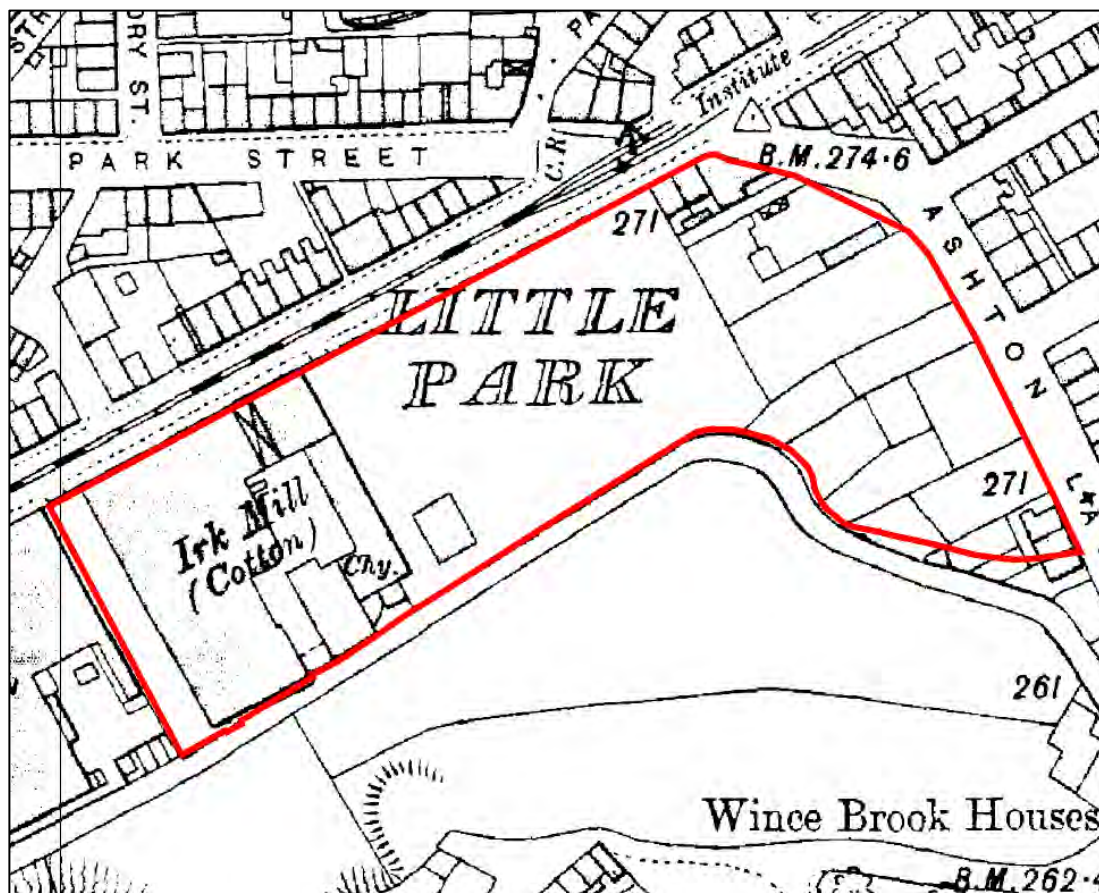


Plate 7: Extract from the Ordnance Survey map of 1909, showing the Site boundary

Warwick Mill is first captured on the Ordnance Survey map of 1922 and was annotated as a cotton factory (Plate 8; Fig. 6). The divided plots of land, and buildings along Oldham Road and Ashton Lane had been cleared to allow for the construction of the new mill. The footprint of the mill was rectangular with an engine house off the southeast corner with an attached pump and boiler house. A detached chimney, settling well and water filtration tanks were also off the southeast corner of the mill. In

1909, the engine house had a George Saxon engine of 1500 hp at 65 rpm and a 26' flywheel for 30 ropes (HER 5189.1.0). A single-storey office building, associated with the mill, was erected on the Oldham Road and Ashton Lane junction.

The mill comprises a five-storey building with a basement, a water tower and a detached engine house to the rear. The water tower rises two stages above the stone-coped parapet having three windows with tripartite keystones, which are keyed into a stone band. The name of the mill is in white glazed tiles on the upper stage of the Hotel de-Ville style water tower.

The west end of the Site remained unchanged and continued to function as a cotton mill under the name 'Irk Mill' (Plate 8; Fig. 6). A newspaper article indicated that Irk Mill was planning on closing its mule spinning section in 1914 (*Rochdale Times* 27th May 1914).

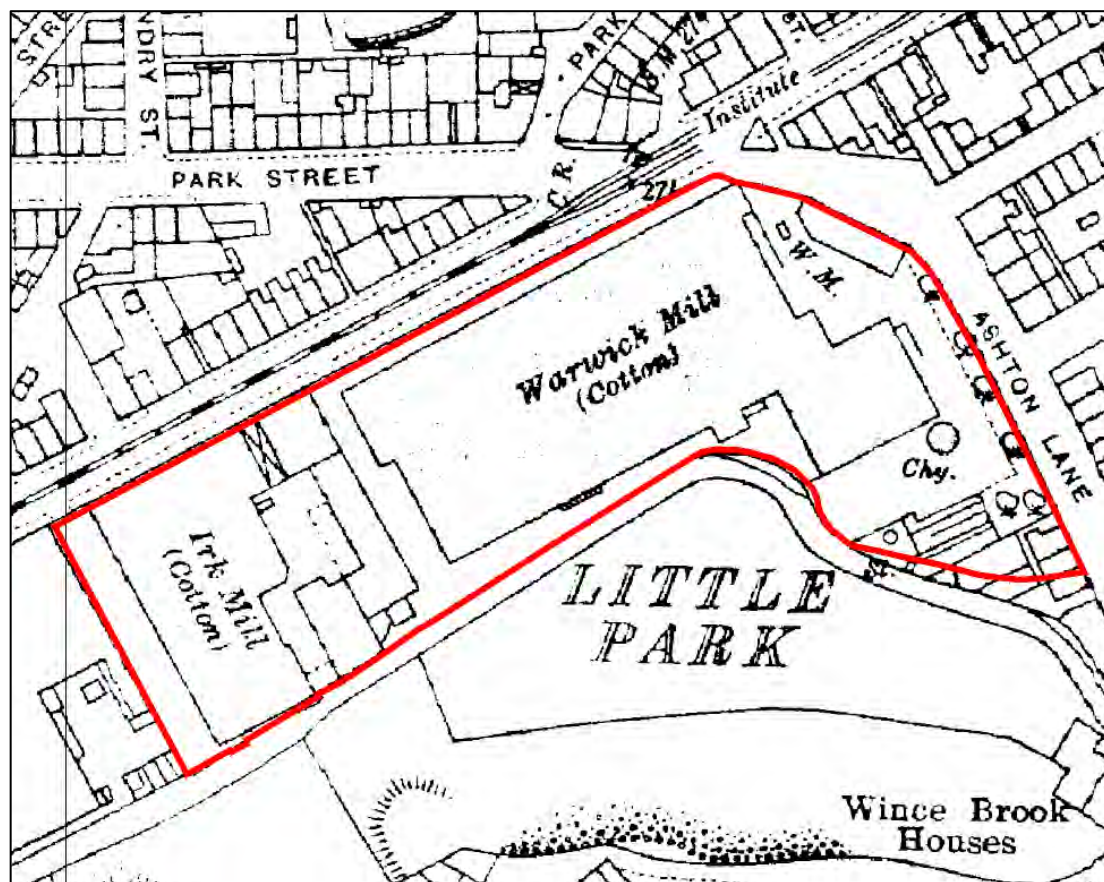


Plate 8: Extract from the Ordnance Survey map of 1922, showing the Site boundary

At the outbreak of the Second World War, training centres for volunteers were opened throughout the borough. In Middleton, Alkrington Estate functioned as a training centre where 'the men could practise wiring, digging and section training' (*Rochdale Observer* 17th May 1939). The *Rochdale Observer* (17th May 1939) suggested that the 2nd Line Battalion had successfully obtained Irk Mill as headquarters. A drill hall (HER 2312.1.0) was located 170m to the southwest of the Site, which had opened in 1910.

Warwick Mill appears to have operated during the Second World War and shortly afterwards placed several advertisements for textile operatives (*Manchester Evening News* 31st May 1945; *Manchester Evening News* 11th August 1947).

After the Second World War, the Lancashire cotton industry went into decline. This was partly based on a lack of investment in new technology and partly due to production moving to countries where labour was cheaper (<https://www.liverpoolmuseums.org.uk/cotton-decline>). Synthetic materials were also gaining popularity from the 1940s.

The same configuration of buildings at Irk Mill is shown on the Ordnance Survey map of 1955 (Plate 9; Fig. 7) and the 1969 map (Fig. 8), though Irk Mill had changed into a furniture factory and a weatherproof works. A newspaper advertisement indicates that the mill had become a furniture factory by at least 1947, stating 'cabinet and chair makers wanted' (*Manchester Evening News* 2nd April 1947). The factory was occupied by Cyril Bernstein Limited.

Similarly, the same configuration of buildings at Warwick Mill are shown on the Ordnance Survey map of 1955 (Plate 9; Fig. 7) and the 1969 map (Fig. 8), except for a new detached engine house in the southeast part of the Site. This building is still extant. A fire had broken out at Warwick Mill in 1955, although it only caused minor damage, breaking three spinning mules (*Manchester Evening News* 4th November 1955).

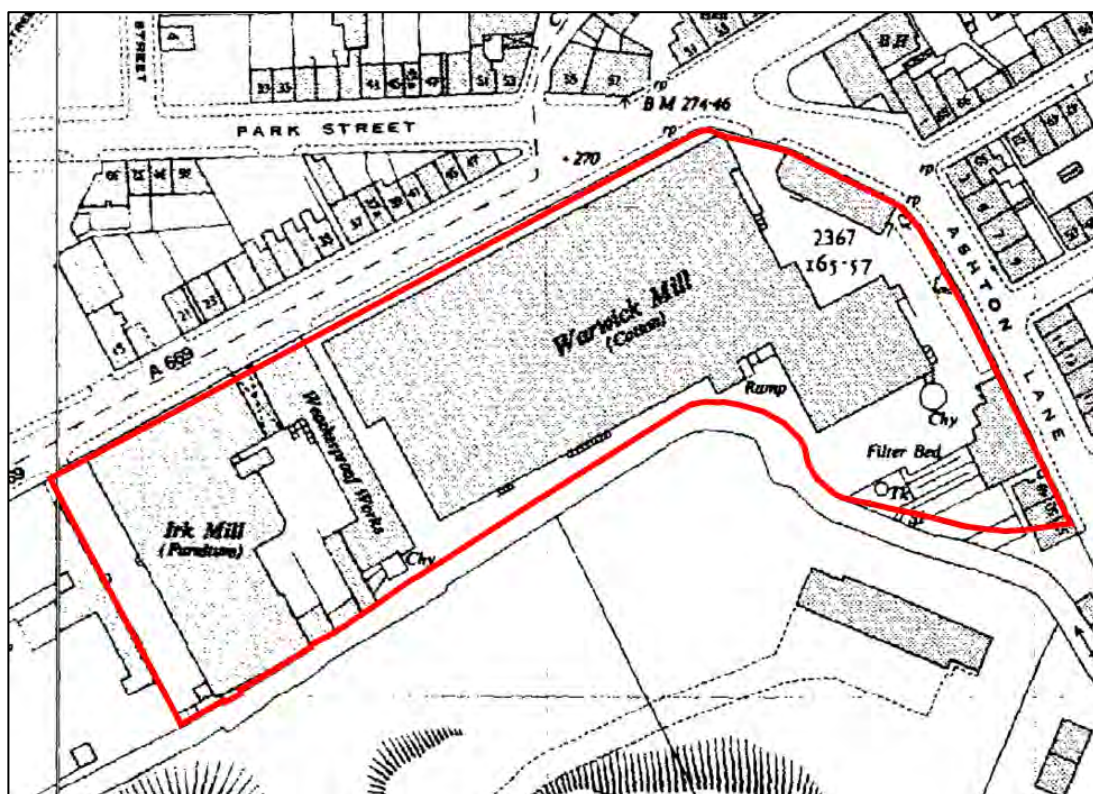


Plate 9: Extract from the Ordnance Survey map of 1955, showing the Site boundary

By the 1950s, the demand for synthetic materials had grown and by at least the 1960s, Warwick Mill was producing '100% Bri-Nylon' suite covers (*Daily Mirror* 15th March 1969). The mill may have also produced car coats (*Heywood Advertiser* 30th August 1968). In 1974, an advertisement stated 'join the big money earners at Middleton's biggest name F Ellis Juveniles, free transport from Heywood and Rochdale, Trainee Machinists apply to F Ellis Juveniles at Warwick Mill' (*Heywood Advertiser* 12th September 1974). A photograph of the mill, taken in 1972, captures the building when

F Ellis Co Ltd occupied the Mill (Plate 10). By 1982, Warwick Mill was noted as an Atco test drive centre, indicating that production of textiles had ceased (*Illustrated London News* 1st April 1982).



Plate 10: Warwick Mill in 1972, courtesy of Manchester Local Image Collection

Shortly after the publication of the Ordnance Survey map of 1969 (Fig. 8), Irk Mill was demolished and had been replaced by an office building named London House by 1978 (Fig. 2). The mill was still operating in 1974, when a newspaper advertisement suggested that 'Maydella Manufacturing Co Ltd' occupied the mill (*Heywood Advertiser* 25th April 1974).

The overall appearance of Warwick Mill changed little throughout its working life with only minor alterations or additions to the mill apart from the demolition of the old engine and boiler house, chimney and water filtration system and the insertion of powered lift systems, all around the 1970s and 1980s (HER 5189.1.0). The rope race has survived with flywheels and drive shafts still present on all floor levels.

4.6 Previous Archaeological Works

In total, three historic building surveys, an archaeological excavation and a desk-based assessment have taken place within a 500m radius of the Site. The historic building surveys have been undertaken at Warwick Mill in 2005 (EGM3644; UMAU 2005), at the Hippodrome in 2007 (EGM3839; UMAU 2007) and Parkfield Mill in 2010 (EGM4515; Matrix Archaeology 2010). An archaeological excavation and watching brief were also undertaken at Parkfield Mill by Matrix Archaeology in 2010 (EGM4547).

The fieldwork comprised the excavation and recording of an engine house at the former site of a silk mill dating from the 1850s, and a subsequent watching brief, which provided an opportunity for additional recording within the main mill building and the weaving shed.

A site visit was conducted at Warwick Mill on 13th March 2017 and recorded broken/boarded windows, some vegetation growth and guttering in a poor state of repair (HER 5189.1.0). There were no obvious structural issues, however, the surrounding wall appeared to be leaning.

Several planning applications have been lodged regarding Warwick Mill, one of which resulted in a building survey, carried out in 2005 by UMAU. The most recent application (15/01015/FUL) has an accompanying heritage statement and impact assessment, carried out by Townscape in 2015. GMAAS were consulted and recommended further work by attaching a condition to planning consent (Condition 10). However, no further work appears to have taken place. It has previously been concluded that below-ground archaeological potential at the Site is medium. The former engine and boiler house and chimney remain undeveloped.

5. Gazetteer of Sites

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Site (Figure 9). The identification of these non-designated heritage assets is drawn primarily from the map regression analysis.

Gazetteer Entry 01

Site Name	Roman findspot
Designation	No designation
HER Number	2681.1.0
Site Type	Findspot
Period	Roman
NGR	386799 405532
Source	HER
Description	Bronze Antoninianus of Victorinus. AD 268–70. Found near the junction of the River Irk and the Wince Brook on 29 th March 1987. The Roman findspot may be indicative of low-level Roman activity in the area
Assessment	The potential for buried remains associated with Roman activity is very low. Residual finds cannot be discounted.

Gazetteer Entry 02

Site Name	Middleton Hall (site of)
Designation	No designation
HER Number	2439.1.0
Site Type	Middleton Hall
Period	Late Medieval
NGR	387131 405965
Source	HER; OS Maps
Description	Middleton Hall was situated to the south of St Leonard's Church and was the ancient seat of the Assheton family. The original timber and plaster house, pre-dating Henry VII, is said to have been built around two large courts and was protected by a bridge over the moat. A description in 1770, refers to timbers like an upturned ship, suggesting a cruck construction. The hall contained a large stone chimneypiece bearing the date 1587. In the early 19th century, Lord Suffield added a plain brick-built south front. Stained glass windows were removed to Middleton Church prior to the hall's demolition in 1845. There are no visible traces of the hall or the moat. The Hall was 240m to the north of the Site
Assessment	The potential for buried remains associated with Middleton Hall is very low. The Site lies beyond the former hall site.

Gazetteer Entry 03

Site Name	Middleton Hall Park (site of)
Designation	No designation
HER Number	2439.2.0
Site Type	Park
Period	Late Medieval
NGR	387097 405895
Source	HER; OS Maps
Description	Covered c. 6 hectares. Hall with grounds close to river. Some space survived as Little Park. The Site was located within Little Park and was not developed fully until the early 20 th century.
Assessment	The potential for buried remains associated with the former park is low due to the intense development of the Site during the industrial period. Isolated patches of relict soils associated with the former park cannot be discounted.

Gazetteer Entry 04

Site Name	Middleton Deer Park (site of)
Designation	No designation
HER Number	2676.1.0
Site Type	Park
Period	Post-medieval
NGR	386999 405902
Source	HER
Description	Deer park converted into farms. Located 330m north of the Site.
Assessment	The potential for buried remains associated with the former deer park is low.

Gazetteer Entry 05

Site Name	Buildings along Ashton Lane (site of)
Designation	No designation
Site Type	Buildings
Period	18 th century
NGR	387175 405700
Source	Yates' map of 1786; Greenwood's map of 1818; Ordnance Survey map of 1851
Description	Building or buildings first shown on the west side of Ashton Lane on Yates' map of 1786. The same buildings are potentially marked on Greenwood's map of 1818. A total of six buildings were shown on the OS map of 1851, five of which were within the Site boundary. Demolished by 1893.
Assessment	There is some potential for buried structural remains associated with the 18 th -century buildings to survive within the Site, though they have likely been significantly impacted by the construction of Warwick Mill.

Gazetteer Entry 06

Site Name	Irk Mill (formerly Park Mill) (site of)
Designation	No designation
HER Number	2345.1.0
Site Type	Mill
Period	19 th century
NGR	387028 405629
Source	HER; OS Maps
Description	Irk Mill, Oldham Road, was of four storeys, dark-red brick, with plain rectangular window openings and a two-aisled roof. The mill was first shown on the 1893 map. The mill was demolished in the 1970s and replaced by an office building, named London House.
Assessment	There is the potential for buried structural remains associated with the mill to survive within the Site.

Gazetteer Entry 07

Site Name	Irk Mill Power Systems (site of)
Designation	No designation
HER Number	2345.1.0
Site Type	Engine house
Period	19 th century
NGR	387060 405628; 387038 405609
Source	HER; OS Maps
Description	Potential engine or boiler houses that powered Irk Mill.
Assessment	There is the potential for buried structural remains associated with the mills engine and boiler house to survive within the Site.

Gazetteer Entry 08

Site Name	Warwick Mill
Designation	Grade II listed building
HER Number	5189.1.0
Site Type	Structure
Period	Edwardian
NGR	387111 405678
Source	HER; OS Maps
Description	Cotton mill. 1907. By G. Stott of J. Stott and Sons. Red brick with internal cast-iron frame. Total of 40x14 bays with 5 storeys (and basement) and an engine house attached at rear. Continuous sill band to first and fourth floors, machicolated eaves frieze and stepped brick detail above fourth-floor windows. Other windows are set between plain brick pilasters; all frames have been replaced. The water tower rises two stages above the stone-coped parapet having 3 windows with tripartite keystones which are keyed into a stone band, the name of the mill in white glazed tiles on the upper stage, an eaves cornice, and a brick parapet in front of a steep pyramidal roof with iron crowning. The front railings incorporate Art Nouveau motifs.
Assessment	Grade II listed building within the Site, which will be retained within the development.

Gazetteer Entry 09

Site Name	Warwick Mill Power Systems (site of)
Designation	Grade II Listed Building
HER Number	5189.1.0
Site Type	Engine House
Period	Edwardian
NGR	387167 405668
Source	HER; OS Maps
Description	Warwick Mill engine and boiler house and chimney to the rear of the mill. Demolished during the second half of the 20 th century. The Site of the engine house remains undeveloped.
Assessment	The engine and boiler house and chimney have the potential to survive as <i>in-situ</i> buried remains within the Site.

6. Significance

6.1 The Policy Context of 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, the Rochdale Metropolitan Borough Unitary Development Plan (2006) was consulted with particular reference to policies G/BE/9, BE/10-19. 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' (*op cit*, para 17), or else they can be recorded 'and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (*op cit*, Section 12.141).

6.2 Assessment Methodology and Significance Criteria

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 March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

6.3 *Baseline Significance Conditions*

6.3.1 *Period*

No prehistoric or Roman activity is known to have taken place within the Site, and the potential for such remains is considered to be very low. The Site may have lay within the former grounds of Middleton Hall Park during the medieval/post-medieval period as suggested by the placename Little Park. The west side of Ashton Lane had been developed by the late 18th century and these same buildings may have been captured on the OS map of 1851. The remainder of the Site was undeveloped, until Irk Mills was erected at the west end of the Site in the late 19th century. In 1907, the last parcel of undeveloped land within the Site was purchased and became Warwick Mills. The development of substantial industrial structures has likely removed buried remains associated with earlier periods and therefore, the Site may not be considered significant due to period.

6.3.2 *Rarity*

Research on and recording of the archaeological remains of the agricultural industry has been extensive since 2006. Such research is focused primarily on the standing structures of the agricultural industry. Despite extensive research, there are still some gaps in the knowledge of rural settlements, particularly regarding change and development of farms in response to industrialisation. Remains associated with the buildings (GE05) erected on the west side of Ashton Lane by the late 18th century, would not be considered significant due to rarity.

Similarly, textile spinning blocks, and weaving sheds have seen some significant studies since the early 2000s. The footprints of the potential engine houses at Irk Mill (GE07) and Warwick Mill (GE09) may not be considered significant due to rarity.

6.3.3 *Documentation*

The historical development of the Site from the late 18th century 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.

6.3.4 *Group Value*

The potential archaeological remains of the demolished engine and boiler house and chimney at Warwick Mill share a group association with the standing remains of Warwick Mill and therefore hold group value. The buried remains of Irk Mill may also share a group association with the standing remains of Warwick Mill and therefore hold group value.

6.3.5 *Survival / Condition*

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. The construction of Irk Mill and Warwick Mill will have undoubtedly impacted the survival of earlier below-ground remains within the Site. Much of the former footprint of Irk Mill remains undeveloped as does the former engine and boiler house and chimney at Warwick Mill.

6.3.6 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 proposed development.

6.3.7 Diversity

The heritage assets within the Site are associated with the late medieval/post-medieval period and industrial periods. Therefore, the Site may not be considered significant due to diversity.

6.4.8 Potential

The Site may have lay within Middleton Hall Park, which is believed to have extended towards the River Irk. Placenames such as Little Park refer to elements of the former parkland. The survival of below-ground remains associated with Middleton Hall Park has the potential to address several of the research aims listed in the current Archaeological Research Framework (<https://researchframeworks.org/nwrf/>):

LM05: How can we recreate the medieval land-use patterns within townships?

LM06: How can the impact of landholding and lordship be identified by wider landscape studies?

PM16: What was the relationship of country houses to local rural villages?

PM19: How can the study of leisure landscaping inform our understanding of the changing landscape in this period?

Ind08: To what extent were post-medieval geometric garden landscapes swept away by post-1750 landscaping?

Below-ground remains pertaining to the former parkland will have been significantly impacted by the construction of Irk Mill and Warwick Mill, though isolated pockets of relict soils may survive within the Site. Therefore, there is low potential for the Site to address the potential research aims listed above.

Small cottages or former farmsteads occupied the west side of Ashton Lane from at least the late 18th century until the second half of the 19th century. The survival of below-ground structural remains associated with the former cottage or farmsteads has the potential to address several research agendas listed in the Archaeological Research Framework (<https://researchframeworks.org/nwrf/sample-page/post-medieval/>):

PM15: How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?

Ind05: How well understood is change and development of the agrarian landscape in response to industrialisation and enclosure?

Ind09: How does the nature of rural settlement change during this period?

Ind17: How can we enhance our understanding of the rural poor?

Ind18: How can we identify the impact of industrialisation on rural dwellings?

The footprints of the former buildings lay along the Ashton Lane frontage, which has partly been built over by an engine house and single-storey office building associated with the mill. Therefore, there is low potential for the Site to address the potential research aims listed above.

Park Mill (later known as Irk Mill) was constructed within the Site at some point during the second half of the 19th century and was demolished during the 1970s. Warwick Mill was built in 1907 and is currently designated as a Grade II listed building. The original engine and boiler house and chimney at Warwick Mills were demolished in the 1970s and 1980s. The research agendas listed in the *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/industrial/#section59>) aim to address innovations in technology and production within industrial sites:

Ind55: What is the evidence for the development of power production?

Ind58: How have industrial buildings adapted to new technology and processes?

The site of the power systems at Irk Mill and Warwick Mill have not been redeveloped. Therefore, there is high potential for the engine houses to survive *in-situ* as buried structural remains within the Site and there is high potential for the Site to address the above research aims.

6.5 Significance of Below-Ground Archaeological Remains

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 associated with the industrial period.

Using the above criteria, the Site most likely contains non-statutory remains of high local significance. Remains associated with the former Middleton Hall Park (GE03), 18th-century cottages (GE05) and the engine houses at Irk Mill (GE07) and Warwick Mill (GE09) would be of high local significance.

7. Impact of Development

7.1 Development Proposals

The proposed development will include the conversion of the Grade II listed cotton and spinning mill into several new residential apartments with commercial units and restaurants at ground floor level and associated landscaping and parking facilities. An extension will be added to the west of Warwick Mills, which will provide further apartments, with plant rooms, parking and commercial units at ground floor level. Very little / no ground-breaking work will occur in the area to the east of the mill, and within the footprint of Warwick Mill, except for the front entrance canopy footings. The delivery of these proposals will necessitate earth-moving works that have potential to damage or remove any below-ground archaeological remains (Figure 10).

7.2 Impact of Development on Below-Ground Remains

The assessment has taken into consideration the effect of the proposal on non-designated heritage assets (i.e. the below-ground remains), in line with Paragraph 203 of the NPPF.

This assessment has demonstrated that the Site has the potential to retain buried remains dating from the late medieval/post-medieval and industrial period. Any such remains that do exist within the Site are likely to be of local significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

8. Further Investigation

8.1 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.

The assessment has demonstrated that there is high potential for the buried remains of power systems associated with Irk Mill (GE06-7). Buried remains associated with Middleton Hall Park (GE03) and 18th-century buildings (GE05) have some potential to survive within the Site.

8.2 Further Investigation

Any ground-breaking works associated with the proposed development have the potential to remove any buried archaeological remains. Therefore, it may be anticipated that archaeological investigation via a programme of archaeological evaluation trial trenching or a strip and record evaluation may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service in their capacity as archaeological advisor to the Rochdale Borough Council.

Sources

Cartographic Sources

A Plan of the English County of Lancaster, published in 1610 by John Speed

Survey of the County Palatine of Lancaster published in 1786 by Yates

Map of the County Palatine of Lancaster, published in 1818 by Greenwood

Ordnance Survey 1:1056 Town Plan of 1851

Ordnance Survey 1:2500 County Series Map of 1893

Ordnance Survey 1:2500 County Series Map of 1909

Ordnance Survey 1:2500 County Series Map of 1922

Ordnance Survey 1:2500 National Grid Map of 1955

Ordnance Survey 1:2500 National Grid Map of 1969

Newspapers

Daily Mirror, 15th March 1969

Cotton Factory Times, 14th October 1910

Halifax Guardian, 5th February 1848

Heywood Advertiser, 1st October 1886

Heywood Advertiser, 15th March 1968

Heywood Advertiser, 25th April 1974

Illustrated London News, 1st April 1982

Middleton Albion, 30th April 1870

Middleton Albion, 11th October 1890

Manchester Courier and General Advertiser, 2nd November 1907

Manchester Evening News, 11th August 1947

Manchester Evening News, 4th November 1955

Nottinghamshire Guardian, 30th April 1869

Rochdale Observer, 17th May 1939

Rochdale Times, 27th May 1914

Secondary Sources

Aiken, J, 1795 *A Description of the County from Thirty to Forty Miles Round Manchester*, London

Ballard, E, 1986 *A Chronicle of Crompton* (2nd ed) Royton: Burnage Press

- Davey, PJ, and Forster, E, 1975 Bronze Age metalwork from Lancashire and Cheshire, Liverpool
- Cunliffe B, 1991, *Iron Age Communities in Britain: An Account of England, Scotland And Wales from the Seventh Century BC until the Roman Conquest*. Third Edition, London, Routledge.
- Ekwall, E, 1922 *The Place-names of Lancashire*, Manchester
- Farrer, W, and Brownbill, J, 1911 *A History of the County of Lancaster*, 5, London
- Furbank, PN, Owens, WR, and Coulson, AJ, (eds) 1991 *Daniel Defoe: A Tour Through the Whole Island of Great Britain*, London
- GMAC, 1994 *River Irk Rehabilitation Scheme, Alkington, Manchester. An Archaeological Assessment*, unpub report
- GMAU, 1985 *Country Houses of Greater Manchester: The Archaeology of Greater Manchester Vol 2* Manchester
- Gregory, R.A., 2007 *Roman Manchester: The University of Manchester's Excavations within the Vicus 2001-5*. Oxford
- Historic England, 2011 *Field Systems, an introduction to heritage assets*, English Heritage
- Hartley, B and Fitts L 1988 *The Brigantes*, Northampton
- Haselgrove, C., Armit, I., Champion, T., Creighton, J. Gwilt, A. Hill, J.D., Hunter, F. and Woodward, A. 2001. *Understanding the British Iron Age: an agenda for action. A report for the Iron Age Research Seminar and the Council of the Prehistoric Society*. Salisbury: Trust for Wessex Archaeology Ltd.
- Kenyon D, 1992, *The Origins of Lancashire*. Manchester University Press
- Matrix Archaeology Ltd, 2010 *Parkfield Mill, Kemp Street, Middleton: Archaeological Recording*, unpub report
- Matrix Archaeology Ltd, 2011 *Parkfield Mill, Kemp Street, Middleton: Archaeological Excavation and Watching Brief*, unpub report
- Mills, A.D. 1998 *A Dictionary of British Place-Names* (2nd ed.), Oxford University Press
- Ministry of Housing, Communities and Local Government. 2021 (revised) *National Planning Policy Framework (NPPF)*. London: Ministry of Housing, Communities and Local Government.
- Ministry of Housing, Communities and Local Government. 2021 (revised). *Planning Policy Guidance: Conserving and Enhancing the Historic Environment*. London: Ministry of Housing, Communities and Local Government.
- Pearson, B, Price, J, Tanner, V, and Walker, J, 1985 The Rochdale Borough Survey, *Greater Manchester Archaeological Journal*, 1, 103-13
- Redhead, N, 2003 Castleshaw and Piethorne Valleys: The Industrial Exploitation of a Pennine Landscape, in M Nevell (ed), *From Farmer to Factory Owner: Models, Methodology and Industrialisation*, CBA Archaeology North West, 6, 16, 69-78

Tindall, A, nd *Rochdale: Areas of Archaeological Interest*, GMAU unpubl rep

UMA, 2005 *Warwick Mill, Oldham Road, Middleton, An Archaeological Building survey of an Edwardian Mule Spinning Mill*, unpub report

UMA, 2007 *Hippodrome, Middleton, Rochdale. An Archaeological Building Survey of a 1911 Theatre*, unpub report

Williams, M, with Farnie, DA, 1992 *Cotton Mills in Greater Manchester*, Preston

Websites

British geology viewer: <https://www.bgs.ac.uk/>

Historic England: <https://historicengland.org.uk/services-skills/education/educational-images/tonge-hall-william-street-middleton-8456>

Liverpool Museums: <https://www.liverpoolmuseums.org.uk/cotton-decline>

North West Regional Research Framework: <https://researchframeworks.org/nwrf>

Ordnance Survey Abbreviations: <https://maps.nls.uk/os/abbrev/f.html>

Rochdale Metropolitan Borough Council, Unitary Development Plan, Adopted 2006:
http://www.rochdale.gov.uk/pdf/2012-11-02_udp_adopted_written_statement_june_2006_v4.pdf

Rochdale Metropolitan Borough Council Adopted Core Strategy 2016:
<http://www.rochdale.gov.uk/pdf/2018-04-05-rochdale-core-strategy-v1.pdf>

Roman Roads: <http://www.romanroads.org/gazetteer/M7b.htm>

St Leonards Church, Middleton: <https://www.middletonparishchurch.org.uk/about-us/history/>

Acknowledgements

Salford Archaeology would like to thank Kam Lei Fong (UK) Ltd 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 was compiled by Katie Fletcher, and the illustrations were produced by Sarah Mottershead. The report was edited by Ashley Brogan.

Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed onto modern mapping
- Figure 3: Site boundary superimposed onto the Ordnance Survey 1:1056 Town Plan of 1851
- Figure 4: Site Boundary Superimposed onto the Ordnance Survey 1:2500 County Series Map of 1893
- Figure 5: Site Boundary Superimposed onto the Ordnance Survey 1:2500 County Series Map of 1909
- Figure 6: Site Boundary Superimposed onto the Ordnance Survey 1:2500 County Series Map of 1922
- Figure 7: Site Boundary Superimposed onto the Ordnance Survey 1:2500 National Grid Map of 1955
- Figure 8: Site Boundary Superimposed onto the Ordnance Survey 1:2500 National Grid Map of 1969
- Figure 9: Gazetteer sites superimposed onto modern mapping
- Figure 10: Areas of Archaeology Potential superimposed onto modern mapping

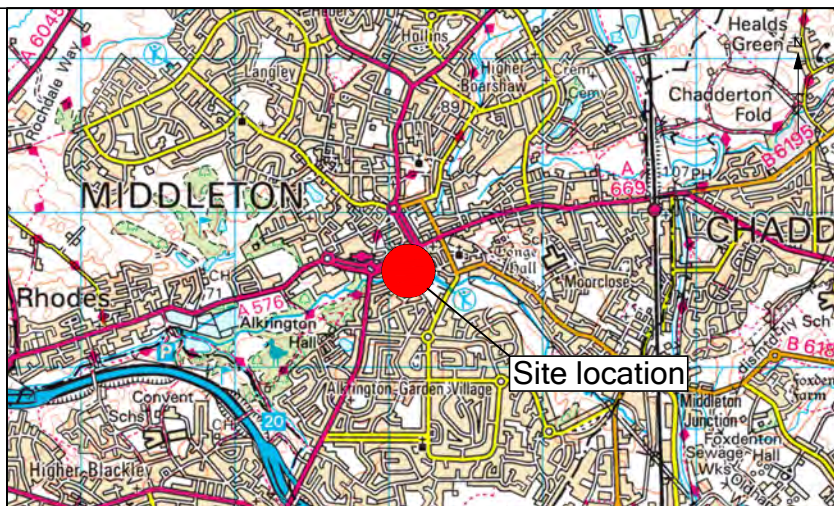


Figure 1:

Site Location

Contains Ordnance Survey data © Crown copyright and database right 2021



**SALFORD
ARCHAEOLOGY**



387000

387100

387200

405800

405800

405700

405700

405600

405600



Figure 2:

Site Boundary Superimposed onto Modern Mapping

Contains Ordnance Survey data © Crown copyright and database right 2021



Key:

Site Boundary


**SALFORD
ARCHAEOLOGY**

0

50 m

Scale at A4 1:1250

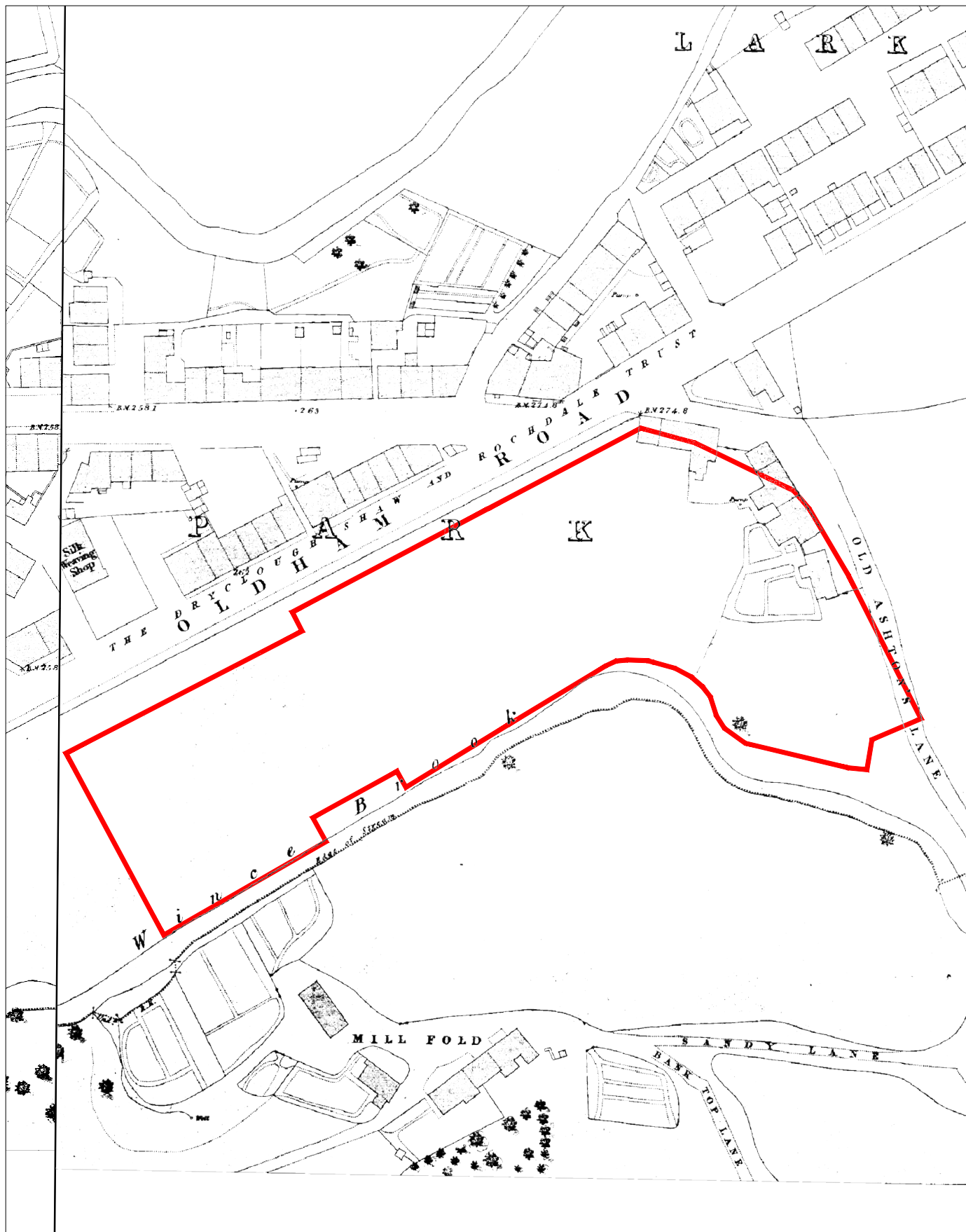


Figure 3:

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

Contains Ordnance Survey data © Crown copyright and database right 2021



Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1250

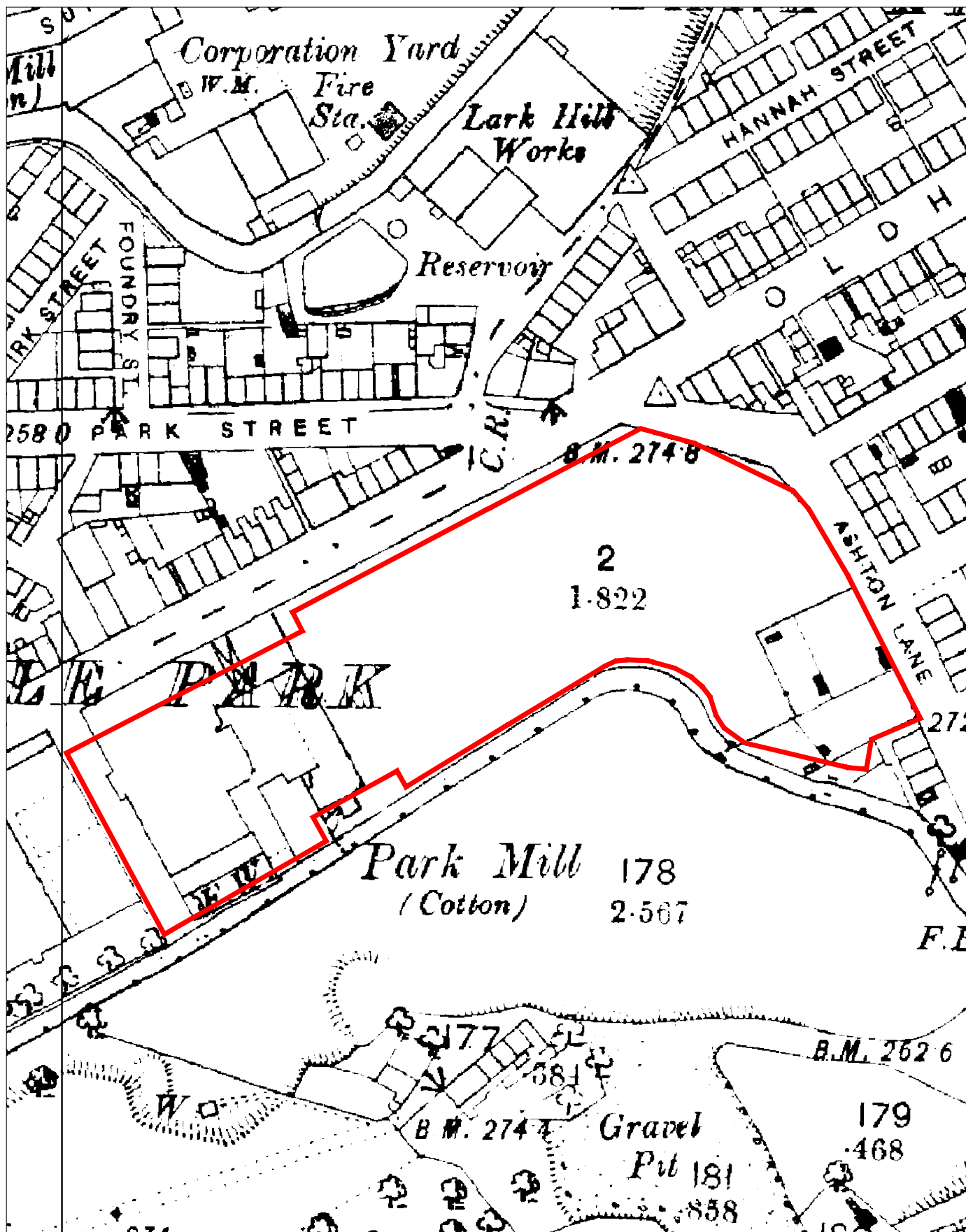


Figure 4:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1893

Contains Ordnance Survey data © Crown copyright and database right 2021



Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m



Scale at A4 1:1250



Figure 5:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1909

Contains Ordnance Survey data © Crown copyright and database right 2021



Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1250



Figure 6:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1922

Contains Ordnance Survey data © Crown copyright and database right 2021



Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1250

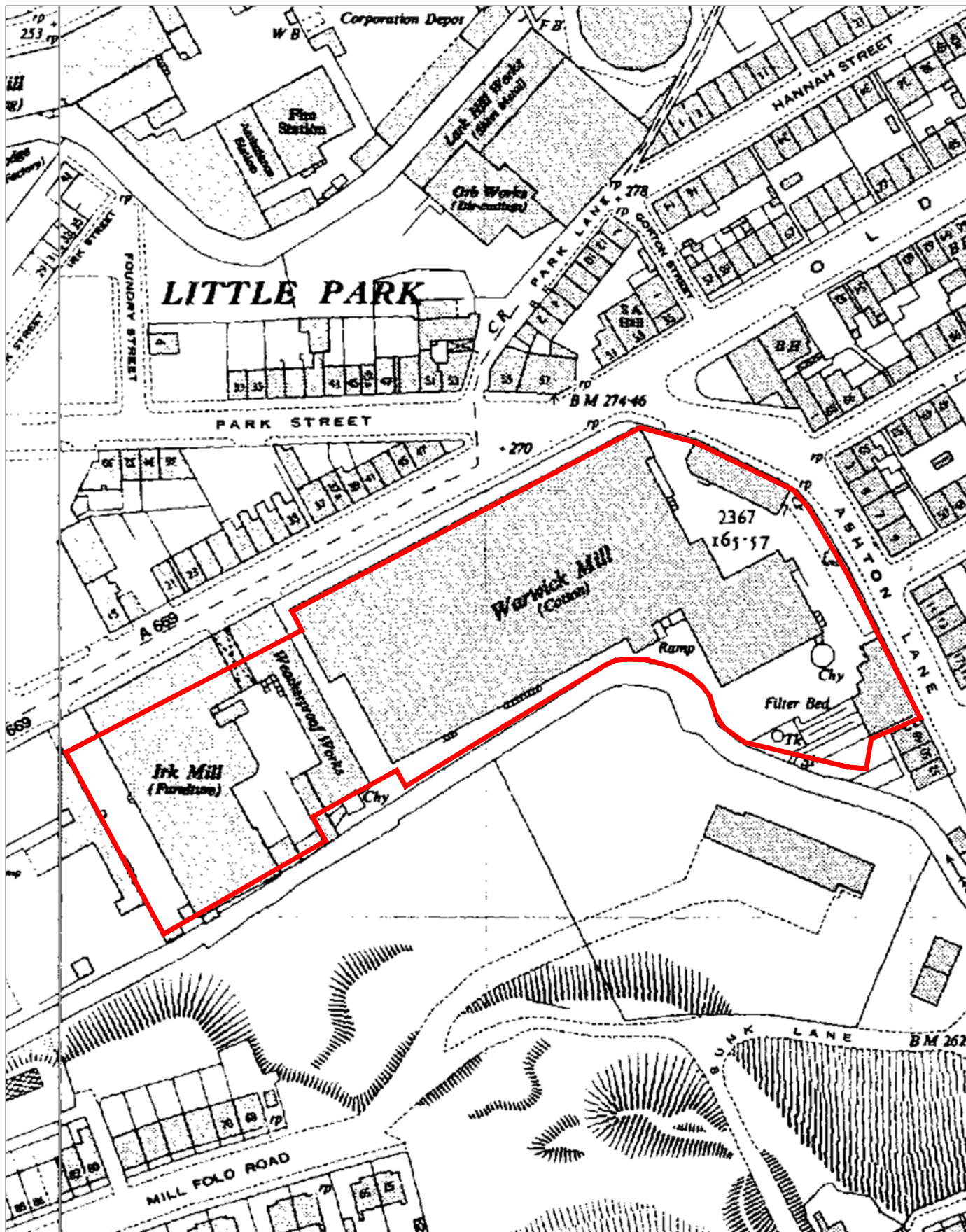


Figure 7:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1955

Contains Ordnance Survey data © Crown copyright and database right 2021



Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m

Scale at A4 1:1250

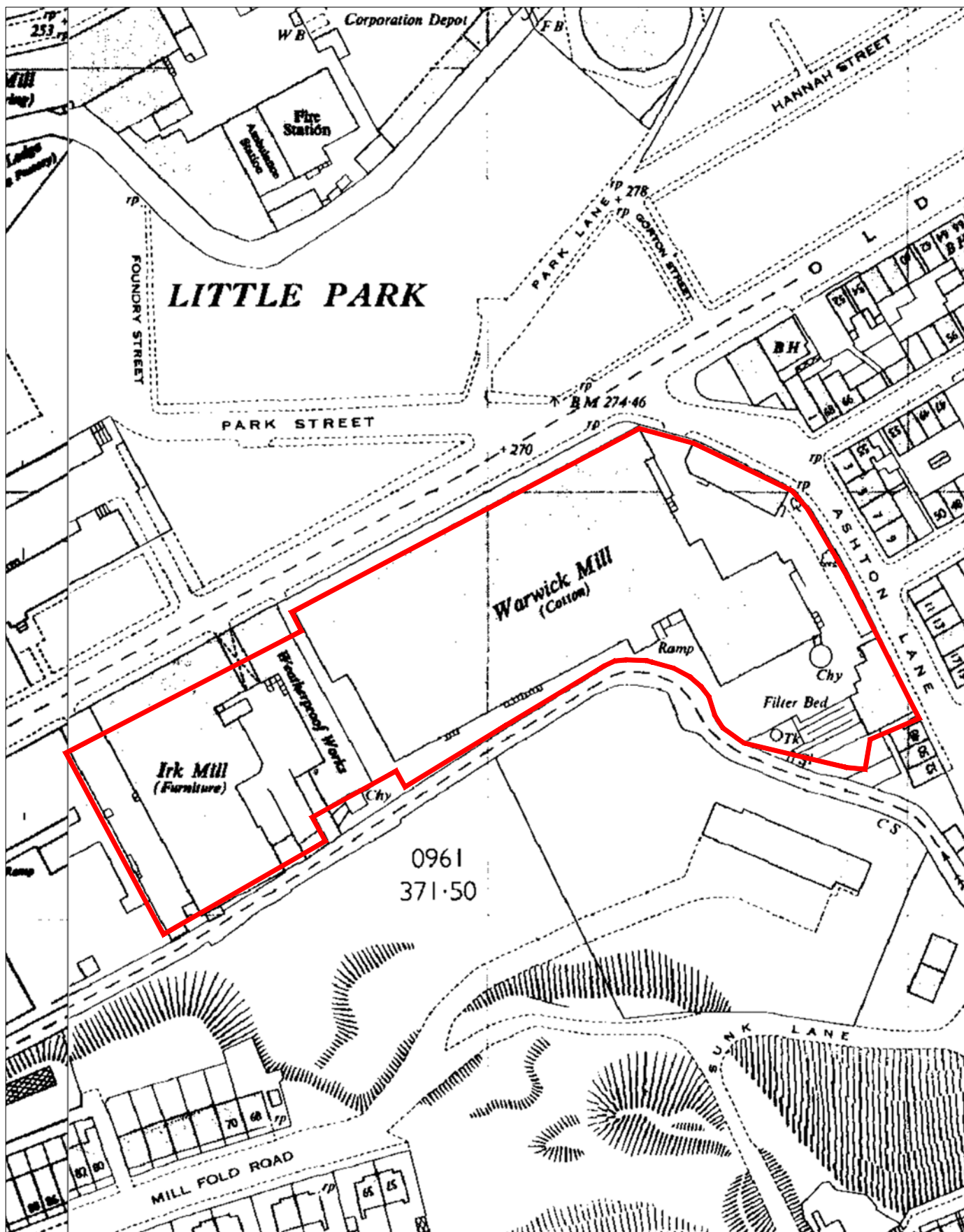


Figure 8:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1969

Contains Ordnance Survey data © Crown copyright and database right 2021



Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1250

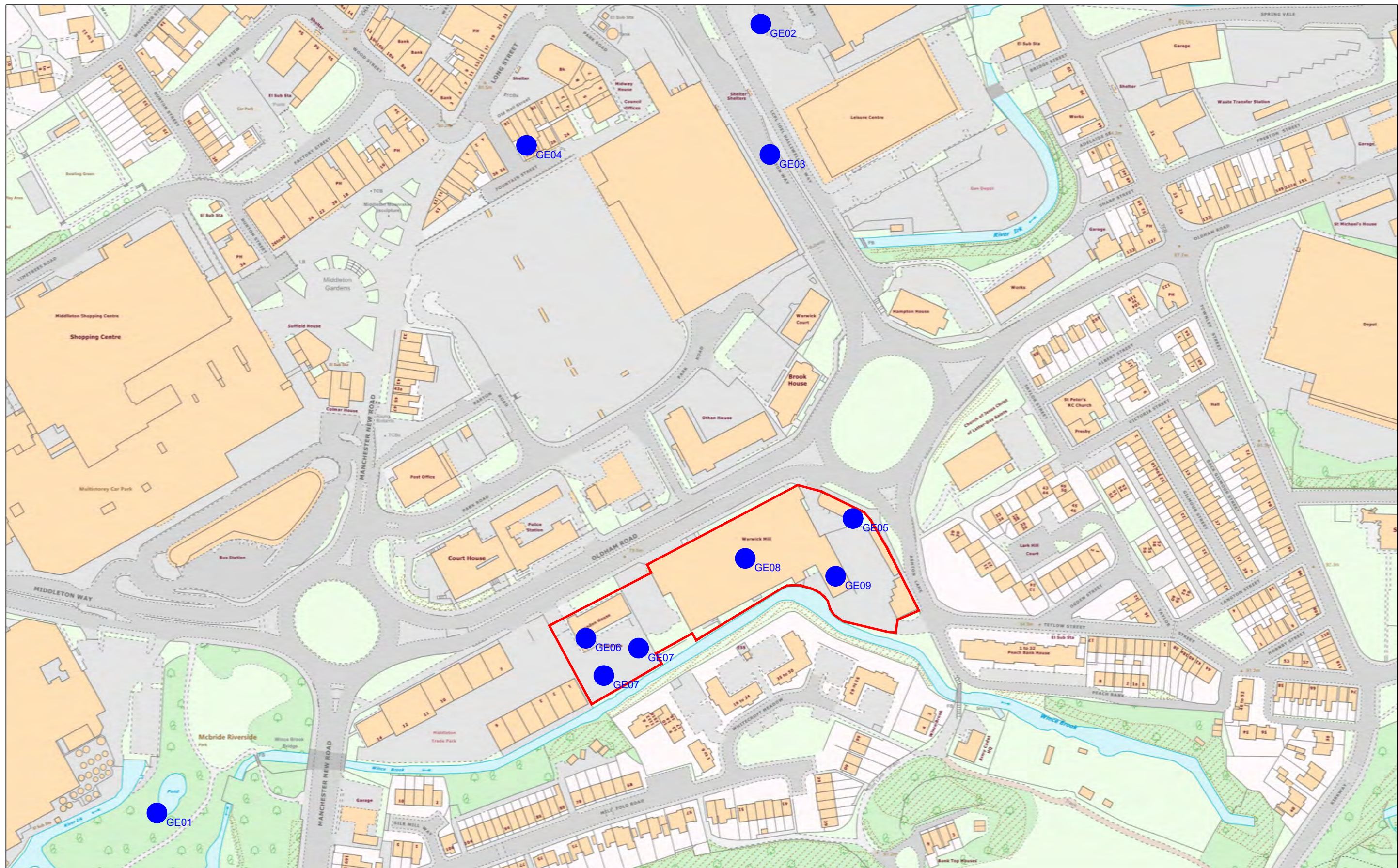




Figure 10:

Areas of Archaeological Potential Superimposed onto Modern Mapping

Contains Ordnance Survey data © Crown copyright and database right 2021



Key:

- Site Boundary
- Archaeological Potential

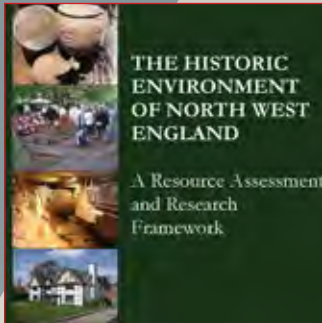


**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1250



CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



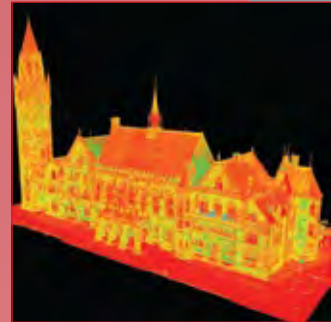
EXCAVATION



BUILDING SURVEY



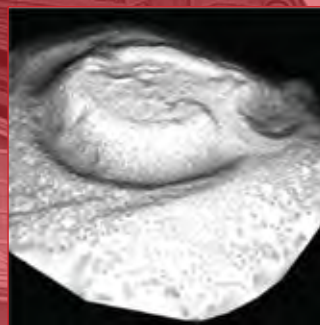
3D LASER SCANNING



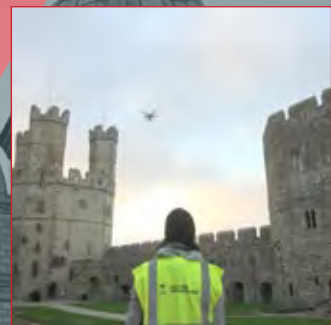
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



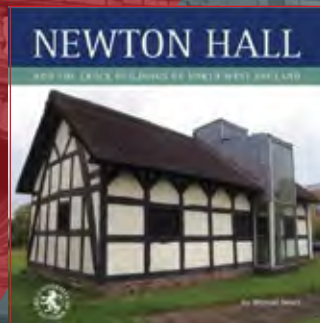
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

