

Historic Environment Assessment

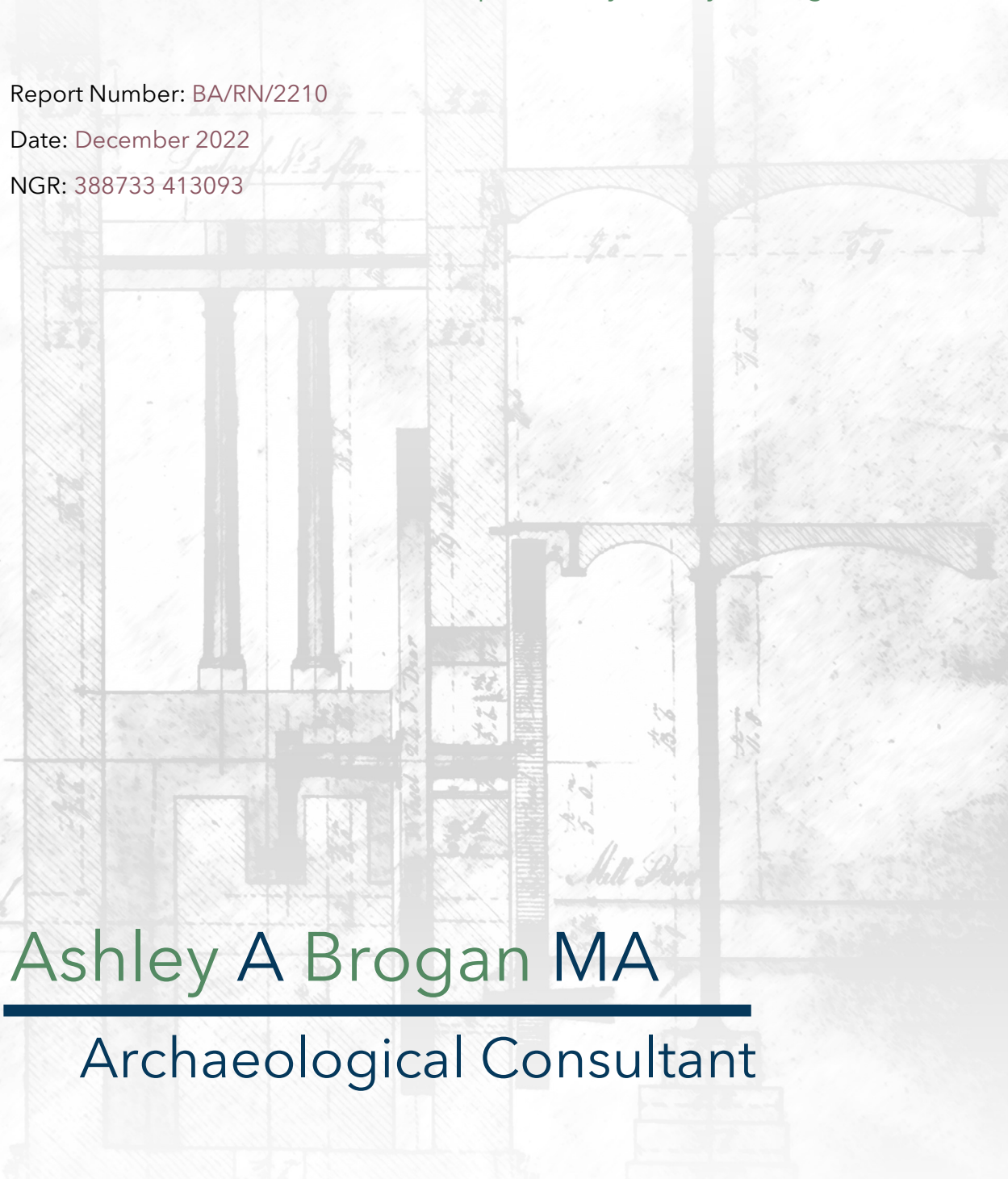
Oakenrod, Rochdale

Produced for the Hallmark Developments by Ashley A Brogan

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1. Non-technical summary

Hallmark Developments appointed Ashley A Brogan (archaeological consultant) to produce an archaeological desk-based assessment for the site at Oakenrod, Rochdale. The aim of the assessment is to identify the nature, extent and significance of the sub-surface archaeological resource within the site to allow recommendations to be made for the future treatment of remains. The site is located at Bury Road within the Bamford area of Rochdale and is bounded by Bury Road to the north, Melrose Street to the west, River Roch to the south and a former road linking Bury Road to Bridgefield Street to the east.

The area proposed for development does not include any designated heritage assets, such as scheduled monuments or listed buildings, however, the settings of one designated heritage asset and four non-designated heritage assets have been considered within this assessment. This assessment finds that the proposed scheme will have an overall slight beneficial impact upon the significance of the surrounding heritage assets, as defined by the ICOMOS guidance for assessing heritage impact. The character of the key views of the heritage assets will not be affected by the proposed development. The proposed works will not have a negative impact upon the elements of the setting of the heritage assets that contribute to the significance of the assets, and will complement the residential character of Oakenrod. This assessment finds that the proposed scheme reflects the guidance outlined in Rochdale's Core Strategy and that the overall outcome of the proposals would be positive for the area.

Very few prehistoric and Roman sites have been identified within the area, however, a Bronze Age stone hammer and a Roman coin hoard were found on the banks of the river in the 19th century. It is possible that Oakenrod Hall, located to the west of the site, was constructed on the site of an earlier building, however, the extent of medieval activity within the site and the surrounding area is unknown. By the late medieval period, a corn mill was located within the Oakenrod area and in the 17th-century a fulling mill was constructed nearby the former site of the corn mill. The site remained occupied by a fulling mill, known as the Oakenrod Mills, throughout the 18th and 19th centuries. In the early 20th century, the former fulling mill was adapted for use as a cotton waste mill. Other heritage assets identified within site include 19th-century houses, a well, and a 20th-century school.

In September 2006, an archaeological evaluation was undertaken by Oxford Archaeology North within the site. The evaluation included 6 trenches targeting the Oakenrod Mills and the earlier 17th-century fulling mill. Archaeological remains of the later mill were found immediately below the ground surface. The remains of the water-power system were represented by two well-preserved head-race tunnels, with an intact waterwheel pit and later turbine pit identified within the basement of the earlier 19th-century block of the mill. The evaluation therefore confirmed that well-preserved remains of the mill survive *in-situ* within the site. No archaeological evaluation was undertaken in the northern or western areas of the site.

The site is considered to be of historical and archaeological interest, due to the links to the woollen industry of Rochdale, which was a significant industry in the development of the town, and the confirmed presence of remains of the Oakenrod Mills. There is also potential for remains of earlier mill structures to be identified within the site, which may be



associated with the 16th and 17th century mills. The potential for Roman and prehistoric remains are considered to be low due to the lack of activity within the wider area and the changes to the ground level within the site during the post-medieval period.

The 16/17th century fulling mill is considered to be of medium archaeological significance as the excavation of these remains, if present, would contribute significantly to the region's research objectives. The remains of the later mill and the houses of Oakenrod Place are considered to be of low significance as they represent undesignated heritage assets of local importance. Without a programme of mitigation, the scheme will have an adverse effect on the archaeological remains within the site.

The requirement for archaeological mitigation in advance of or during development works will be determined by GMAAS, in their capacity as advisors to Rochdale Borough Council. It is anticipated that, following the results of the archaeological evaluation, detailed recording of the two waterwheel pits, water turbine housing and putative steam-power plant will be required prior to development, along with a strip, map and record of the back-to-back houses within the site and the area to the west of the evaluated area, which may comprise remains of earlier mill structures. If significant remains are encountered during the strip, map and record, further detailed recording may be required.



2. Introduction

2.1 Project background

Hallmark Developments appointed Ashley A Brogan (archaeological consultant) to produce an archaeological desk-based assessment for the site at Oakenrod, Rochdale (referred to as 'the Site' herein). The aim of the assessment is to identify the nature extent and significance of the sub-surface archaeological resource within the Site to allow recommendations to be made for the future treatment of remains.

2.2 Site location, topography and geology

The Site is located at Bury Road within the Bamford area of Rochdale and is bounded by Bury Road to the north, Melrose Street to the west, the River Roch to the south and a former road linking Bury Road to Bridgefield Street to the east (NGR 388733 413093) (Figure 1; Figure 14, Appendix 2). The Greater Manchester Urban Historic Landscape Characterisation records the western area of the Site as largely undeveloped land which was likely had an agricultural use during the 19th century. The southern area of the Site is recorded as a former industrial works and the northern area comprised a former school and terraced houses. The buildings have since been demolished and over the following decades the Site has mainly comprised regenerated scrub/woodland (GMAU, 2010).



Figure 1 Recent aerial view of the Site

The Site is located on the banks of the River Roch at an elevation of approximately 100 AOD. The Roch Valley is covered by glaciofluvial deposits and post-glacial till, alluvium and river gravel terraces (GMAU, 2010). The glaciofluvial deposits within the Site comprise sand and gravel and alluvium deposits comprise clay, silt, sand and gravel ([Welcome to BGS - British Geological Survey](#)).



2.3 Identification of Heritage Assets

Within the Study Area (defined in Section 3.4), there are several nationally and locally designated heritage assets that warrant further consideration. This report assesses the most significant views of these assets, the ways in which the assets are experienced and appreciated, and the contribution made by their setting. Below, the assets chosen for further analysis are described. The setting, the key views and significance of the assets are considered to inform the heritage impact assessment process. The locations of the heritage assets are shown on (Figure 15, Appendix 2).

Site	Designation	List Entry Number	Location
Oakenrod Hall	Grade II listed building	1084244	SD 88572 13041
1-5 Oakenrod Hill	Non-designated heritage assets	-	SD 88494 13046
Red Brook Mill	Non-designated heritage asset	-	SD 8889 1319
Oakenrod Villas	Non-designated heritage asset	-	SD 88695 13202

Table 1 Heritage assets considered within the assessment



3. Methodology

3.1 Introduction

The historic environment assessment considers the impact of the proposed development upon the archaeological resource within the Site. The report has been produced in line with 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). This guidance includes recommendations on preparing archaeological desk-based assessments, consulting sources of information relevant to the historic environment and assessing the significance of heritage assets.

3.2 Aims and objectives

The principal aims and objectives of the archaeological desk-based assessment are as follows:

- to assess the proposed development with respect to the relevant planning policies and guidance;
- to identify and describe the archaeological resource, cultural heritage and landscape assets within the study area and its environs;
- to assess the significance of heritage assets;
- to determine the likely effect of the proposed development upon potential archaeological remains; and
- to make recommendations to mitigate the impact of the proposed development on the archaeological resource.

3.3 Research sources

The assessment made use of the following sources:

- The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service (GMAAS);
- The North West England Regional Research Framework;
- The National Heritage List for England;
- The Greater Manchester Landscape Character Assessment (Rochdale District) (GMAU, 2010);
- Oxford Archaeology North's archaeological evaluation, undertaken in 2006 (OA North, 2006);
- Other sources, including cartographic sources, historic documents and photographs.



3.4 Study area

In order to ensure that the archaeological assessment is comprehensive, historic environment record entries within 500m of the Site have been consulted and a broader study of Rochdale has been undertaken. Archaeological remains beyond the Site boundary are only incorporated into this assessment in order to inform the archaeological and historical context of the Site. In defining an appropriate Study Area for built heritage, best practice guidance, professional experience and the findings from a survey of the Site were employed. Due to the dense grain of the development surrounding the Site, a Study Area of 300m around the Site boundary was deemed to be sufficient. The designated and non-designated heritage assets within this 300m Study Area have been identified through a search of the Historic Environment Record, and the potential effects of the Proposed Development on these assets has been assessed, considering the nature of the proposed development, the degree of intervisibility between the Site and the various heritage assets, and the historic and functional relationship between the Site and assets. This report concludes that a number of the assets initially identified will not be affected by the Proposed Development and they have not been assessed further in this report.

3.5 Significance assessment methodology

The methodology chosen to assess the significance of the identified heritage assets 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). The criteria 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) (see Appendix 1). The significance of the built heritage is assessed using Historic England's guidance *Statements of Heritage Significance: Analysing Significance in Heritage Assets 2019* and *Conservation Principles, Policies and Guidance* (2008). The framework for assessing the level of significance of the structures was taken from the ICOMOS guidance on *Heritage Impact Assessments* (Appendix 1). The criteria for the assessment of significance as outlined in the 2019 Historic England guidance is as follows:



Archaeological Interest

'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'

Architectural and Artistic Interest

'These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.'

Historic Interest

'An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'

3.6 Impact assessment methodology

The methods for assessing impact within the '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) (see Appendix 1) have been used within the impact assessment. The assessment also considers national and local planning policy when assessing the impact of the proposed development.



4. Relevant policy and legislation

4.1 Introduction

This assessment accords with the policies concerning the historic environment outlined in national, regional and local guidance. National planning policies relevant to heritage asset management are contained within Section 16 (paragraphs 189-208) of the National Planning Policy Framework (NPPF 2021).

4.2 National Planning Policy Framework (NPPF)

The impact of the proposed development upon the historic environment has been assessed as advised in the revised *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 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. The NPPF states that 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 a core consideration in any decision making that has the potential to impact the historic environment.

Section 16 states that local planning authorities should consider:

- the opportunity to sustain and enhance the historic environment;
- the potential to find a new viable use for heritage assets that is suitable to their conservation;
- the social, cultural, economic and environmental benefits that the conservation and enhancement of the historic environment can bring; and
- the local character and distinctiveness of a place and how this can be expressed through the conservation of heritage assets;

With regard to non-designated heritage assets, 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".

4.3 Local Development Framework

The Rochdale Borough Council adopted the Core Strategy in 2016 (Rochdale Borough Council, 2017). The Core Strategy sets out the long-term spatial strategy for the future development of Rochdale Borough. The policies regarding the historic environment are outlined in P2 – Protecting and enhancing character. Landscape and heritage, which states:

"We will protect the borough's heritage by:



a. Conserving, enhancing and promoting key heritage assets, both statutory and nonstatutory, including consideration of their wider settings. Key heritage assets of the borough include:

- I. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;
- II. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;
- III. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;
- IV. The Edgar Wood and J. H. Sellers cultural heritage;
- V. The heritage of the seventeenth and eighteenth century vernacular tradition; and
- VI. The engineering heritage, including mills, canals and railways.

b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;

c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and

d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard."



5. Historical context

This section provides a history of Rochdale by period (see Table 2). Sections 5.1 to 5.5 consider the prehistoric, Roman, medieval and post-medieval periods. Section 5.6 looks at the history of the Site from the earliest documentary and archaeological records to present. Section 6 looks at the archaeological potential of the Site based on the context provided within this section.

Name of period		Date range
Prehistoric	Palaeolithic	Pre-10,000 BCE
	Mesolithic	10,000 BCE to 4000 BCE
	Neolithic	4000 BCE to 2200 BCE
	Bronze Age	2600 BCE to 700 BCE
	Iron Age	800 BCE to 43 CE
Roman		43 CE to 410 CE
Early medieval		410 CE to 1066 CE
Medieval		1066 CE to 1540 CE
Post medieval		1540 CE to 1901 CE
20 th century		1901 CE to 2000 CE

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

During the Mesolithic period, major environmental changes led to a change in habitats across the country. Open-tundra regions were replaced by forests within the Rochdale region, as evidenced in pollen samples taken from sites such as Dean Clough I. From 5000 BCE, the woodland declined and blanket peat began to develop. Many Mesolithic finds recovered from Rochdale have been found during surface collection and excavation works at the edges of patches of peat or within areas of eroded peat. These finds comprise stone implements associated with hunting activities. Identified Mesolithic sites are concentrated on hilltops and south-facing slopes, particularly in areas providing good visibility and natural shelter. Notable sites include the rock shelters at Light Hazzles Reservoir and Robin Hood Rocks. Many of the upland Mesolithic sites in Rochdale have been interpreted as temporary shelters used by hunting groups. Few lowland sites have been identified within Rochdale, however, it is possible that lowland sites were used as home bases and occupied for longer periods of time (GMAU, 2010).



The Neolithic period is characterised by the introduction of domesticated crops and animals and a more sedentary lifestyle, however, hunting and gathering remained important (Brennand & Hodgson, 2006). Forest clearance would have accelerated the woodland decline during this period to make way for agricultural land, however, pollen analysis at Rishworth Moor indicates that forest clearance was minimal in some areas. Polished and ground stone axes first appeared during the Neolithic period and numerous examples have been recovered from Rochdale. A black stone axe was found at Hollinworth and a green stone axe was found at Castle Hill. Flint axes have been recovered from Newhey and Wardle. In upland regions, finds such as arrowheads indicate the continuation of hunting. Whilst Neolithic finds have been identified within Rochdale, there is an absence of Neolithic monuments and settlements across the borough (GMAU, 2010).

In contrast to the Neolithic period, several Bronze Age monuments have been identified across Rochdale, including multiple barrows. Excavated barrows, such as Hades Hill, Wardle, and Lowhouse, Milnrow, contained cremated human bone and stone tools. Bronze Age metalwork has been recovered from across Rochdale, such as palstave axes found at Ashworth Moor and Crompton Moor and a socketed spearhead from Piethorne. A stone axe, found at the western boundary of the Site at Oakenrod, has been dated to the Bronze Age (HER 2734.1.0). The Oakenrod stone axe was recovered from the old bed of the River Roch and has ridges on both sides, which has been interpreted as an imitation of a cast metal axe (GMAU, 2010).

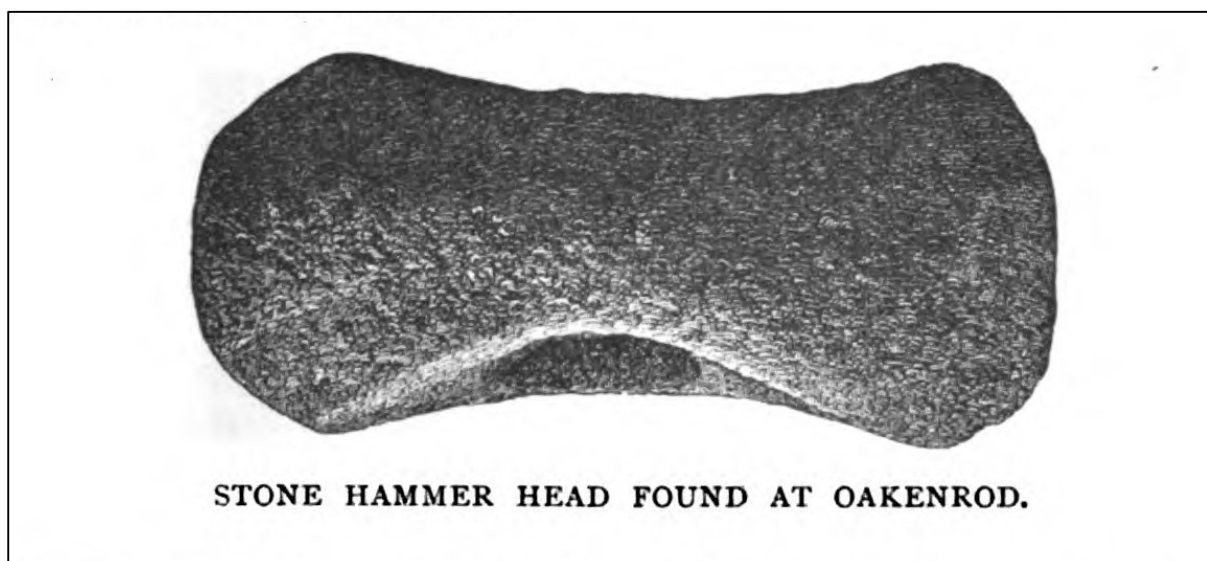


Figure 2 Stone axe found at Oakenrod (Fishwick, 1889)

Bronze Age settlement sites are limited throughout the borough, however, an occupation site was excavated at Piethorne Brook, which contained remains from the Mesolithic period and Early Bronze Age. Early Bronze Age finds included flintwork, pottery (including Beaker Ware), a worked stone shale ring and two jet beads. The presence of scrapers, spalls and worn pebbles, along with the careful placement of slabs, indicate that the site was used for leather working.



Very few Iron Age sites have been identified within Rochdale. A bronze torque was found at Mowroad in Calderbrook in 1832 by a workman (Pearson, et al., 1985). Celtic-style carved-stone heads, which have been identified throughout the Pennine foothills, have been tentatively dated to the Iron Age. Examples of the stone heads have been recovered from Castle Farm in Castleton and St Chad's Church in Rochdale. By the time of the Roman invasion, Rochdale was held by the Brigantes, who occupied much of the land across western and northern England (GMAU, 2010).

A possible prehistoric quern was recovered near Coptrod, 220m to the north of the Site, in the 19th century (HER 722.1.0) (Fishwick, 1889). The quern was said to have been recovered from drift, 6ft below the surface. In 1912, the supposed quern was analysed and, due to the absence of a funnel and handle, was reinterpreted as a possible weight (Maxim, 1912).

5.2 Romano-British period

The Roman period in Greater Manchester is well studied, with key excavated sites located at Manchester, Castleshaw and Wigan. The Roman military had established a fort at Manchester by the 1st century CE. By the 2nd century, the fort had developed alongside a substantial extramural settlement (*vicus*). Other forts were established at Wigan and Castleshaw, however, outside of military bases the local population were unlikely to have been largely affected by the Roman presence (GMAU, 2010).

No Roman settlement has been identified within the immediate area of the Site, however, numerous Roman finds have been recovered from the borough. Roman finds within Rochdale comprise coins, coin hoards, pottery, tiles, a possible Roman spearhead and a silver arm of a statue (GMAU, 2010). A coin hoard was found within the Site at Oakenrod during the early 19th century (HER 2634.1.0). A small iron box was recovered from the banks of the River Roch, which contained a rouleau of Roman brass coins (Fishwick, 1889). Other Roman sites and finds have been reported but their origins are unconfirmed. For example, the Blackstone Edge Roman Road is a scheduled monument located within Calderdale, Rochdale and, despite the name, the origin of the road is uncertain. It is possible that the road was constructed during the post-medieval period as a thoroughfare ([Blackstone Edge Roman road See also WEST YORKSHIRE 32, Ripponden - 1003746 | Historic England](#)).

5.3 Medieval period

It is possible that a settlement was established at Rochdale from the Saxon period, when the wider area was incorporated into the kingdom of Northumbria, however, evidence of activity following the Roman period is scarce throughout Greater Manchester and is often limited to placenames listed within the Domesday Survey of 1086. The Domesday Book recorded Rochdale as one of the holdings of Gamel the Thane, who was one of 21 thanes in the manor of Radcliffe (GMAU, 2010). Many of the placenames in Rochdale derive from Old English, with examples including Spotland, Wardleworth, Castleton, Hopwood and Butterworth. Spotland, the area of Rochdale in which the Site is located, derives from the Old English word 'splott', meaning a plot of land or small patch of ground ([Key to English Place-names \(nottingham.ac.uk\)](#)).



The Church of St Chad, located in the centre of Rochdale, further supports the possibility of a Saxon presence in the area. St Chad was the late 7th-century Anglo Saxon Bishop of Lichfield and therefore the dedication of the church to the Saxon bishop indicates Saxon settlement within Rochdale (Fishwick, 1889). Further evidence of Saxon occupation of Rochdale includes a possible Saxon non-rotary quern recovered from Dane Street. The possible quern was found in 1910 during excavations for an electricity works. There is some doubt to the nature and origin of the quern, however, it is possible that the stone was used as a seed crusher on a dash mill (HER 711.1.0).

Following the Norman Conquest, land was divided amongst the Norman lords. The manor of Radcliffe was held by Roger de Poitou. The 21 thanes that had previously held the manor were replaced by five knights, one of which was Norman and the rest Saxon. Over the following centuries, Rochdale became an important settlement. A motte and bailey castle had been established within Rochdale by the late 12th century. The site of the castle is now destroyed, however, 19th-century surveys state that the castle comprised of an irregular bailey, measuring at 30m x 35m, which was surrounded by earthen ramparts (GMAU, 2010). By 1251, Rochdale had been granted a charter for a weekly market and an annual fair on the fest days of St Simon and St Jude. It is possible that the markets were held nearby the present Rochdale Town Hall, however, the location of the medieval market is uncertain.

Oakenrod was one of the first places in Spotland cleared for cultivation. A deed dated to the early 13th century described the area as an 'assart' called Akenrode, which at the time belonged to Andrew de Castleton. In the mid- to late 13th century, the area was divided in two, as evidence in two deeds. One moiety was conveyed by Alan de Merland to Andrew, his son, and the other half to the abbots of Stanlawe by Alexander de Ailwarderod. In both deeds, the area was named 'Hokerode' (Fishwick, 1889).

Many of the farms and halls recorded in Rochdale in the 16th and 17th centuries were established during the medieval period, along with many corn mills. Corn mills were located along the River Roch and its tributaries and played an important role within the district. Records indicate that a corn mill was established approximately 230m to the southeast of the Site, near Norman Road, during the 13th century (HER 2407.1.0) and the mill was described as a water corn mill in 1510. During the late medieval period, Rochdale was held by the Earls of Lancaster, who had gained the manor following the death of Henry de Lacy in 1311. Various stewards leased the manor in the 15th century, and from 1462, the Byron family had influence over the large land holdings across Rochdale (GMAU, 2010).

5.4 Post-medieval period

Rochdale was described as a 'market town well frequented' by Camden in 1582 and the town's importance is clear on Saxton's map of the same century, which labels the town in large bold letters (Figure 3). The town continued to boom following the confiscation of lands from Whalley Abbey and the Dissolution of the Monasteries in the 16th century and the later sale of the Byron estates during the early 17th century (GMAU, 2010). During the post-medieval period, Rochdale became an important centre for the woollen trade. Numerous merchant's houses, warehouses and inns were constructed during the 18th century, many of which were situated along Yorkshire Street and Packer Street, where the terminus of the cross-Pennine trade route was located.





Figure 3 Saxton's map of Lancashire, 1577

Oakenrod Hall is located approximately 80m to the west of the Site. The hall likely dates to the mid-17th century, however, it is possible the hall was constructed on the site of an earlier building. The house was built for the Garside family and a wing was added in the 18th century for Edmund Butterworth. Within closer proximity to the Site was the Oakenrod Mill, which was formerly located at the south-western boundary of the Site. The mill was a water corn mill and was first mentioned in 1598. The mill is believed to pre-date 1567. A fulling mill was established at Oakenrod in the 17th century, possibly on the site of the previous corn mill. One of the building of the fulling mill had a datestone of 1606 above a door, which possibly represents the construction of a new building to form the fulling mill.

In 1700, Rochdale was described as a 'large village', with a population of approximately 8000 individuals (GMAU, 2010). In the same year, Celia Fiennes described Rochdale as a "pretty neat town built all of stone". The 18th-century stone buildings of Rochdale, such as the Union Flag Hotel on Yorkshire Street, are uncommon examples of early 18th-century architecture in the north, and therefore display Rochdale's prosperity.

Rochdale became one of the first industrialised towns in the late 18th century and was a leading town in the industrial revolution. The Rochdale Canal opened in 1799, which created a trans-Pennine highway of commerce for cotton, wool and coal. Whilst Rochdale became an important centre for cotton goods production, the town maintained its strong woollen industry. Cotton Mills were initially constructed along the River Roch and, following the development of steam power, later mills were constructed throughout the town and alongside the canal banks. Mills within close proximity to the Site included Town Mill, Standard Mill, Mitchell Hey Mills, Sunny Brook Mill, Oak Mill, Red Brook Mill, Brimrod Mill and Bridgefield Street Mill. The Oakenrod Mills were a continuation of the 17th-century fulling mill and continued to operate within the Site into the late 19th century (HER 5054.1.0).



5.5 The woollen industry in Rochdale

The centralised part of the woollen industry was fulling, which was carried out in water-powered mills. Fulling mills were active in Manchester, Burnley, Colne and Salford by 1300 and numerous fulling mills were present in woollen-manufacturing areas by the late 18th century. The fulling process took place after weaving and involved beating the cloth in water and treating it with 'fuller's earth', which cleaned and scoured the cloth and resulted in thickening and shrinking (OA North, 2006).

The woollen industry in Rochdale was well established by the early 18th century. In 1724, Daniel Defoe described the town as "a good market town, and of late much improved in the woollen manufacture, as are also the villages in its neighbourhood" (Defoe, 1724). In 1750, Rochdale was producing blankets, bales and shaloons and was described as "famous for cloth". It is said that all households in Rochdale were manufactories, with family members working as spinners and weavers. Wool was distributed by clothiers who paid households for spinning and weaving. Women spun whilst men wove, and younger family members would card wool or wind the thread onto bobbins (GMAU, 2010).

In the early 19th century, the fulling process was mechanised and by the 1830s the carding process had also been mechanised. By 1825, the mechanisation of the fulling process allowed 8000 flannel pieces to be produced per week in Rochdale mills. Other processes were still carried out by hand and by 1833 only two mills in Rochdale wove by powered machinery. By 1856, Rochdale was said to produce nine tenths of the flannel manufactured in England (GMAU, 2010).

During the early 20th century, the textile industry fell into decline and many mills were converted for modern uses and many derelict buildings were replaced by new sheds. This led to a continuity in the industrial use of former mill spaces within Rochdale (GMAU, 2010).

5.6 The history and development of the Site

Before 1567, a corn mill was located at Oakenrod and documents reference the mill in 1598 (HER 2740.1.0). The earliest reference to a fulling mill at Oakenrod dates to 1621, when the mill was recorded in a Manor Survey. In Fishwick's History of Rochdale, Fishwick himself states that he observed an old fulling mill building with a datestone of 1606 on the site during the 19th century (Fishwick, 1889), indicating buildings associated with the 16th/17th-century mill remained within the Site throughout the following centuries. It is possible the corn mill was repurposed as a fulling mill, or possibly extended in 1606 to allow for the change in use.

In the mid-18th century, the mill was occupied by Robert Ashworth. The mill was advertised to let in 1758 and was described as a "good fulling mill called Oakenrod, with tenters, and a convenient parcel of land" (Leeds Intelligencer 14 February 1758). In 1784, the mill was occupied by James Heaward, who also held several other mills within Rochdale (OA North, 2006). Yates' map of 1786, whilst published at a large scale, shows Oakenrod to the southeast of Rochdale Town Centre during this period (Figure 4). The map shows Bury New Road to the north of the Site and a building on the banks of the river, which may represent Oakenrod Mills.



In 1806, the sale of Oakenrod House, along with the mills, factory, cottages and lands belonging to the Oakenrod Estate, was advertised in the Manchester Mercury (06 May 1806). The advertisement stated that “these estates are most advantageously situated and are very much improvable; the mills and works are in the best repair; and a good turnpike road runs through the middle of the property”. The estate was said to measure at approximately 92 acres.



Figure 4 Extract from Yates' map of 'The County Palatine of Lancaster', published in 1786 -
Reproduced with the permission of the National Library of Scotland

By the 1820s, the Oakenrod Mills were occupied by James Lord, a woollen carder. In 1826, James Lord was included on bankruptcy lists in numerous newspapers (Globe 23 September 1826). Pigot's directory of 1828-1829 recorded James Lord, manufacturer of flannel and baize, as the occupant of the mill (Pigot, 1828-1829). James Lord continued to occupy the mills at Oakenrod until approximately 1839, when an advertisement of the mills' machinery was published. The machinery included “seven woollen carding engines, from thirty-one to sixty-two inches on the wire; three billies, seventy spindles each: one teaser, and one plucked, and one willow, one scutcher; two double carding engines, forty-eight inches on the wire; drawing frame, three heads, slubber, thirty-two spindles; three roving frames, twenty-eight spindles each; six throstles, 108 spindles each; mill, with creel and heck; one reel, forty, and one double do., eighty hanks and winding machine” (Manchester Courier and Lancashire General Advertiser 16 February 1839).

By 1841, John Chadwick & Sons were producing flannel at the Oakenrod Mills and had premises on Packer Street in Rochdale (Pigot, 1841). An article published in the Heywood Advertiser in 1898 reported the death of Hector Chadwick and gave a history of the Chadwick family in Rochdale. The report stated that Hector was linked to John Chadwick of Oakenrod Mill: “The founder of the original firm was Mr John Chadwick, who a century ago kept the Higher Anchor, a respectable old inn situate at about the centre of Packer Street. Anxious to undertake something higher than bar tending old John Chadwick gradually



worked himself into the flannel trade. While still a publican, he employed a few small master weavers and set apart a portion of the inn for use as a warehouse. When he left the Higher Anchor he built a warehouse on a plot of land adjoining the inn. He was then, and until 1802, in partnership with John Waugh, an uncle of Edwin Waugh. This partnership was dissolved in a friendly manner in the second year of the century, and it was about that time that the firm of John Chadwick and Sons was formed. For half a century the business prospered wonderfully. In 1817 a second warehouse became necessary. One was built in Packer Street and it was followed a few years after by the erection of a large mill at the corner of Water Street and River Street. Afterwards a mill in Smith Street was taken for the manufacture of cotton, a business which was carried on quite apart from the woollen trade of the firm. Still later the commodious mills at Oakenrod were worked, and were in continual use, until the latter end of the eighties" (Heywood Advertiser 30 September 1898).

During the 1840s and 1850s, multiple fatal incidents occurred at Oakenrod Mills. The first reported death took place in December 1845, when a 42-year-old man named Thomas Hartley was cleaning machinery in the mill. The machine was in operation and caught the man's left arm, which consequently had to be amputated. The man died of his injury shortly afterwards. It was stated that the man worked 12 hours a day for eleven shillings a week and left behind a crippled wife and five young children. The jury agreed that the man had no right to be cleaning the machine whilst it was in operation and so "the jury found no fault with the masters" (Manchester Times 03 January 1846).

In January 1851, a major incident took place at Oakenrod Mills, resulting in the deaths of at least four employees. The article reporting the incident stated: "A building measuring six yards by five, and three stories in height, had been built adjoining the boiler house on one side, and the factory on the other. The bottom room on the ground floor was used as a blacksmith's shop, the second and third stories occasionally as drying rooms. During the last few weeks, the hands, to the number of from twenty to twenty-seven, have been in the habit of eating their meals in the top room, and yesterday morning there were about twenty-four in the room for that purpose. The factory bell having rung, they rose and were running out of the room, when the floor fell in, the steam from the boilers instantly filling the rooms, scalding several very severely, and injuring others. The whole of the floor fell, but the iron beans of the second remained." (John Bull 04 January 1851).

Within the days following the incident, a second article reported the deaths and described the buildings within the Site in more detail. The second article stated "From the evidence tendered, we glean that last summer a building, 17ft. 8in. by 15ft., and 20ft. high, was erected, the lower portion for a smithy, and the upper for a drying room, with a steam-pipe, three inches in diameter, running beneath the flooring of the latter. There was but one beam in the floor of the drying room, but it measured nine inches by five inches, and ran the whole length of the room. It was new timber, and Joseph Morris, joiner, working on the structure, observing a knot in the beam, pointed it out to Mr John Chadwick, and told him it would not sustain much weight. Mr Chadwick, who found the timber, said, that not more than two persons would be in the room at one time, and therefore it would do. The joists measured three inches by two and a half inches and were wrought out of old looms" (Manchester Courier and Lancashire General Advertiser 11 January 1851).



The Ordnance Survey Town Plan of 1851 shows 'Oakenrod Mill (Woollen)' within the Site (Figure 5). The mill comprised of a main block, with an attached building to the north and a detached smaller building to the southwest. The waterpower system is depicted in detail, with the locations of the weir, sluices and drains shown. The two drains running beneath the mill likely represent the head-race and tail-race tunnels for the two waterwheels housed within the mill. A covered drain was located between the sluice and the weir, which likely provided an overflow mechanism. The attached building to the north had a chimney and associated reservoir, which indicate the use of steam engines and boilers. A tenter ground is shown to the north of the mill, which was used for drying cloth after fulling.

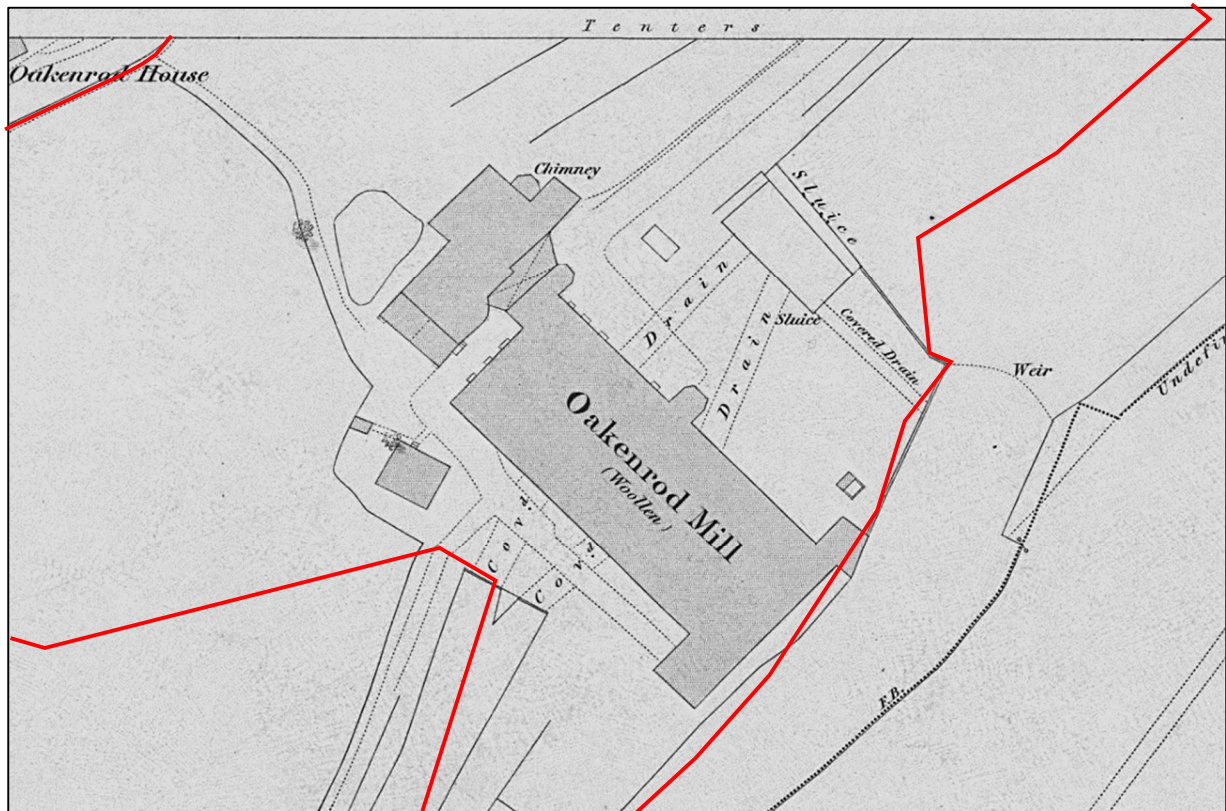


Figure 5 Extract from the Ordnance Survey Town Plan of 1851

The town plan of 1851 also shows the terraced houses at New Bury Road in the northern area of the Site (Figure 6), which on later maps are titled 'Oakenrod Place'. The majority of the terraced houses within the Site were back-to-backs, with outbuildings located to the rear and side of the row of buildings. A well is shown to the west of the back-to-backs, which may have been used by the residents of the back-to-back houses. The tenter fields of the mill are shown to extend to the rear of the back-to-backs.

The sale of equipment from Oakenrod Mills in 1866 gives an insight into the machinery used at the works. Machines advertised included a 48-inch scribbler, a 90-inch carder and two 40-inch condensers, 90 and 70 spindled billies and spinning mules of various sizes (Rochdale Observer 16 June 1866). Several years later, an article advertised John Chadwick & Sons' 'flannels, blankets etc for export' and stated that company were manufacturers of "flannels and woollen goods in various qualities, including serges, broad cloths, fancy trouserings, blankets", which were "suitable for either foreign or colonial markets" (Lloyd's List 03 February 1875; Lloyd's List 19 August 1874).





Figure 6 Extract from the Ordnance Survey Town Plan of 1851

In the latter years of the 1880s John Chadwick and Sons stopped operations. An announcement was published in the Leeds Mercury stating that the "one of the oldest and most respected firms of flannel manufacturers in Rochdale" had "issued a circular to their creditors" in order to "place before them their position" (Leeds Mercury 29 January 1886). The mills stood empty for several years following the closure of John Chadwick and Sons (Rochdale Observer 29 January 1916).

The mill had been converted for use as a cotton waste mill and the premises were occupied by A. Tattersall & Co. in the early 20th century. A. Tattersall & Co. was a collaboration between Arthur Tattersall and his brother, James Tattersall. The Oakenrod Mills had been extended during this period, with an additional block constructed to the east, and additional buildings constructed to the north. The additions to the mill complex are shown on the 1:2500 Ordnance Survey map of 1910 (Figure 7), which also shows the Oakenrod School within the Site. The elementary school was designed by Messrs. Sykes and Evans to accommodate 500 scholars (Manchester Courier 26 April 1907). Additional buildings can be identified on the 1:2500 Ordnance Survey map of 1910 to the east and west of the school, which were likely associated with the school building.

A large fire destroyed much of the mill in 1916. The report of the fire published in January 1916 stated that "the outbreak occurred on the fourth floor of a five-storey building about 5 40 p.m. and was caused by an electric fuse. Some loose cotton became ignited, and within a few minutes the flames had run almost the whole length of the room". The article also reported that a wool sorting premises occupied by Messrs. T. Mills and Sons was located within 5 yards of the burnt-out mill, indicating the wool sorting building may have been located within the Oakenrod Mills complex. The fire report stated that 60 hands worked at the cotton waste mill and that these individuals had been "thrown out of employment" (Manchester Courier and Lancashire General Advertiser 26 January 1916).



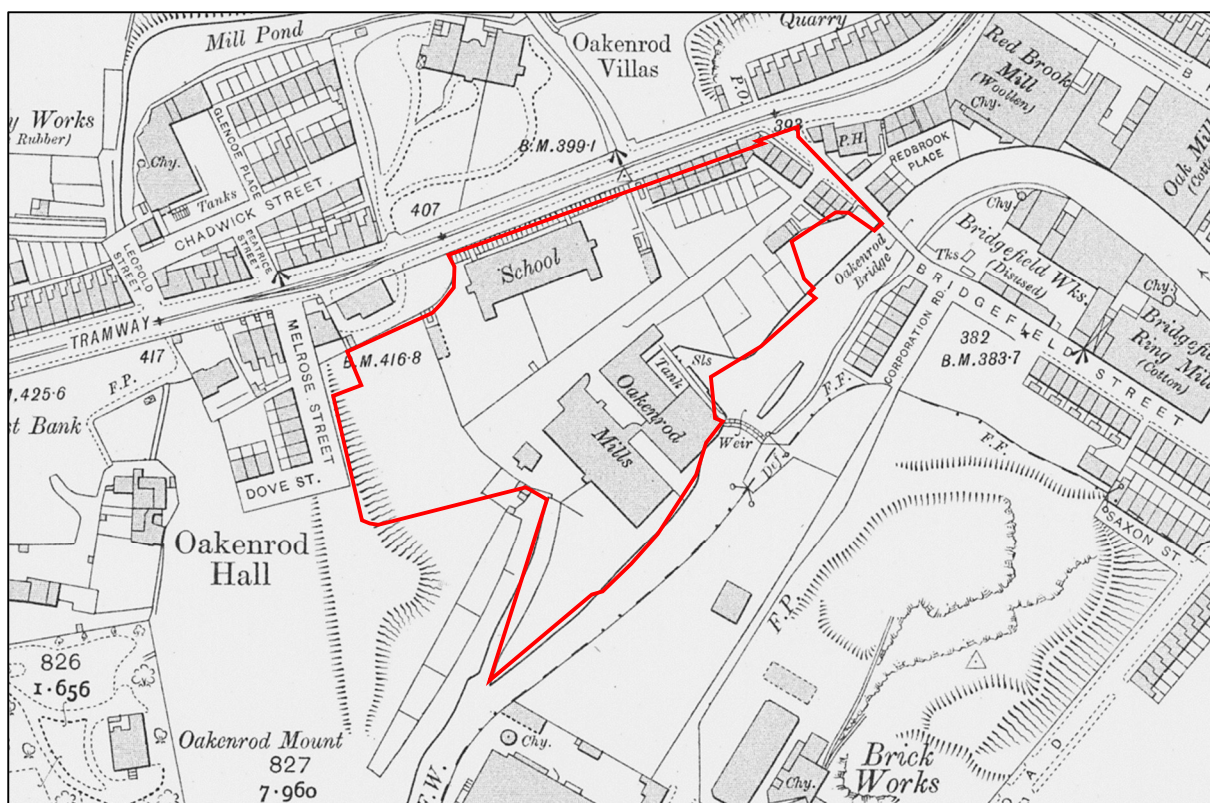


Figure 7 Extract from the 1:2500 Ordnance Survey map of 1910

In 1917, A Tattersall broke the record for the highest price paid for a cotton bale. The Manchester Royal Exchange sold the cotton bale for £1500 to A. Tattersall of Oakenrod Mills. The price of a cotton bale at the time was approximately £40. The bale was the first of the 1916-1917 Amercian cotton crop and the sale was made in aid of the funds of the East Lancashire branch of the British Red Cross Society (Rochdale Observer 03 October 1917). Tattersall then returned the cotton bale to the Royal Exchange and it was auctioned elsewhere (Todmorden & District News 13 September 1935).

By the 1960s, the Oakenrod Mills were occupied by Peers Hunt & Co. Ltd (Heywood Advertiser 08 October 1965) and by the end of the decade the southern part of the mill had been demolished and the structures were said to be in a ruinous condition (OA North, 2006). The mill and terraced houses at Oakenrod Place were subsequently demolished, leaving behind only one building, to the north of the weir, which was demolished in the 21st century. The Oakenrod School continued to operate as a school until 2005, and then was used as a training centre and base for council staff until October 2006. The school was then abandoned and demolished soonafter.



6. Assessment of archaeological potential

6.1 Introduction

The following section describes the archaeological potential of the Site through the analysis of the historical context provided in the previous section, the known heritage assets within the Site, previous archaeological investigation and the topography and geology of the Site. The table below outlines the heritage assets identified within the Site (Table 3). The details of the heritage assets are given in Section 7 and the locations are shown on Figure 16, Appendix 2.

Number of heritage asset	Name of heritage asset
Heritage Asset 01	Oakenrod Mills (18 th /19 th century)
Heritage Asset 02	Oakenrod Mill (16 th /17 th century)
Heritage Asset 03	Oakenrod School
Heritage Asset 04	Houses at Oakenrod Place
Heritage Asset 05	Well at New Bury Road

Table 3 Summary of heritage assets identified within the Site

6.2 Previous archaeological investigation

6.2.1 Oxford Archaeology North, 2006

In September 2006, an archaeological evaluation was undertaken by Oxford Archaeology North within the Site (OA North, 2006). The evaluation included 6 trenches targeting the Oakenrod Mills and the earlier 17th-century fulling mill (Figure 8). The evaluation intended to establish whether *in-situ* buried remains of Oakenrod Mill survived across the site.

Natural subsoils were only identified within the north-eastern part of the site and other areas comprised a significant depth of made ground, indicating that reductions of ground level had been made historically.

Archaeological remains of the mill were found immediately below the ground surface. Trench 1 is suspected to have located the mill lodge, along with demolition layers and a cellar. Trench 2 did not reveal structural remains, however, deposits and levelling layers were identified. Trenches 3, 4 and 5 identified various elements of the mill, including the mill lodge shown in the 1851 OS map, a tank shown in the late 19th- and early 20th-century OS maps, the engine house, a wheel pit, tunnels representing the head race, and the external walls of the mill. The evaluation therefore confirmed that well-preserved remains of the mill survive *in-situ* within the Site.



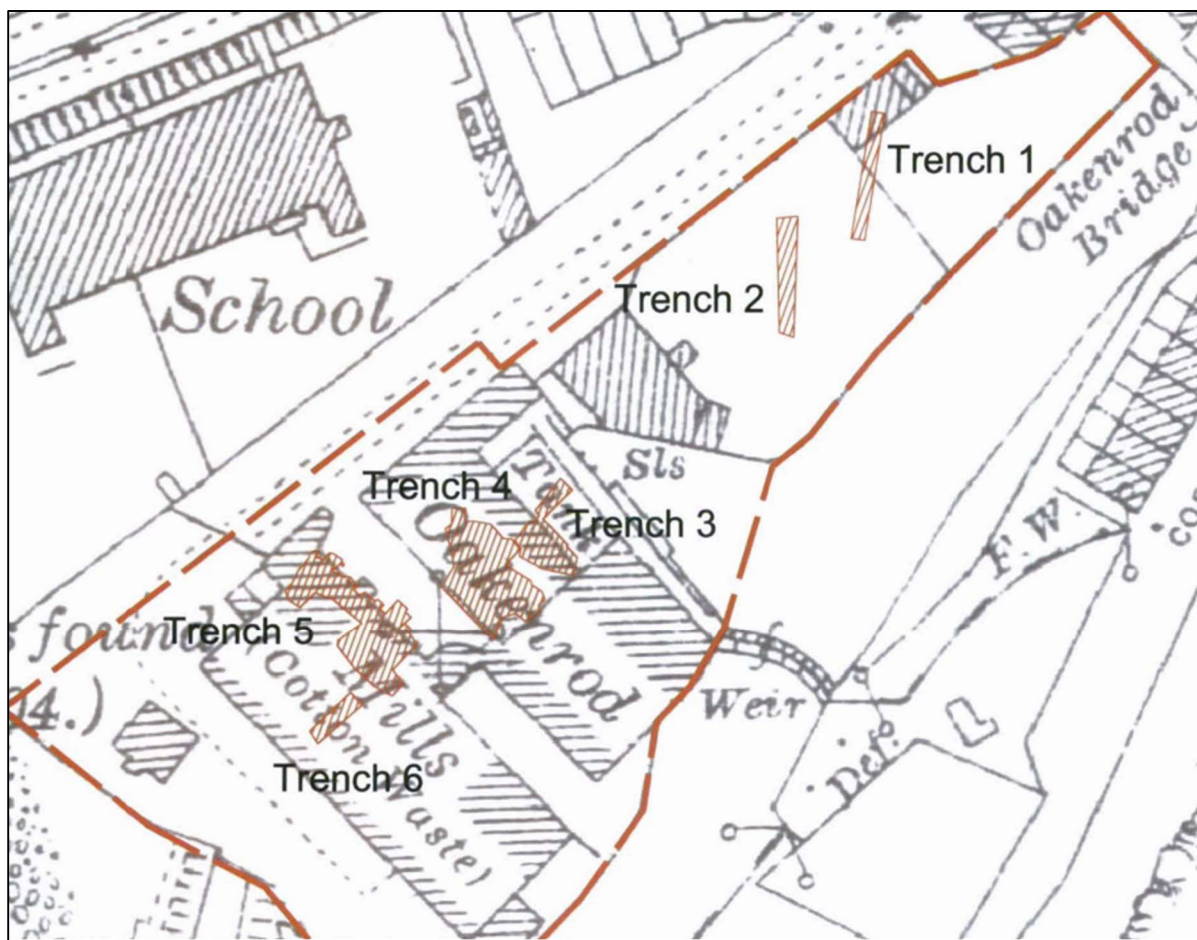


Figure 8 Trench plan taken from OA North's 2006 evaluation of Oakenrod Mill

The archaeological evaluation report concludes that the site of the mill is of high archaeological potential and that the remains are of archaeological significance. The report recommends the detailed recording of the two waterwheel pits, the water turbine housing and the putative steam-power plant (OA North, 2006).

6.3 Summary of archaeological potential by period

6.3.1 Prehistoric

The Site is situated nearby the River Roch and may be considered a somewhat desirable place for prehistoric activity. A stone axe was found nearby the Site in the 19th century, which indicates some potential for prehistoric finds to be identified within the Site. OA North's evaluation of the Site, however, reported the changes in ground levels and the lack of natural subsoil in the Site. The potential for prehistoric remains is therefore considered to be very low.

6.3.2 Roman

A hoard of Roman coins was found within the Site in 1804, indicating possible Roman activity, however, very little Roman remains have been identified within the wider landscape. In addition, OA North's evaluation of the Site reported changes in ground levels and the lack of natural subsoil in the Site. The potential for Roman remains is therefore considered to be very low.



6.3.3 Medieval

The Site was likely cultivated during the medieval period and Oakenrod Hall may have been built on the site of an earlier building. It is possible that the 16th-century corn mill recorded at Oakenrod and may have been located within the Site. OA North's evaluation of the Site reported changes in ground levels and the lack of natural subsoil in the Site and the later industrial remains were cellared, which may have removed any medieval remains. The potential for medieval remains is therefore considered to be low.

6.3.4 Post medieval

Structures associated with the 17th-century fulling mill survived within the Site into the 19th century, and therefore remains of the earlier mill buildings are likely to survive as below-ground remains within the Site. OA North's evaluation of the Site identified remains of the later mill, confirming the presence of remains dating to the latter half of the post-medieval period (i.e. the industrial period).

6.3.5 Summary

The Site has proven to hold significant archaeological remains dating to the latter half of the post-medieval period. Remains of other periods are less likely, however, the potential for these earlier remains to survive within the Site should not be completely ruled out.



7. Gazetteer of heritage assets

The tables below list the heritage assets identified within the Site and surrounding study area that warrant further consideration. These heritage assets (HA) can include archaeological sites, features of the historic landscape and upstanding heritage assets. The identification of the heritage assets is drawn primarily from the historic map regression analysis, previous archaeological investigation, the HER data and site survey. The locations of the gazetteer entries are shown on Figure 16 within Appendix 2.

Heritage Asset 01	Oakenrod Mills (18 th – 20 th century) (site of)
Site type	Mill
Period	18 th to 20 th century
NGR	SD 8874 1306 (central point)
Designation	No designation
Sources	Fishwick 1889; HER; OS mapping; OA North 2006
Description	The woollen mill is marked on Ordnance Survey maps of the 19th century. The mill was built on the site of an earlier mill (HA01), and elements of this earlier mill may have been incorporated into the fulling mill, as evidenced by Fishwick's description of the mill with a datestone of 1606 above one of the doors. In 1784, the Oakenrod Mill was occupied by James Heaward, who also held several other mills within Rochdale, and by the 1820s, the mill was occupied by James Lord. The mill was occupied by John Chadwick & Sons during the 19th century. The mid-19th century OS map shows tenter fields to the north of the mill. After a phase of disuse, the mill was repurposed as a cotton waste mill and was occupied by A Tattersall & Co. in the early 20th century. Evaluation in 2006 demonstrated that significant remains of Oakenrod Mill survive <i>in situ</i> across the southern part of the study area. In particular, the remains of the water-power system were represented by two well-preserved head-race tunnels, with an intact waterwheel pit and later turbine pit observed within the basement of the earlier 19th-century block of the mill. Five broad archaeological phases of activity were recognised, with well-preserved remains encountered for the three principal constructional phases.
Assessment	Remains of the mill survive within the Site and will be affected by the proposed development.



Heritage Asset 02	Oakenrod Mill (16 th /17 th century) (site of)
Site type	Mill
Period	16 th to 17 th century
NGR	SD 8870 1300 (central point)
Designation	No designation
Sources	Fishwick 1889; HER
Description	A water-powered corn mill was located at Oakenrod prior to 1567. The mill was referenced in a record in 1598. The location of the mill is thought to have been near the location of the later Oakenrod Mills. It is possible that some of the buildings associated with the earlier mill were incorporated into the later mill, as Fishwick recorded the presence of a datestone reading '1606' above a door at the woollen mill in the late 19 th century.
Assessment	Remains of the earlier mill likely survive within the Site. Any surviving remains would be affected by the proposed development.

Heritage Asset 03	Oakenrod School (site of)
Site type	School
Period	Early 20 th century
NGR	SD 88716 13131 (central point)
Designation	No designation
Sources	OS mapping
Description	The school was constructed in the early 20 th century. The elementary school was designed by Messrs. Sykes and Evans to accommodate 500 scholars (Manchester Courier 26 April 1907). The Oakenrod School continued to operate as a school until 2005, and then was used as a training centre and base for council staff until October 2006. The school was then abandoned and demolished soonafter.
Assessment	Remains of the school likely survive within the Site. Any surviving remains would be affected by the proposed development.



Heritage Asset 04	Houses at Oakenrod Place (site of)
Site type	Workers' houses
Period	19 th century
NGR	SD 88796 13170 (central point)
Designation	No designation
Sources	OS mapping
Description	The town plan of 1851 also shows the terraced houses at New Bury Road in the northern area of the Site, which on later maps are titled 'Oakenrod Place'. The majority of the terraced houses within the Site were back-to-backs, with outbuildings located to the rear and side of the row of buildings. The houses were demolished between 1953 and 1965.
Assessment	Remains of the houses likely survive within the Site. Any surviving remains would be affected by the proposed development.

Heritage Asset 05	Well at New Bury Road (site of)
Site type	Well
Period	19 th century
NGR	SD 88740 13152 (central point)
Designation	No designation
Sources	OS mapping
Description	A well is shown to the west of the back-to-backs on the Ordnance Survey town plan of 1851.
Assessment	Remains of the well may survive within the Site. Any surviving remains would be affected by the proposed development.



Heritage Asset 06	Oakenrod Hall
Site type	House
Period	17 th century
NGR	SD 88572 13041 (central point)
Designation	Grade II listed building
List entry number	1084244
HER number	2375.1.0
Sources	Historic England; HER
Description	House. c.1650 for the Garside family with early 18 th -century wing for Edmund Butterworth and other wings of various dates. Random dressed stone with stone dressings and stone slate roof; front wing dressed stone; rear wing brick. Original building consisted of a 3-unit plan all of two storeys; central house-part with entrance to the left, porch to left gable, and wing to the rear of hall.
Assessment	Oakenrod Hall is located 75m to the west of the Site and therefore the setting of the designated heritage asset may be affected.

Heritage Asset 07	1-5 Oakenrod Hill
Site type	Houses
Period	19 th century
NGR	SD 88494 13046 (central point)
Designation	Non-designated heritage assets
Sources	Rochdale non-designated heritage assets Non-designated heritage assets Rochdale Borough Council
Description	Three late 19 th -century houses located at Oakenrod Hill.
Assessment	The three houses at 1-5 Oakenrod Hill are located 150m to the west of the Site and therefore the settings of the non-designated heritage assets may be affected.



Heritage Asset 08	Red Brook Mill
Site type	Mill
Period	19 th century
NGR	SD 8889 1319 (central point)
Designation	Non-designated heritage asset
HER number	5053.1.0
Sources	HER; Rochdale non-designated heritage assets Non-designated heritage assets Rochdale Borough Council
Description	Marked on 1908 OS map as a woollen mill. 'Red Brook Mill 1854' on datestone on the spinning mill. storeys, brick-built and 14x2 bays. Gable slate roof. Square brick-built lowered chimney. Brick-built late 19 th -century weaving shed with an engine house at the rear, also late 19 th -century. A well-conserved small-scale early spinning and weaving mill. Stone-arched entranceway. Still used for a textile-related function. Situated near a bend in the River Roch. The weaving shed has since been reduced in width and a new building inserted between it and the spinning block. Consequently the power system features have also been demolished.
Assessment	The mill is located 80m to the east of the Site and therefore the setting of the non-designated heritage asset may be affected.

Heritage Asset 09	Oakenrod Villas
Site type	Houses
Period	19 th century
NGR	SD 88695 13202 (central point)
Designation	Non-designated heritage asset
Sources	Rochdale non-designated heritage assets Non-designated heritage assets Rochdale Borough Council
Description	Three terraced villas built on the former land of tenter fields in the second half of the 19 th century. In 1881, John Chadwick and his family lived at Oakenrod Villas. In the late 19 th century, the villas were occupied by cotton manufacturer Charles E Brierley and solicitor Richard R Osborne and their families.
Assessment	The Oakenrod Villas are located 55m to the north of the Site and therefore the settings of the non-designated heritage asset may be affected.



8. Significance assessment

8.1 Significance of archaeological remains

8.1.1 Historical and archaeological interest

Historical interest

The remains of the woollen mill within the Site links to the woollen industry of Rochdale, which was a significant industry in the development of the town. The Site also links to the history of Oakenrod and the Oakenrod Estate. The Site may therefore be considered of historical interest.

Archaeological interest

The archaeological evaluation undertaken by OA North in 2006 confirmed the presence of remains of the Oakenrod Mills. Water-power and turbine-power systems survive as below-ground remains, along with steam-power systems. The Site also has the potential to contain remains of the earlier mill structures. The Site is therefore considered to be of archaeological interest.

8.1.2 Baseline significance conditions

Period

The Site contains remains associated with the development of the woollen industry in Rochdale, which is a significant period in the town's history. The Site has potential to contain remains dating to the 16th and 17th century. Remains dating to the prehistoric, Roman and medieval periods are considered unlikely. Due to the significance of the woollen industry in Rochdale during the post-medieval period, the mill remains identified within the Site are considered to be significant due to period. Other remains, such as the houses and school, may not be considered significant due to period.

Rarity

Remains dating to the prehistoric, Roman or medieval periods would be considered rare, however, remains of these periods are unlikely to be identified within the Site. Post-medieval remains may not be considered significant due to rarity, however, well-preserved remains of 16th/17th-century mills may be considered somewhat significant due to rarity.

Documentation / finds

The history of the Oakenrod Mills is reasonably well-documented, however, there are some confusions between sources and the remains identified during the archaeological evaluation (OA North, 2006). Therefore, the documentary evidence may not be considered a satisfactory record of the mill. Other remains, such as the houses and schools, are documented on historic mapping and within primary sources. Finds identified within the Site during the evaluation mostly date to the 18th and 19th centuries. The Bronze Age stone hammer and Roman coin hoard were identified within/nearby the Site, but these were likely a stray finds.



Group value

The remains associated with the mill, such as the individual mill buildings, lodges, water systems, drains and tunnels, have a significant group value. Other remains, such as the workers' houses, represent the likely homes of the mill workers, and therefore may be considered to have some group value. The well provided water to the homes at Oakenrod Place. The school was a later addition to the Site and therefore may not be considered to have a group value with other heritage assets.

Survival / condition

The archaeological evaluation undertaken by OA North in 2006 confirmed the presence of well-preserved archaeological remains of the Oakenrod Mills. Remains of the power systems survive and can therefore further the understanding of the history and development of the mill. The Site may therefore be considered significant due to survival/condition.

Fragility / vulnerability

The remains of the mill survive immediately below the ground surface and therefore the proposed development will disturb/remove archaeological remains.

Diversity

The Site may not be considered significant due to diversity. Remains are likely to be associated with Rochdale's development as an industrial town and are likely to be contemporary in date.

Potential

The archaeological potential of the Site is described in Section 6. To summarise, the potential of the Site has been confirmed by the archaeological evaluation undertaken by OA North in 2006. The Site is therefore considered to be of archaeological interest and the potential of the Site is considered to be high.

The Site has the potential to address research agendas outlined in the current North West Regional Research Framework ([Late Medieval - North West Regional Research Framework \(researchframeworks.org\)](https://researchframeworks.org)) including:

- LM47: How can detailed archaeological investigation define the location and character of water powered mills, especially fulling mills?
- PM27: How do the industries associated with the North West evolve and develop during this period?

8.1.3 Summary of significance of archaeological remains

This assessment, along with the archaeological evaluation report (OA North, 2006), has demonstrated that the Site has high archaeological potential and is of historical and archaeological interest. Using the criteria set out in Annex 1: Scheduled Monuments & nationally important but non-scheduled monuments and the ICOMOS guide for assessing value of heritage assets, the Site most likely contains non-statutory remains of medium and low significance (Table 4).



Heritage Asset	Significance
HA 01 Oakenrod Mills (18 th -20 th century)	Low
HA 02 Oakenrod Mill (16 th /17 th century)	Medium
HA 03 Oakenrod School	Negligible
HA 04 Houses at Oakenrod Place	Low
HA 05 Well at New Bury Road	Negligible

Table 4 Significance of identified heritage assets

The 16/17th century fulling mill is considered to be of medium archaeological significance as the excavation of these remains, if present, would contribute significantly to the region's research objectives (i.e. LM47: How can detailed archaeological investigation define the location and character of water powered mills, especially fulling mills?). The remains of the later mill (HA01) and the houses of Oakenrod Place (HA04) are considered to be of low significance as they include undesignated heritage assets of local importance. Remains of the well and school have little archaeological interest and therefore their significance is considered to be negligible.

8.2 Significance of built heritage

8.2.1 Assessment of Significance Methodology/ Criteria

This assessment considers the significance of the standing structures potentially affected by the proposed development and is based upon a review of the historic development of the sites and a site survey carried out in December 2022. The methodology and criteria used for assessing significance is outlined in Section 3.5, which states that the archaeological interest, architectural and artistic interest and historic interest will be considered for each heritage asset.

8.3 Oakenrod Hall

Oakenrod Hall is a grade II listed building (List entry number 1084244) (Figure 9). The hall was built in c 1650 for the Garside family. In the early 18th century, a wing was added for Edmund Butterworth, and several other wings have been added since. The original building consisted of a 3-unit plan all of two storeys; central house-part with entrance to the left, porch to left gable, and wing to the rear of hall. The main range is of 5 bays plus the width of the left-hand wing. There are a total of 9 3-light windows with flush cavetto moulded mullions and transoms with semi- continuous headmoulds. The main chimney stack which was to the left of the door (which no longer retains its original surround) has been removed. The wing to the left is largely re-built but retains its chamfered mullioned windows and quoins. The end porch has a coped gable and kneelers. The rear elevation has various cross mullioned 5-light double chamfered, 2-light flush chamfered, 1-light circular headed, and 6-light flush chamfered mullioned windows. The interior has a closed string twisted baluster stair with an unusual twisted newel-pole which supports a ceiling beam.





Figure 9 Oakenrod Hall

The setting of the hall is formed by the undeveloped and overgrown land to east and south of the hall, the gardens of Oakenrod Mews to the southwest of the hall, and other residential properties at Oakenrod Mews, Oakenrod Hill and Bury Road of varying ages and architectural styles. The wider setting is formed by the residential development of the town Oakenrod, many of which were constructed during the 19th century. The character of the setting of this asset has changed significantly since the construction of the hall. The hall was built in a rural area and would have been surrounded by associated grounds. Due to the development surrounding the hall, particularly at Bury Road, Oakenrod Hill and Melrose Street, the hall is now hemmed in between several 19th-century buildings. Some of buildings surrounding the hall have heritage value themselves (e.g. 1-5 Oakenrod Hills). The current setting is pleasant, but has no historic or functional relationship to the asset and does not contribute to the historic significance of the structure.

The building retains a high level of archaeological interest, relating to the amount of remaining historic fabric, and the potential for undiscovered historic fabric. The building retains a level of architectural interest relating to the substantial amount of historic fabric, particularly within the original part of the house, all of which indicate an original design intention. The building retains a level of historic interest as it provides evidence of the development of the Oakenrod region of Rochdale, and the association between the hall and the mill link the asset to the significant wool industry of Rochdale. As a listed structure, Oakenrod Hall is considered to be of national significance. The building should be assigned a medium level of significance when assessed against the framework outlined by ICOMOS.



8.4 1-5 Oakenrod Hill

The three houses at 1, 3 and 5 Oakenrod Hill are recorded by Rochdale Borough Council as non-designated heritage assets. The houses were constructed during the late 19th century at Oakenrod Hill, which provided the access to Oakenrod Hall from Bury Road. Each house is uniquely designed, with arched entrances, stained glass windows and bay windows.



Figure 10 1 Oakenrod Hill (left) and 3 Oakenrod Hill (right)



Figure 11 5 Oakenrod Hill



The setting of the row is formed by the 19th-century residential development of the Oakenrod, with 19th- and 20th-century residential properties located to the north, south and east of 1-5 Oakenrod Hill. A 20th-century church is located on the opposite side of the road. The three heritage assets form a row of houses, which add to the sense of historic character and give the row a group value. The character of the street, as an area of 19th century development, remains intact as many of the houses along Bury Road also date to the 19th century and maintain their aesthetic. The setting therefore enhances the historic significance of the heritage assets.

The archaeological interest of the heritage assets is considered to be low, as examples of late 19th-century houses are well recorded. However, the structures appear to retain a high level of historic fabric and may provide evidence of historic building techniques. The buildings retain a level of architectural interest relating to the historic fabric and the unique design of each house, which indicates the design intention. The buildings retain a level of historic interest due to their association with the residential development of Oakenrod. The building should be assigned low level of significance when assessed against the framework outlined by ICOMOS.

8.5 Red Brook Mill

Red Brook Mill is a non-designated heritage asset and was constructed in the mid-19th century. The building comprised of a 2-storey spinning mill with a gable slate roof, square brick-built chimney and late 19th-century weaving sheds. The weaving shed has since been reduced in size and a modern building has been constructed between the remaining weaving shed and spinning block. The power systems of the mill have been demolished, however, the mill is in a good condition and remains in use.



Figure 12 Red Brook Mill



The setting of the mill is formed by the River Roch to the south, a row of 19th-century houses at Bury Road to the north, Redbrook House to the west and Mellor Street to the east. The wider setting is formed by the mixed urban development of the town centre, with a variety of historic and modern structures of varying styles. The character of the setting of this asset has changed significantly over the past few decades. This was historically a densely developed area with numerous industrial complexes, including the Oak Mill, Sunny Brook Mill and Bridgefield Street Mill, all of which are now demolished. The current setting therefore does not contribute to the historic significance of the structure.

The HER entry for Red Brook Mill states that the mill has a low archaeological potential, and therefore the building retains a low level of archaeological interest. The building retains a level of architectural interest due to the distinctive character of the industrial building, the datestone and the stone-arched entranceway. The building retains a level of historic interest as it provides evidence of the importance of the textile industry, which played a fundamental role in the development of the town in the post-medieval period. The building should be assigned low level of significance when assessed against the framework outlined by ICOMOS.

8.6 Oakenrod Villas

The Oakenrod Villas are a non-designated heritage asset and comprise three terraced villas built on the former land of tenter fields in the second half of the 19th century. The villas occupy an area of raised land to the north of the Site and overlook the former mill pond and Red Brook to the north. In 1881, John Chadwick and his family lived at the villas. John's occupation was listed on the 1881 census as 'woollen manufacturer' and therefore it is likely that John was a member of the John Chadwick and Sons family, who ran Oakenrod Mill until the 1880s. In the late 19th century, the villas were occupied by cotton manufacturer Charles E Brierley and solicitor Richard R Osborne and their families.



Figure 13 Oakenrod Villas



The immediate setting is formed by the grounds of the villas, and the wider setting is formed by residential buildings at Chadwick Street to the west, the undeveloped Site to the south, Rochdale Cricket Club to the north and a mix of undeveloped land and residential buildings to the east. The villas were constructed during a time of rapid development in Rochdale and were likely built for the occupants of Oakenrod Mill. The villas would have overlooked the former mill and could have been purposefully constructed to provide nearby accommodation. The character of the area maintains its 19th-century residential aesthetic, as several contemporary residences are located along Bury Road. The villas also maintain their enclosed grounds, which form their immediate setting. The setting therefore enhances the historic significance of the heritage assets, although the visual link to the mill has been lost.

The archaeological interest of the heritage asset is considered to be low, as examples of 19th-century houses are well recorded. The building retains a level of architectural interest relating to the substantial amount of historic fabric, which indicates the design intention. The buildings retain a level of historic interest due to their association with the development of the woollen industry, which was a significant industry in the development of Rochdale. The building should be assigned low level of significance when assessed against the framework outlined by ICOMOS.



9. Proposed works

9.1 Development proposals

The proposed development comprises 52 low-rise dwellings and associated landscaping and infrastructure. The Site has been previously cleared of buildings and has remained undeveloped for several years.

The Design and Access Statement (DAS) describes the proposed scheme as follows: “there are 52 dwellings proposed with a range of house types in order to offer to a wide collective of people, including young professionals and families. There are 4 1-bedroom units, 12 2-bedroom units, 26 3-bedroom units and 8 4-bedroom units. In order to reduce on street parking each dwelling is to have 200% car parking within curtilage either to the front or the side of the unit. The units have all been positioned to provide natural surveillance through the scheme with corner plots having windows in the gables and sufficient planting to blend the urban into the natural. The site topography allows for most plots to have a view towards the River Roch and wildlife area to the south.”

The DAS also states “the local vernacular is very traditional to the area and this scheme proposes to use a red multi-faced brick as seen in other schemes in the area including along Bury Road. Art stone cills and head will be used across the corner and front elevations. Hipped roofs have been used in an effort to further reduce the urban scheme of the scheme alongside a natural edge of the River Roch”.



10. Impact assessment

10.1 Impact upon archaeological resource within the Site

The proposed techniques include ground-breaking and landscaping works that have the potential to affect archaeological remains within the Site. The assessment has demonstrated that the Site contains the remains of the Oakenrod Mills and potentially contains the remains of the houses of Oakenrod Place, a well, and 20th-century school. The remains are considered to be of medium and low significance and therefore, without a programme of mitigation, the scheme will have an adverse moderate/major effect on the archaeological remains within the Site (Table 7, Appendix 1).

10.2 Impact upon the built heritage

The proposed new development has the potential to affect the settings of the heritage assets assessed in Section 8. The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets. The Historic England guidance states that the assessment should address the attributes of the proposed development in terms of its: location and siting, form and appearance, wider effects and permanence. Below is an assessment of how these attributes could potentially affect the significance of the identified assets.

10.3 Location and siting of the Proposed Development

10.3.1 Oakenrod Hall

The proposed development would be situated in the wider setting of the listed building, to the east of the structure. The heritage asset is best experienced from the west of the asset, looking east towards the building from Oakenrod Mews. Historically, the hall was isolated within its grounds, however, the structure now sits within a residential area, which developed over the course of the 19th century. The current setting is pleasant, but has no historic or functional relationship to the asset and does not contribute to the historic significance of the asset. The plot of the Site is located to the east of the heritage asset, but at a much lower height. Therefore, the construction of the low-rise houses within the proposed development area will not impair views of the listed building. The asset will not be physically or visually isolated by the proposed development.

10.3.2 1-5 Oakenrod Hill

The proposed development would be situated in the wider setting of the non-designated heritage assets. The houses are best experienced from the west, looking east towards the building from Oakenrod Hill. The character of Oakenrod Hill remains intact, as the 19th-century houses have a group value and several other contemporary houses are located within the surrounding streets. The current setting is pleasant and enhances the significance of the non-designated heritage assets. The plot of the Site is located to the east of the heritage assets, but at a much lower height. Therefore, the construction of the low-rise houses within the proposed development area will not impair views of the houses at Oakenrod Hill. The assets will not be physically or visually isolated by the proposed development.



10.3.3 Red Brook Mill

The proposed development would be situated in the wider setting of the non-designated heritage asset. The mill is best experienced looking east from Bury Road towards the heritage asset and looking west from the junction between Bury Road and Mellor Street, the latter of which looks towards the Site. This was historically a densely developed area with numerous workers' houses and industrial complexes, including the Oak Mill, Sunny Brook Mill and Bridgefield Street Mill, all of which are now demolished. Key views looking to the east incorporate modern development, which represent high-rise development in the centre of Rochdale. Key views looking west towards the Site may include a section of the Site. The heritage asset is, however, located on higher ground than the proposed development Site, and therefore the low-rise development will only be partially visible within this view. Furthermore, the proposals include brick-built houses, which are in keeping with the 19th-century residential properties surrounding the heritage asset. The proposed development would not alter the character of the views of the structure and the asset will not be physically or visually isolated by the proposed development.

10.3.4 Oakenrod Villas

The proposed development would be situated in the wider setting of the non-designated heritage asset. The villas are located within private land and set back from Bury Road on higher ground. Therefore, there are very few publicly accessible key views of the villas, however, a long-range key view of the grounds and villas is visible from Bury Road. This view looks north towards the villas from Bury Road. The Site is located to the south of the villas and therefore the proposed development will not impair the views of the heritage asset. The asset will not be physically or visually isolated by the proposed development.

10.4 The form and appearance of the Proposed Development

The proposed development comprises 52 low-rise dwellings. The local vernacular is very traditional and therefore the scheme proposes to use a red multi-faced brick, as seen in other schemes in the area including along Bury Road. The overall form and massing respects the scale of both historic and modern development in the immediate setting of the Site.

The proposed dwellings are situated within the wider setting of the listed Oakenrod Hall. The designs of the proposed development reflect the local vernacular, including the 19th-century buildings located within the immediate setting of the designated heritage asset. The traditional designs of the proposed dwellings will therefore also reflect the character of the non-designated heritage assets within the area. The proposed design is assessed as being appropriate for the historic context of the wider area and is subservient to the existing structures.

10.5 Wider effects

The proposed development will result in a change of use of the land from a disused formerly-industrial plot to a developed residential plot. As the character of this area was historically one of dense development, re-establishing development on this plot is assessed as being appropriate. As the proposal Site is situated in close proximity to a busy area of



mixed-use development, issues with 'light spill', noise, accessibility and traffic will not affect the significant setting of the heritage assets.

10.6 The permanence, longer term or consequential effects of the Proposed Development

The proposed development of the Site will constitute a permanent alteration to the settings of the heritage assets. However, the character of the settings of the assets is already one of mixed-use urban character, that incorporates both modern and historic development. The residential character to the west of the Site contributes to the settings of the Oakenrod Hall and houses at Oakenrod Hill, and therefore the further addition of traditional-style houses will be in keeping with elements of the present character. Consequently, the changes to the character of the settings of the heritage assets will be minor.

10.7 ICOMOS assessment of impact

In line with the ICOMOS guidance, the assets have been assessed at varying gradings of value (see Appendix 1). The works to the Site are classed as being of a Minor magnitude of impact, as they constitute 'Changes to the setting of an historic building, such that it is noticeably changed'. The resulting levels of the significance of the impact of the proposed works upon the settings of the heritage assets, and therefore the significance of the assets, is detailed in Table 5.

Heritage Asset	Value of the heritage asset	Magnitude of change/ impact	Significance of the impact (either adverse or beneficial)
HA 06 Oakenrod Hall	Medium (Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations)	Minor (Change to setting of an historic building, such that it is noticeably changed) The wider setting will be slightly altered by the addition of the new development, but the character of the wider setting will remain the same.	Slight beneficial The design is deemed to be appropriate for the setting of the heritage assets. The proposed development will not impair any of the key views of the building.
HA 07 1-5 Oakenrod Hill	Low (“Locally Listed” buildings / Historic (unlisted) buildings of modest quality in their fabric or historical associations)	Minor (Change to setting of an historic building, such that it is noticeably changed) The wider setting will be slightly altered by the addition of the new	Slight beneficial The design is deemed to be appropriate for the setting of the heritage assets. The proposed development will not



		development, but the character of the wider setting will remain the same.	impair any of the key views of the buildings.
HA 08 Red Brook Mill	Low ("Locally Listed" buildings / Historic (unlisted) buildings of modest quality in their fabric or historical associations)	Minor (Change to setting of an historic building, such that it is noticeably changed) The wider setting will be slightly altered by the addition of the new development, but the character of the wider setting will remain the same.	Slight beneficial The design is deemed to be appropriate for the setting of the heritage assets. The proposed development may be visible within a key view of the heritage asset, however, the design of the new development will be in keeping with the local character.
HA 09 Oakenrod Villas	Low ("Locally Listed" buildings / Historic (unlisted) buildings of modest quality in their fabric or historical associations)	Minor (Change to setting of an historic building, such that it is noticeably changed) The wider setting will be slightly altered by the addition of the new development, but the character of the wider setting will remain the same.	Slight beneficial The design is deemed to be appropriate for the setting of the heritage assets. The proposed development will not impair any of the key views of the building.

Table 5 Significance of impact



11. Conclusions

11.1 Current understanding of the Site

Previous archaeological investigation has confirmed that remains of the Oakenrod Mills survive within the southern half of the Site. The remains of the water-power system were represented by two well-preserved head-race tunnels, with an intact waterwheel pit and later turbine pit observed within the basement of the earlier 19th-century block of the mill. Five broad archaeological phases of activity were recognised, with well-preserved remains encountered for the three principal constructional phases. Other remains of archaeological interest within the Site may include earlier mill structures and 19th-century houses.

11.2 Recommended mitigation for archaeological resource

The requirement for archaeological mitigation in advance of or during development works will be determined by GMAAS, in their capacity as advisors to Rochdale Borough Council. It is anticipated, however, that detailed recording of the two waterwheel pits, water turbine housing and putative steam-power plant will be required prior to development, along with a strip, map and record of the back-to-back houses within the Site and the area to the west of the evaluated area, which may comprise remains of earlier mill structures (Figure 17, Appendix 2). If significant remains are encountered during the strip, map and record, further detailed recording may be required.

11.3 Built heritage

This assessment finds that the proposed scheme will have an overall slight beneficial impact upon the significance of the surrounding heritage assets, as defined by the ICOMOS guidance for assessing heritage impact. The character of the key views of the heritage assets will not be affected by the proposed development. The proposed works will not have a negative impact upon the elements of the setting of the heritage assets that contribute to the significance of the assets and will complement the residential character of Oakenrod. This assessment finds that the proposed scheme reflects the guidance outlined in Rochdale's Core Strategy and that the overall outcome of the proposals would be positive for the area.



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Appendix 1: ICOMOS guidance

This assessment has used the methodology outlined in the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments for the significance assessment and the impact assessment. This methodology is widely used to assess heritage impact upon archaeological remains, landscape features and built heritage. The criteria used for assessing value, magnitude of impact and significance of impact are set out in the below tables.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys (Table 6).

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.



High	Nationally-designated Archaeological Monuments protected by the State Party's laws.	Nationally-designated structures with standing remains.	Nationally-designated historic landscape of outstanding interest.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities.
	Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.



Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.
Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.



Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Table 6 Assessing Value of Heritage Assets, adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)



Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved (Table 7). It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that	Change to key historic building elements, such that	Change to few key historic landscape elements, parcels or	Changes to area that affect the ICH activities or



	the resource is slightly altered. Slight changes to setting.	the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Table 7 Assessing Magnitude of Change or Impact, adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)



Assessing the Significance of Impact

The table below has been taken from the ICOMOS guidance, 'Assessing the Significance of Impact'. The table uses a matrix to combine the value of the heritage assets with the magnitude of impact (Table 8). This significance of impact can be either adverse or beneficial. A major adverse impact would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 199-200. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 202.

Value of Heritage Asset	Scale and Severity of Change/Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
For WH Properties Very High - Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/ very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

Table 8 Assessing the Significance of Impact, adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)



Appendix 2: Figures

Figure 14 Site location

Figure 15 Locations of built heritage assets assessed within this report

Figure 16 Locations of heritage assets identified within the gazetteer

Figure 17 Recommendations for further archaeological investigation



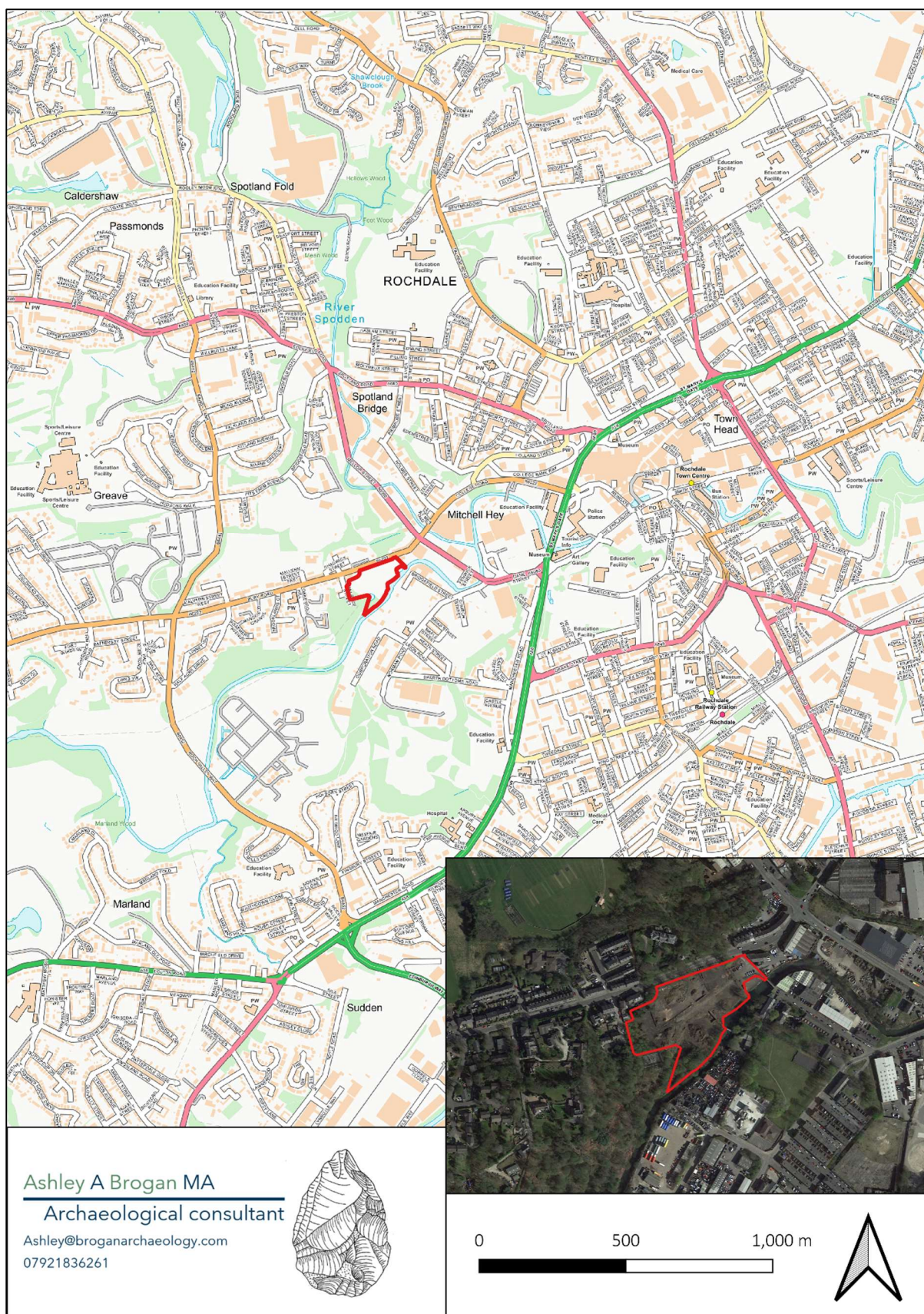


Figure 14 Site location





Figure 15 Locations of built heritage assets assessed within this report



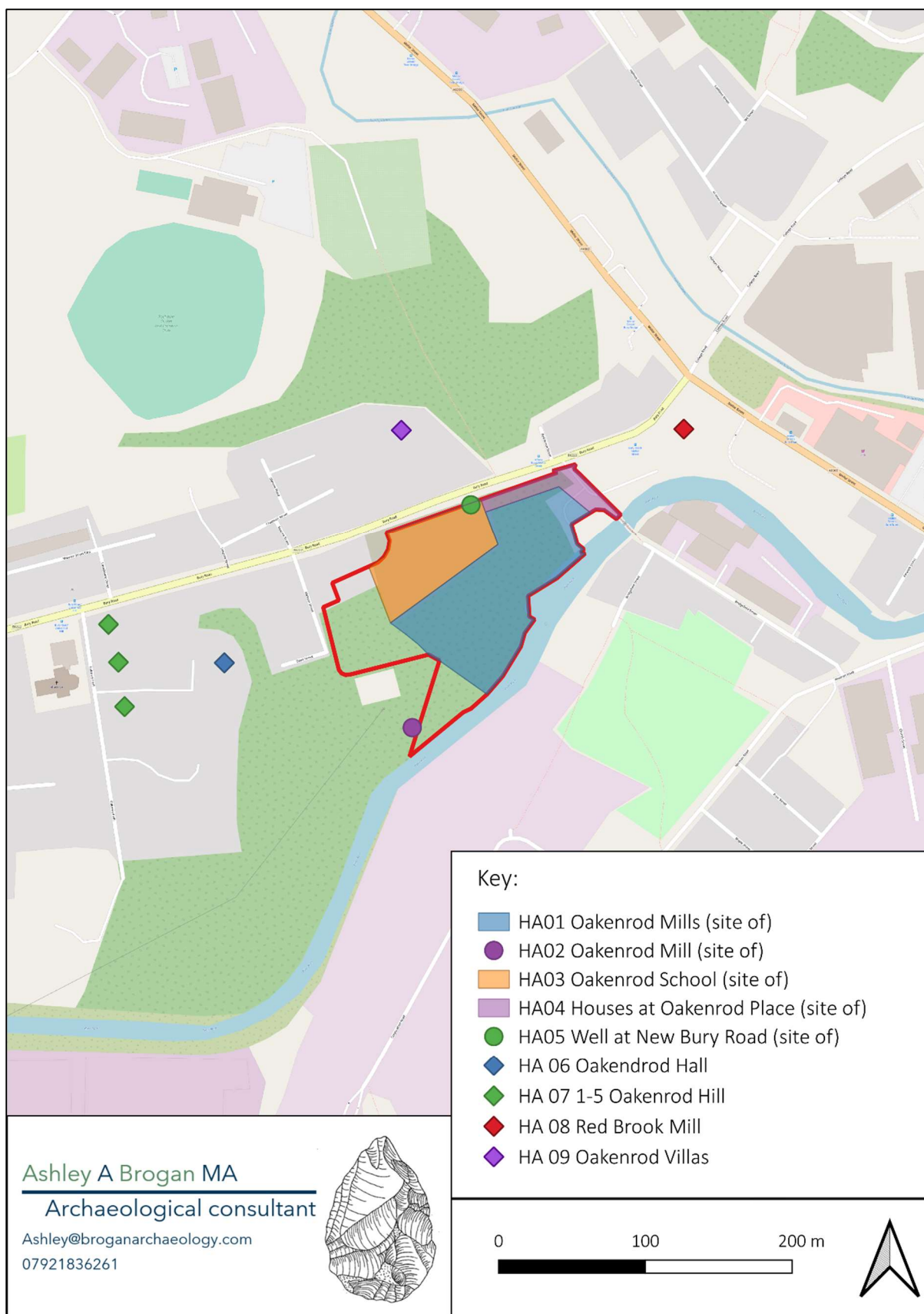


Figure 16 Locations of heritage assets identified within the gazetteer



