

HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

Albert's Restaurant, Rochdale, Greater Manchester.

ARS Report N°: 2022/44



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ALBERT'S RESTAURANT, ROCHDALE, GREATER MANCHESTER:

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

ARS LTD REPORT 2022/44



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Planning Reference: N/A Pre-planning
Local Authority: Rochdale District Council
Site central NGR: SD 84858 15048

EXECUTIVE SUMMARY

Project Name:	Albert's Restaurant, Rochdale, Greater Manchester
Planning Authority:	Rochdale District Council
Planning Reference:	N/A (Pre-planning)
Location:	Wolstenholme
Parish:	Rochdale
Bedrock Geology:	Woodhead Hill Rock - Sandstone
Superficial Geology:	Till, Devensian - Diamicton
Soils:	Slowly permeable wet very acid upland soils with a peaty surface
Site central NGR:	SD 8485 1504
Date of Report:	8 th April 2022

Archaeological Research Services Ltd was commissioned by Chris McDermott of Cinns Limited to produce an Historic Environment Desk-Based Assessment (DBA) of an area of land surrounding and including the former Nutter's Restaurant building. This is in advance of the submission of a planning application for the proposed demolition of ground floor extensions, retaining the three-storey original building, with the creation of a new single-storey element to form a restaurant, bar and function venue with associated terracing and external works.

This assessment has identified that the PDA is the location of the former late-19th century Wolstenholme Hall which is currently retained as the historical core of the former Nutter's Restaurant. The original building retained within the core of the building has many original features still present. The former hall has been utilised in many different manifestations, originally being an elite residence that later was adapted and functioned as a tuberculosis sanatorium and annotated as Wolstenholme (chest) Hospital on the 1963 OS plan. The hospital buildings were later demolished, and the hall was converted into a night club which was then adapted and extended into a restaurant.

The grounds of the hall have also been modified overtime with several former garden features identified within the PDA. Before the hall was constructed, the PDA was set within a historical agricultural landscape with 19th century field boundaries identified within the site boundary identified on 1852 Tithe mapping.

It is recommended a level 2 to 3 Historic Building Recording be undertaken (Historic England, Understanding Historic Building, and guide to good practice, 2016) across the former Nutter's Restaurant to record original features relating to the former Wolstenholme Hall and to determine and analyse the different phases which the hall has manifested.

Furthermore, an intra-demolition structural watch brief should be conducted during any demolition phases for the proposed development in order to record any hidden architectural fabric. Similarly, archaeological monitoring should be carried out during any intrusive groundworks to record any surviving below ground features relating to the landscaped garden, vernacular structures, former field boundaries or earlier archaeological deposits, if present.

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I INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Chris McDermott of Cinns Limited to produce an Historic Environment Desk-Based Assessment (DBA) of an area of land surrounding and including the former Nutters Restaurant building. This is in advance of the submission of a planning application for the proposed demolition of ground floor extensions, retaining the three-storey original building, with the creation of a new single-storey element to form a restaurant, bar and function venue with associated terracing and external works.

Comment was provided by Ian Miller, the Heritage Management Director for GMAAS, regarding the proposed development and are as follows:

“The proposed application site incorporates Wolstenholme Hall, which dates back to the 12th century. The buildings are described as a farmhouse in a survey of the manor that was carried out in 1626, and was captured on a sketch of 130 that depicted a stone-built hall with two gabled wings flanking a central block. This hall had been cleared by 1889 to enable the current building to be erected, although it is most likely that some foundations of the original building(s) may survive as below-ground remains. Any such remains will be of archaeological interest, and will warrant further investigation if they are to be damaged or removed by the construction works required to deliver the proposed development.

In order to inform the planning process, an archaeological desk-based assessment will need to be prepared and submitted with the planning application, in line with the guidance provided by Paragraph 194 of the National Planning Policy Framework: ‘Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’ The assessment should aim to elucidate the precise location and plan form of the original building(s) in order to establish the impact of development on potential archaeological remains.”

1.2 Site description

The ‘red line boundary’ of the proposed development area (hereafter ‘PDA’) is depicted by a red polygon on Figure 1, and is c. 0.71ha in area, centred at NGR SD 84858 15048. The PDA is bounded to the north by agricultural fields to the north and east, Edenfield Road (A680) to the south and Wolstenholme Hall Farm to the west.

The site is currently the location of the former Nutter’s Restaurant building which at its core incorporates the late-19th century building relating to Wolstenholme Hall. Surrounding the core are a series of single-story 1980’s extensions, which function as a seating area, dining room and function room.

The outside of the building has paved terraces to the west and south, while the eastern section of the PDA is a dedicated landscaped car park. Along the northern extent of car park is a dry stone wall which acts as an embankment. To the southeast of the PDA an area of former lawn has been stripped and masonry rubble was identified embedded into the subsoil.

1.3 Geology and Soils

The underlying solid geology of the PDA comprises Woodhead Hill Rock - Sandstone (BGS 2022).

This is overlain by a superficial deposit of Till, Devensian - Diamicton (BGS 2022).

The soils of the PDA are classified by the *Soilscapes* interactive online viewer as belonging to the Soilscapes 19 soils unit. These soils are described as ‘*Slowly permeable wet very acid upland soils with a peaty surface*’ (Cranfield University 2022).

2 AIMS AND OBJECTIVES

The principal aims of this assessment are to produce a report detailing the archaeological potential of the PDA, and to assess the potential impacts of the proposed development upon any buried and upstanding archaeological remains, the historic built environment, the historic landscape, and to assess their significance. The following objectives will contribute towards accomplishing these aims:

- ◆ To collate and assess existing information about the historic environment within the study area and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains and any upstanding buildings/structures within the PDA.
- ◆ To provide an assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular investigative techniques in order to aid the formulation of any necessary mitigation strategy, including further evaluation, excavation, and/or preservation of archaeological remains.
- ◆ To assess, where possible from the available sources, the extent of any ground disturbance associated with any previous intrusive development.

3 METHOD STATEMENT

3.1 Approach

The DBA was undertaken in accordance with the guidelines set out in The Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk Based Assessment (CIfA 2020).

The approach to the assessment of significance is that set out in Conservation Principles (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be evidential, historical (either illustrative or associative), aesthetic or communal. It is further outlined in Annexe 1 of Scheduled Monuments & Nationally Important but Non-Scheduled Monuments (DCMS 2013) which states that 'monuments can have both archaeological and historic interest and derive significance from both their physical presence and their setting. The following principles should be used to gauge the importance of heritage assets: period, rarity, documentation/finds, group value, survival/condition, fragility/vulnerability, diversity, and potential' (DCMS 2013, 10-11).

Reference is also made to 'heritage significance' as described in the National Planning Policy Framework (NPPF), which is defined as the 'value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting' (MHCLG 2021, 71-72).

3.2 Study Area

The study area adopted for this assessment was agreed with Lesley Dunkley, the Historic Environment Record Officer for GMAAS, and comprises a 1km off-set from the PDA. This study area is depicted by a dark blue outline on Figure 1 and subsequent figures.

3.3 Information Sources

The following sources of information were consulted to inform this assessment:

- ◆ The Greater Manchester Historic Environment Record (HER), maintained by GMAAS for information regarding heritage assets, details of previous fieldwork, and Historic Landscape Characterisation (HLC) mapping.
- ◆ The National Record of the Historic Environment (NRHE) maintained by the Historic England Archives.
- ◆ The National Heritage List for England (NHLE) maintained by Historic England for information regarding designated assets.
- ◆ The Manchester Central Library for historic maps, plans and other documents relevant to the study area.
- ◆ Groundsure Historic Mapping Report for historic Ordnance Survey maps.
- ◆ The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).
- ◆ Cranfield University's *Soilscapes* free interactive online viewer for a simplified version of the 1:250,000 scale Digital National Soil Map for England and Wales.
- ◆ Environment Agency Lidar data.
- ◆ Google Earth and Bing online historical satellite imagery.
- ◆ Various other relevant books, journals and publications identified during the course of the assessment, details of which can be found in the references section of the report.
- ◆ A site walkover to Historic England (2017) Level 1 standard was undertaken in wet weather conditions on 30th March 2022.

4 BASELINE ASSESSMENT

4.1 Archaeological and Historical Background

In the discussion that follows, where sites recorded on the Greater Manchester HER are described, the relevant HER preferred reference number is provided in parenthesis. Any designated assets are referred to by their unique NHLE number, and any other sites identified as part of this assessment are referenced by their unique ARS numbers. All of these identification numbers can be found in the tables in sections 4.2 and 4.3 below, or in the Appendices at the end of the report.

4.1.1 Prehistoric to Romano-British (-1,000,000 to 410 AD)

Evidence for Mesolithic activity is limited to the upland Rochdale region, typically above the 300-metre contour line (GMAU Unpublished). The recorded settlements are suggestive of seasonal visits to temporary camps in the upland areas in the north and east, springheads and south-facing shelves overlooking the deep 'cloughs' which dissect the upland plateau (GMAU Unpublished). Unfortunately, ephemeral activities by transhuman populations are difficult to detect archaeologically. They have largely only been discovered in the Rochdale region by the erosion of overlying peat deposits which have revealed the accumulations of flint and archaeological deposits caused by Mesolithic transient occupation.

Similar activity continued into the Neolithic period, where this area would have presented an attractive prospect as it held a mixture of grassland, open heather moor and a light deciduous forest cover of hazel and alder trees (GMAU Unpublished). This would have provided an environment for hunting animals as well as for agriculture. It is not clear whether a lack of evidence for settlement within the study area is due to it being uninhabited space or that merely a lack of fieldwork and the dense nature of 19th century construction within the area is masking evidence for Neolithic activity.

Evidence for activity from the Romano-British period is scarce in the Rochdale region. Romano-British activity in the vicinity of Rochdale was predominantly military in character consisting of forts to the south in Manchester, Melandra Castle and Castleshaw. Within Rochdale, however, little evidence for either Romano-British military or civilian settlement recorded from this period. More likely is that the region was used as a routeway between Manchester (*Mamucium*) and York (*Eboracum*). Finds from this period have included a number of coin hoards which were found in the 19th century during the expansion of Rochdale, possibly suggesting an unsettled political landscape. No archaeological assets dating between the Prehistoric and Romano-British period are at present recorded with the 1km study area.

4.1.2 Medieval (410 to 1540)

There is limited evidence for Early Medieval period possibly indicating a continuity of sparse occupation. However, by 1086 a settlement in Rochdale is recorded by an entry in the Domesday Book, which states that the Saxon Thane '*Gamel*' held the land of '*Recedham*' and was allowed to retain his lands. This is surprising given that the entire area between the Rivers Ribble and Mersey was granted by William I to the Norman Lord Roger de Poitou following the conquest.

The placename '*Recedham*' is thought to derive from the Old English for house or hall (*Reced*) or the name for a river (*Rached*) and the suffix '*ham*' meaning village. This name form continued until c. 1190 when the name '*Rachedal*' ('*Dal*' being Old English for '*valley*') gradually superseded the older forms of the name (Tong et al 2013). The Manor of Rochdale was given to the Lord of Clitheroe before 1212 and 'became part of the possession of Roger de Lacy and thus the Duke of Lancaster and ultimately to the Crown, and Rochdale became a Royal Manor' (Fishwick 1913, vii).

The first Wolstenholme Hall (HER 2745.1.0), immediately to the west of the PDA, dates back to the 12th century, and the placename Wolstenholme means 'the holm of Wulfstan', similarly suggesting an Old English origin (Ekwall 1922). The hamlet of Wolstenholme lies within the Spotland region, which falls within the ancient parish of Rochdale which, although vast, was itself part of the Hundred of Salford, one of the main divisions into which the historic county boundaries of Lancashire were divided during Norman times, with the Abbot of Whalley Abbey holding much of the land in this area. No archaeological assets dating to the Medieval period are currently recorded with the 1km study area.

4.1.3 Post-Medieval (1540 to 1901)

Wolstenholme is not depicted on the 1602-1604 Lancastrae Comitatus Palatinus map, with the earliest record being annotated on the 1610, The Counties Palatine of Lancaster described and divided into Hundreds map by John Speed, to the north of Bury and west of 'Rochedale'. The map is however not at a detailed scale to be able to ascertain the character or activity in the Wolstenholme area. Yet a Survey of the Manor of Rochdale in the county of Lancaster, conducted in 1626, records that '*Samuele Bamford* of Bamford holdeth to him & his heirs by deed dat. 5 Aug. 21 Jac. granted from Francis Wolstenholme of Wolstenholme gent', all 'theis Mannor of Wolstenholme within Spotland and all & every theis Messuages, Cottages., lands, tenements, houses, buildings, closes, meadows, woods, underwood, Mynes, Quarries' (Fishwick 1913, p208). The particulars for the survey describe that part of this estate was a 'faire Mansion called Wolstenholme Hall' (Fishwick 1913, p209).

The record suggests that the Manor of Wolstenholme included a number of mines and quarries in the vicinity of the hall. An analysis of LiDAR data would support this suggestion, with depressions in the surrounding landscape to the north and northeast of the PDA that appear to be evidence for extraction activity. Although these may also relate to later mapped activity depicted on historical mapping (Appendix VII), they may have had earlier precedents in the same locations (Figure 4).

The name Wolstenholme appears to have varied over time, with different spellings occurring, the 1760 Lancashire map by Booker & Mills records 'Wolstenholm', while the 1786 map of the County Palatine of Lancaster records 'Woolstonholme' as well as a possibly structure depicted as 'Woolstenholme Hall'.

Towards the end of the 18th century, technology revolutionised the manufacturing processes within Britain which caused a large increase in production and economies around Britain flourished. Rochdale was no exception to this as initially water powered mills were built which were later replaced by steam power in the 19th century, powered by coal from local mines. During the 19th century, Rochdale became one of many prominent mill towns and became a centre for textile manufacture with many mills opening.

A historical map regression has identified that the earliest detailed map of the PDA is the 1852 Tithe map of the Township of Spotland in the Parish of Rochdale and County Palatine of Lancaster. The map depicts the PDA divided between six fields, subdivided by 10 former field boundaries (Figure 5 & 6, ARS02), a dashed line in Plot 830 may indicate a prospective quarry. Wolstenholme Hall is depicted as a structure with a central block flanked by two wings, to the west, outside of the PDA. The PDA however lies within the ground of Wolstenholme Hall with the Tithe Apportionments recording that the owner occupier being John Grundy (Table 1).

Table 1: 1845 Tithe Apportionments for the Township of Spotland in the Parish of Rochdale and County of Palatine of Lancaster

Plot no	Owner	Occupier	Name and Description
739	James Dearden	Elliot Lees	Birches
596	John Grundy		Higher Laneside
597			
828	John Grundy		Wolstenholme Hall
830			
831			

By 1890-1891 the OS plan depicts that the previous Wolstenholme Hall has been demolished and replaced with a late-19th century hall (ARS01), constructed within the PDA, representing the original core of the current building within the PDA, as well as two further structures, one to the northwest possibly an outbuilding and another to the northeast suggestive of a possible greenhouse. The majority of the PDA lies within the grounds of Wolstenholme Hall, where the former field system identified on the 1852 Tithe map has been removed and replaced by a landscaped garden, two former boundaries to the south of the PDA (ARS03), and a reservoir to the east (ARS04).

4.1.4 Modern (1901 to the present day)

The layout of the hall remains similar during the early-20th century, apart from the structure to the northwest being incorporated into the main building depicted on the 1910 OS plan. Further garden features are depicted to the southeast of the PDA such as a former fountain and a vernacular structure of unknown function (ARS05 & ARS06). By 1929, the OS plan suggests that the majority of the PDA had remained the same, yet the vernacular structure (ARS06) had been replaced by a series of similar structures to the southeast of the PDA (ARS08).

After the First World War, Wolstenholme Hall was utilised as a tuberculosis sanatorium and by 1929 the OS plan depicts extensions of the ancillary building annotated as Wolstenholme (chest) Hospital (ARS09). The hospital was closed in 1977 and the ancillary buildings later demolished. The core of the hall was used a nightclub called The Manor in the late-1970s and early-1980s and would be later be converted into a restaurant that was bought in 2003 by Rodney Nutter and run as Nutter's Restaurant by Andrew Nutter.

The PDA is currently the former Nutter's Restaurant consisting of the core of the original Wolstenholme Hall surrounded by a number of later one-storey extensions that incorporate historical features. The grounds of the restaurant comprise patio terrace to the west and south of the restaurant with car parking to the east and lawn landscaped gardens to the southeast. An area in the southeast of the PDA is currently being cleared and masonry rubble possibly relating to ARS06 and ARS08 were recorded during the site walkover (Photographs 12-18).

4.2 Designated Assets

On-Site

The NHLE does not include any designated heritage assets that are within the PDA.

Study Area

Greater Manchester HER records seven designated heritage assets within the wider 1km study area beyond the PDA, comprising seven Listed Buildings these relate to Listed Farmhouse and agricultural buildings in the wider landscape. Their locations are depicted in purple (Grade II Listed Buildings) on Figure 2 and further details can be found in Appendix II.

4.3 Non-Designated/Other Heritage Assets

4.3.1 Archaeological Remains

On-Site

Greater Manchester HER does not record any known archaeological sites or findspots within the PDA. However, a historical map regression during the course of producing this HEDBA, has identified nine mapped features within the PDA. These relate to former agricultural field boundaries before the late-19th century Wolstenholme Hall was built in the PDA, a reservoir, landscape features and vernacular structures associated with the hall depicted in the early-20th century and ancillary buildings associated with when the hall was utilised as a chest hospital. These are tabulated below (Table 2) and are depicted on Figures 5-10.

Table 2. Other potential archaeological remains identified by the DBA

ARS ID	Description
ARS01	Former Wolstenholme Hall Late-19 th century hall built in gothic style that is currently incorporated as the original core of the former Nutters Restaurant building.
ARS02	1852 Former Field Boundaries (site of) Former field boundaries identified on the 1852 Tithe map for the Township of Spotland.
ARS03	Former late-19th Reservoir (site of) Former reservoir identified on 1891 OS plan.
ARS04	1891 Former Boundaries (site of) Former Boundaries identified on 1891 OS plan.
ARS05	Former Fountain (site of) Former fountain identified on 1891 OS plan.
ARS06	Former Vernacular Structure (site of) Former structure associated with Wolstenholme Hall in the southeast of the PDA, identified on 1910 OS plan.
ARS07	Former Landscaped Garden Features and Boundaries (site of) Former garden features and boundaries associated with Wolstenholme Hall identified on 1910 OS plan.
ARS08	Former Vernacular Structures (site of) Former structures associated with Wolstenholme Hall in the southeast of the PDA, identified on 1929 OS plan.

ARS ID	Description
ARS09	Former Wolstenholme (Chest) Hospital (site of) A series of former ancillary structures associated with the Former Wolstenholme Hospital built in 1920s and identified on the 1963 OS plan. The only remains of the hospital is the original Wolstenholme Hall currently incorporated into the former Nutters Restaurant building.
ARS10	1963 Former Boundaries (site of) Former Boundaries identified on 1963 OS plan

Study Area

Greater Manchester HER records five known archaeological sites and/or findspots within the wider 1km study area. The site of the earlier Wolstenholme Hall is recorded immediately to the west of the PDA (HER 2745.1.0), while three sites of former mills reflect the industrial period activity within the landscape. These are listed in Table 3 below and are depicted in orange on Figure 3. Further details are provided in the gazetteer in Appendix I.

Table 3: Known archaeological sites/findspots located within the wider study area

HER ID	Description
2745.1.0	Wolstenholme Hall (site of)
5201.1.0	Baitings Mill (site of)
5200.1.0	Rainshore Mill (site of)
2427.1.0	Marcroft Gate (House) (site of)
2747.1.0	Greenbooth Mill (site of)

4.3.2 Historic Built Environment

On-Site

Greater Manchester HER records no elements of the historic built environment within the PDA.

Study Area

Greater Manchester HER record three elements of the historic built environment within the wider 1km study area beyond the PDA. These similarly relate to mill buildings illustrating the industrial activity in the wider study area and are depicted in green on Figure 2. Further details are provided in the gazetteers in Appendix II.

4.3.3 Historic Landscape

On-Site

Greater Manchester HER records that the PDA is entirely with HLC unit HGM22998, within the PDA, Wolstenholme Hall, Edenfield Road, Rochdale described as *‘Wolstenholme Hall was depicted in 1851 as a large house set in curvilinear grounds. Probable house of significant antiquity (possibly 12th century). Double cross wing house. Probably rebuilt in late 19th century.’* and these are tabulated in Table 4 below and illustrated on Figure 12.

Table 4: HLC types Located within the PDA

HLC ID	Name	HLC broad type	HLC primary type
HGM22998	Wolstenholme Hall, Edenfield Road, Rochdale	Residential	Elite Residence

Study Area

Greater Manchester HER records a total of ninety-one HLC units mapped within the wider 1km study area. The previous HLC Broad type illustrate a landscape represented by agricultural and industrial

activity, this continued into the present HLC Broad Types which are predominantly agriculturally recorded as enclosed land. However, a number of the Textile Mill in the area have been converted into residential dwelling. These are illustrated on Figure 12 and detailed in Appendix III.

4.4 Previous Investigations

4.4.1 Archaeological Events

Greater Manchester HER records one archaeological investigation that has been undertaken within the 1km study area, this relates to a building survey that took place at Baitings Mill (EGM3400), c. 330m to the southeast. Further details are provided in Appendix IV and its location is illustrated on Figure [13 Appendix V

5 INITIAL BUILDING ANALYSIS AND DESCRIPTION

An initial historic building analysis was carried out across the entire site on 30th March 2022. It is anticipated that a more detailed building recording exercise will need to be carried out to preserve by record any demolition of historical buildings, so the following provides a brief text description of the exterior and interior of the building remains and identification of extant historical features and includes an initial assessment on their significance.

5.1 Exterior

The former Nutter's Restaurant building consists of a core late-19th century gothic style building constructed in Staffordshire brick to three-storeys, surrounded by a 20th century single-storey extension and patio terrace to its eastern, southern and western elevations (Photographs 1-4). The exterior of the former hall has carved stone lancet style windows to all elevations and is accentuated by two gothic style architectural tile borders around the ground floor. The building has stone carved and brick-built facias to the first-floor roof line (Photograph 19).

The modern single-storey extensions are built in yellow brick and wood cladding which incorporate sympathetic PVC windows which imitate lancet style windows. The square extension to the southern elevation has integrated a lancet style stone window that appears to be either from the original house or reclaimed (Photograph 20).

The surrounding terracing is constructed out of stone paving stones, yet the western terrace appears to possibly have a section of original stone flagging (Photographs 3, 5 & 9)

5.2 Interior

The interior of the ground floor is currently laid out as a former commercial hospitality restaurant consisting of a bar and seating area, two dining rooms, a function room and kitchens. As stated, the square single-storey extension to the southern elevation integrated an either original or reclaimed stone lancet style window and is incorporated as an internal architectural feature (Photograph 21). Similarly, the former exterior of Wolstenholme Hall is retained as a feature within the dining room, with lancet windows converted into doorways into the core of the building, a stone lintel former entrance and the exterior architectural border all being incorporated into the interior design (Photographs 22-24).

The former entrance hall to the former hall, now a second internal dining room (Photographs 29 & 30), has a double height ceiling with period moulded cornicing (Photographs 26-28), and has a wooden balcony area which was possibly accessed by a staircase no longer in existence, yet its previous location is possibly indicated by a diagonal row of nonweathered exposed bricks (Photograph 28).

The westernmost room appears have been a function room, which incorporated part of the original building, however the exterior western wall has been removed and replaced with a rolled steel joint beam to open the room to the single-story extension to create the large function room (Photographs 33 & 34). Two original doorways lead into the room from the northern and eastern walls (Photographs 31 & 32). The northern doorway accesses a vestibule area to the west of the building that appears to have an original vaulted ceiling (Photograph 35 & 37). To the west of this, a modern porch extension appears to have internal reclaimed or original column capitals upon modern brickwork columns (Photograph 36). This porch is mirrored on the eastern side where lancet style windows have been converted into doorways to access the seating and bar area (Photographs 38). The bar and seating area appear to have minimal original features consisting of a modern raised level extension and a bar area that has possibly undergone a change in original layout (Photographs 39 & 40).

The first floor does not appear to have retained many internal period features (Photograph 41), with the only obvious period feature being an exposed brick archway in the kitchen area (Photograph 42). The second-floor attic is undeveloped consisting of exposed brick walls and wooden floorboards. Steel structures were present which are likely to be supporting the roof structure (Photographs 43 & 44).

6 ASSESSMENT OF THE SIGNIFICANCE OF AFFECTED HERITAGE ASSETS

This assessment has identified that the PDA is the location of the former late-19th century Wolstenholme Hall which is currently retained as the historical core of the former Nutter's Restaurant. The building analysis has identified that within the core of the building many original features are still present. The former hall has been utilised in many different manifestations, originally being an elite residence that later was adapted and functioned as a tuberculosis sanatorium and annotated as Wolstenholme (chest) Hospital on the 1963 OS plan. The hospital buildings were later demolished, and the hall was converted into a night club which was then adapted and extended into a restaurant. The building of the former Nutter's Restaurant has *evidential* and *illustrative value* in the understanding the individual evolution, decline and development from the former Wolstenholme Hall to its current manifestation during the late-19th to 20th centuries (Nevell 2022).

The *Original Research Agenda for the North West of England* states that during 19th-20th centuries many new non-domestic building types appear such as prisons, workhouses, hospitals and other institutes. Although some of these site types have been classified and categorised on a national level, much more needs to be done at a regional scale to identify and classify the resource and to evaluate significance, as well as to investigate significant individual structures (Nevell 2007).

While the *Updated North West of England Research Frameworks* state that villas of this kind are 'associated with newly wealthy entrepreneurs or professionals, in contrast to country houses built for the established gentry, and they proliferated around the edges of large towns and cities' and 'represent a wide range of architectural styles, reflecting shifts in taste and advances in construction and technology' (Nevell 2022)

Within the grounds of the hall, a number of landscape features such as formal gardens, fountains and small structures have been identified. The layout of the garden was modified during the 19th-20th centuries and a small structure, which could be a vernacular building, was increased to a number of similar buildings between 1910 and 1929. If any below ground remains of these features survive, they would have *evidential* and *illustrative value* in informing us on the processes of modification and development of the garden and the motivations for it.

The PDA was previously set within a historical agricultural landscape, before the area was developed into late-19th century Wolstenholme Hall, the earlier hall is recorded immediately west, outside of the PDA (HER 2745.1.0). The PDA however was split into multiple fields by a number of former 19th century

former field boundaries, if any below ground remains survive they would illustrate the change in function and relationship that PDA had with its surroundings, while the 19th century former field boundaries have the potential to be of an earlier origin, reflecting earlier fossilised field systems and the later removal of field boundaries perhaps indicating a change in land use in the late-19th century (Newman et al 2006-2007).

Any above ground hidden or surviving below ground archaeological assets would be of *local* and *regional significance* due to their value in illustrating the evolution, decline and development of the late-19th century Wolstenholme Hall.

7 ASSESSMENT OF POTENTIAL IMPACTS

The proposed development would include demolition of some areas of the ground floor extensions, retaining the three-storey original building, with the creation of a new single-storey element to form a restaurant, bar and function venue with associated terracing and external works. The potential direct physical impact to any heritage assets during the demolition and construction phases include the following.

- ◆ Removal or truncation of heritage assets during ground works, site clearance and construction (e.g. removal of hardstanding).
- ◆ Damage to buried archaeological remains because of piling and excavation of foundation trenches.
- ◆ Other groundworks associated with the construction of the proposed development which have the potential to damage or destroy below-ground features or deposits of cultural heritage value, should they be present.

As noted, the extant building of the former Nutter's Restaurant is currently located within the PDA; The inner core of the building represents the former Wolstenholme Hall built in the late-19th century but was later utilised as in the early-20th century Chest Hospital and finally converted into restaurant in 1980s. The demolition of the single-storey extension could have a direct physical impact on any hidden or unrecorded heritage assets relating the former Wolstenholme Hall.

The level of site clearance during the different phases of development within the PDA during the 20th century is unknown. Yet, it is considered that there is a low archaeological potential for surviving below-ground foundations for vernacular buildings, landscaped features or former field boundaries relating to the 19th century agricultural land use to be still present within the PDA. However, any below-ground features, should they be present, relating to 20th century modification of the landscaped garden and structures, the 19th century former field boundaries or earlier archaeological assets within the site boundary would be potentially directly impacted by any intrusive groundworks associated with clearance and construction below modern ground level.

8 RECOMMENDATIONS

It is recommended a level 2 to 3 Historic Building Recording be undertaken (Historic England, Understanding Historic Building, and guide to good practice, 2016) across the former Nutter's Restaurant to record original features relating to the former Wolstenholme Hall and to determine and analyse the different phases which the hall has manifested.

Furthermore, an intra-demolition structural watch brief should be conducted during any demolition phases for the proposed development in order to record any hidden architectural fabric. Similarly, archaeological monitoring should be carried out during any intrusive groundworks to record any

surviving below ground features relating to the landscaped garden, vernacular structures, former field boundaries or earlier archaeological deposits, if present.

9 STATEMENTS AND ACKNOWLEDGEMENTS

9.1 Archive Deposition

One digital PDF/A copy of the final report will be deposited with the Greater Manchester HER.

9.2 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

9.3 Statement of Indemnity

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

This report is based on the national and local planning policy and guidance in force at the time of compilation and the information sources listed in Section 3. This report is based on the information available at the time of preparation and any subsequent updates will not have been incorporated. This report should not be relied upon beyond twelve months from the date of compilation.

This report should not be relied upon for any purpose other than as stated in the Aims and Objectives.

9.4 Acknowledgements

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HER Entries

HER ID	Description
2745.1.0	Wolstenholme Hall (site of) dates from the 12th century. Buildings described in manor survey 1626 as a farmhouse. Sketch survives of hall in 1830, a stone-built hall with two gabled wings flanking a central hall block. By 1889 it had disappeared.
5201.1.0	Baitings Mill (site of) Possibly one of the earliest steam-powered mills in the area. The spinning mill dates from the early to mid-C19 and is brick built with timber internal structure. 2 storeys and 6x2 bays. Rectangular windows with stone lintels and sills. Gable slate roof. The engine house is attached to the rear. Boiler house and small brick intact chimney, all of which are early C19. A later phase addition to the spinning mill has a notable stone-arched loading door and a multi-ridge roof. Other buildings on the site include 5 or 6 smaller 1-storey brick buildings adjoining the spinning mill that may have been added later for textile finishing. Late C19/early C20 weaving shed, 13x1 aisles, brick built. Engine still running in 1957. A building survey was undertaken in 2000, prior to demolition of the mill. The survey recorded that the extensive surviving remains of the complex comprised a mixture of single- and multi-storey buildings, predominately built in brick, although there was some stone fabric visible as well. The main feature of the complex was the large single-storey, multi-roofed, two-phase 19th- and early 20th-century weaving shed which occupied the northern two-thirds of the site. To the south of this was a mid-C20 corduroy shed and a covered loading bay. To the south of the weaving shed was a main building that may originally have been a warehouse, and south of this was a well-preserved mid-C19 beam engine house and boiler house, containing an 1895 horizontal tandem compound steam engine which was dismantled and removed immediately prior to the survey. Site redeveloped with housing post-1999.
5200.1.0	Rainshore Mill (site of) All the original mid- to late C19 buildings have been demolished present buildings all date from the early C20 with some late C20 additions. The site now comprises: 1) a very long single-storey brick-built early C20 building; 2) an early to mid-built manager's house at the N end of the site, and 3) various late C20 sheds, brick built asbestos roofs. All the early C20 buildings have been heavily modified. No power features whatsoever remain. Small reservoir to the W. Very large Greenbooth reservoir to the E the above buildings are still in use by Messrs. Alexander Drew & Co. Ltd. for fabric dyeing. Named 'Rainshore Upper Mill' on map.
2427.1.0	Marcroft Gate (House) (site of) Dated stone 1744.
2747.1.0	Greenbooth Mill (site of) Water corn mill, later a cotton mill, under the reservoir. Dated from the 14th century. Mentioned in 1629.

APPENDIX II GAZETTEER OF THE HISTORIC BUILT ENVIRONMENT

NHLE Entries

HER ID	NHLE ID	Grade	Description
5320.1.0	1346255	II	Wolstenholme Fold Farmhouse and Barn Farmhouse and adjoining barn (now part of house). Farmhouse late C17, barn "1721 MH" on keystone. Dressed stone with slate roofs. 2-storey 2-unit plan with barn adjoining at rear left-hand corner at right-angles to the farmhouse; single-storey wing added to right and lean-to to left gable. All the mullioned windows are of 3 lights, the ground-floor ones being single chamfered. The door is to the left and has square-cut monolithic jambs and lintel. The rear elevation has two 3-light mullioned windows as well as a 2-light one with semi-circular heads and hoodmould. The barn has a large semi-circular square-cut opening with keystone; C20 windows have been added to either side.
2446.1.0	1084223	II	Manor Farm Late C17. Coursed rubble with stone slate roof and brick chimney stack. 2-unit house with house-part to left of door and room to right; stone stairs were formerly opposite door. 2 storeys. The roof has been raised to create a taller upper storey, the upper windows being of a later date. The ground-floor mullioned windows are double chamfered and of 2 lights (possibly a fire window), 5 lights and 3 lights (mullions removed) with drip moulds. Stone plinth and quoins. The rear has two 3-light and one 2-light window, the latter with round-headed lights (all with mullions removed) and with spiral stops to the hoodmoulds, almost certainly re-used; there are also two semi-circular-headed single lights at the half level which are blocked in. The roof has fishbone king-post trusses. The deeds of the property are said to state that the building was first used as a chapel.
11548.2.0	1346256	II	Woodhouse Farm: Foldyard Buildings 1895 on tablet above door. Random dressed stone with stone slate roof and clay ridge tiles. U-shaped range of buildings, now milking sheds etc. surrounding a walled foldyard and central midden (q.v.) [HER 11548.1.0]. The various door openings have rounded jambs and lintels apart from the central gabled porch, which has a semi-circular fanlight and arch with dated tablet, vent hole and corniced pedestal with ball finial above. Similar finials rise from each corner of the building and the enclosing wall. Quoins, corbelled eaves, and ridge vents, none of which are complete.
11597.1.0	1057667	II	22 and 24 Lower Tenterfield Farmhouse, now 2 houses. 1777 on datestone although the left-hand wing dates from mid-C17. Watershot stone, coursed stone and stone slate roof. Two-unit, 2-storey house of 1777 which was added to what now forms a crosswing of 2 rooms and 2 storeys. The 1777 range has a central entrance with square-cut monolithic jambs, a plaque above reading "The Reverend John Barlow M. A. Vicar of Leigh 1777" and a square window above. There are four 3-light flat-faced mullion windows and a blocked taking-in door to the right

HER ID	NHLE ID	Grade	Description
			gable. The C17 wing has a stone plinth, stone quoins, and ovolo-moulded 5-light double-chamfered window with hoodmould to each floor of the gable. The side has two chamfered 3-light windows, an inserted taking-in door and a heavy projecting chimney stack with weatherings. The fireplace has chamfered jambs and heavy stone lintel. The beams are chamfered.
11548.1.0	1084225	II	Woodhouse Farm: Foldyard Midden shelter. 1895. Cast-iron columns, stone slate roof and clay ridge tiles. Rectangular roof supported on columns in the centre of a foldyard (q.v.) [HER 11548.2.0]. 1 bay by 2 bays with slender cast-iron columns. Retaining side walls and hipped roof.
5437.1.0	1084224	II	Woodhouse East Cottage and attached Cottages Place first mentioned in charter 1374-75. House first mentioned 1482. Datestone over porch "W.B. 1709" (William and Michael Bentley). House. "W B 1709" (William and Michael Bentley) on door lintel. Coursed rubble with stone dressings and stone slate roof. 3-unit hearth-passage plan with projecting porch of slightly later date, projecting cross-wing to left, a single-storey addition to left and a later 2-storey wing to rear, now being used on 2 cottages. The 2-storey house has double-chamfered mullion windows, two of 2 lights to the gabled cross-wing and 3 lights to the other two units of the ground floor; each has a hoodmould. The porch has a coped gable with kneelers and ball finials. A new door has at some stage been inserted into the house-part when it was used as a separate cottage. The upper floor has two 2-light double-chamfered windows to the crosswings, 4-light above the porch, 3 above the hall and 7-light to the right (now 6). Quoins and coped gables with kneelers and ball finials. The chimney stacks have moulded cornices. The added wing to the rear has four flush-chamfered 3-light mullioned windows with hoodmoulds only to the ground floor, square-cut monolithic door jambs, ball finials and a central chimney stack.
5318.1.0	1084261	II	Schofield Farm (Three Owls Bird Sanctuary) Farmhouse and adjoining barn, now bird sanctuary. Mid-C17 and later. Coursed stone with stone slate roof and brick stacks. 2-unit, 2-storey plan with barn adjoining at rear. 2-bay elevation, with stone quoins. The entrance which was to the extreme left has been blocked in and a central entrance formed. 1 double-chamfered window opening with hoodmould is partly blocked by the door and is extended to the left at a later date; another, formerly of 3 lights, has no mullions remaining. The eaves have at some stage been raised to accommodate a 10-light "weaver's window" (although 4 lights are blocked in) with flat-faced mullions. Gable stacks and one 2-arched-light double-chamfered window at rear. The barn has a semi-circular cart entrance with a door opening to either side.

NRHE Entries

HER ID	Description
5203.1.0	Woodhouse Mills The main building is of 3 storeys and stone built, with 16x3 bays. Hipped slate roof and corner pilasters. Rectangular windows with stone lintels and sills. This building is surrounded by various late C19 and C20 buildings, most notably a long stone-built gable-roofed shed. There are some stone-built terraced houses nearby, possibly workers' housing. There are two separate brick chimneys; the first is late C19/early C20, circular and brick built, whilst the other is early to mid-C19, square and brick built, otherwise no power features survive. Now all the above buildings have been divided up into small individual units occupied by various tenants.
5199.1.0	Red Lumb Mill An upland mill community that dates back to the early C19. The spinning mill building is stone built and of 3 storeys. Timber internal structure. 4 distinct phases that span the period early C19 to late C20. Phase 1 is of 5x3 bays, Phase 2 is of 7x3 bays, Phase 3 is of 1x3 bays and Phase 4 is also of 1x3 bays. Small rectangular windows with stone lintels and sills. Gable slate and tile roofs. Part of Phase 2 has been demolished, and Phase 3 has three loading doors. Internal engine house to Phase 4. A single-storey brick-built early/ mid-C20 building could be a weaving shed. The site also includes warehousing and offices. There is a nearby related community of 3 terraces of stone-built C19 cottages.
2344.1.0	Millcroft Mill Mentioned in 1624 as "Millcroft Brook", a water corn mill.

APPENDIX III GAZETTEER OF HLC UNITS

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM22670	Water Bodie	Reservoir	Textile Mill	Greenbooth Reservoir, Norden, Rochdale	Early to mid 20th century coroporation reservoir (1,2). Site of pre 1851 Greenbooth Mills (woollen). Large mill complex with reservoir (3). Also site of Rain Shore Mill (fulling), a mill site possibly dating to the 14th century (4). Houses also lost.
HGM22693	Residential	Farm Complex		Middle Red Lumb Farm, Knowl Moor, Rochdale	Named Middle Red Lumb (Farm) in 1851 (1). Building footprint appears extant with slight additions (2,3).
HGM22695	Residential	Farm Complex	Farm Complex	Farther Red Lumb, Knowl Moor, Rochdale	A farm named Farther Red Lumb was present in 1851 (1). Probably rebuilt or significantly modified in late 20th century (2,3). Agricultural sheds also added.
HGM22696	Residential	Farm Complex		Bamford Closes Farm, Knowl Moor, Rochdale	Formerly "Closes" (Farm) named in 1851 (1). Building footprint appears extant with slight additions (2,3).
HGM22703	Residential	Farm Complex		Knowl Farm, Knowl Moor, Rochdale	"Knowl" (Farm) named in 1851 (1). Building footprint appears extant with slight additions/alterations (2,3).
HGM22705	Residential	Farm Complex		East Knowles Farm, Knowl	Previously "Lower Knowl" (Farm) named in 1851 (1).

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
				Moor, Rochdale	Building footprint appears extant with later additions (agricultural sheds?)(2,3).
HGM22706	Residential	Vernacular Cottages		Higher Knowl, Knowl Moor, Rochdale	Higher Knowl named in 1851 (1). Cottages or farm? Building footprint appears extant (2,3).
HGM22725	Woodland	Clough		Naden Wood, East of Fordoe Lane, Rochdale	Naden Wood, depicted and named in 1851 (1). Natural wood in clough? Little change to boundaries (2).
HGM22721	Enclosed Land	Surveyed Enclosure (Parliamentary/Private)		East of Fordoe Lane, Rochdale	Regular bounded fields. Boundaries largely present in 1851 (1). Later surveyed enclosure? Lower Naden (Farm) lost.
HGM22729	Residential	Farm Complex		Fordoe, Fordoe Lane, Rochdale	Rural settlement named Fordoe (farm or fold) was present in 1851 (1). Building footprint appears extant with slight additions (2,3).
HGM22731	Residential	Farm Complex		Higher Naden, Fordoe Lane, Rochdale	Rural settlement named Higher Naden (farm) was present in 1851 (1). Building footprint appears extant with some losses to original plan (2,3). Possibly derelict or in use as agricultural sheds.
HGM22756	Woodland	Clough		Holt Wood, Green Booth Road, Rochdale	Wooded/scrubby clough largely present in this area in 1851 (1). Wood later expanded to incorporate agricultural land, particularly to the

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
					soth and east of the area. Area may preserve water supply features of adjacent pre 1851 industrial works.
HGM22832	Enclosed Land	Surveyed Enclosure (Parliamentary/Private)		Around Wolstenholme Coal Pit Lane, Rochdale	Field patterns largely established by 1851 (1). Probably later enclosure associated with historic farms (2). Wolstenholme Coal Pit also present at this time.
HGM22834	Enclosed Land	Piecemeal Enclosure		Around Ashworth Fold, Ashworth Road, Rochdale	Field patterns largely established by 1851 (1). Probably early piecemeal enclosure associated with historic farms (2). Small wood and quarry also present at this time. Some boundary loss/modification.
HGM22836	Enclosed Land	Piecemeal Enclosure		Lees Holme, off Wolstenholme Coal Pit Lane and Rood Lane, Rochdale	Field patterns largely established by 1851 (1). Probably early piecemeal enclosure associated with historic farm (Lee Holme?). Small wood and quarry also present at this time. Much boundary loss (2).
HGM22838	Enclosed Land	Piecemeal Enclosure		West of Wolstenholme Lane, Rochdale	Field patterns largely established by 1851 (1). Probably early piecemeal enclosure associated with historic farms. Coal pits and a mill reservoir also present at this time.

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM22839	Enclosed Land	Piecemeal Enclosure		Around Over Town Lane, Rochdale	Field patterns largely established by 1851 (1). Probably early piecemeal enclosure associated with historic farms. Quarries also present at this time.
HGM22899	Enclosed Land	Piecemeal Enclosure		Around Woodhouse Lane, Hunger Hill and Greenbooth, Rochdale	Predominantly pre 1851 piecemeal enclosure (1). Some field agglomeration, particularly along moorland edge (2). Lost historic features include pre-1851 tenter fields, three farms and collieries.
HGM22727	Extraction	Quarry	Quarry	Quarries, East of Fordoe Lane, Rochdale	Quarry established before 1851 (3). Area reworked to west by mid 20th century (1,2).
HGM22962	Residential	Vernacular Cottages	Piecemeal Enclosure	1220 Edenfield Road, Rochdale	Late 19th century cottage (1,2). No known previous built environment (1).
HGM22963	Residential	Villas/ Detached Housing	Surveyed Enclosure (Parliamentary/ Private)	Red Lumb House, Red Lumb Street, Rochdale	Late 19th century villa (1,2). Possibly owner or supervisor's house associated with adjacent Red Lumb Mill. No known previous built environment (1).
HGM22965	Residential	Terraced Housing		15 to 21 (odd) Red Lumb Street, Rochdale	Row of cottages or terraces, probably pre 1851 (1,2). Possibly workers' housing associated with adjacent Red Lumb Mill. No known previous built environment (1).

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM22972	Residential	Farm Complex	Farm Complex	Hinde Clough Farm, Over Town Lane, Rochdale	Hind Clough (farm) named in this area in 1851 (1). New farmhouse built in the late 19th century (2). Possible modern rebuild. Original pre 1851 barn may survive. Earlier farm houses probably lost. Some modern additions (agricultural sheds?)(3).
HGM22990	Residential	Farm Complex		Top o' th' Royds Farm, off Over Town Lane, rochdale	Probable farm named Top of Royds in 1851 (1). 19th century building footprint appears extant on current mapping (2,3). Some later additions (agricultural sheds).
HGM22992	Water Bodies	Reservoir		Reservoir, Rainshore, Rochdale	Reservoir depicted in 1851 (1). Probably associated with adjacent pre 1851 Rainshore Mill (Fulling). Extant (2,3).
HGM22994	Residential	Farm Complex		Rainshore Farm, Over Town Lane, Rochdale	Probable farm named Over Town in 1851 (1). 19th century building footprint appears extant on current mapping (2,3). Loss of contemporary agricultural sheds.
HGM22924	Woodland	Semi-Natural Woodland		Greenbooth Wood, West of Woodhouse Lane, Greenbooth, Rochdale	Greenbooth Wood, depicted and named in 1851 (1). Scrub woodland on steep slope. Some quarrying. Wood boundaries have changed over time.
HGM22997	Residential	Farm Complex		Birches Farm, off Over Town	Probable farm named Birches in

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
				Lane, Rochdale	1851 (1). 19th century building footprint appears extant on current mapping (2,3). Slight later additions.
HGM22998	Residential	Elite Residence	Elite Residence	Wolstenholme Hall, Edenfield Road, Rochdale	Wolstenholme Hall was depicted in 1851 as a large house set in curvilinear grounds (1,2). Probable house of significant antiquity (possibly 12th century) (4). Double cross wing house. Probably rebuilt in late 19th century (2,3). Grounds reduced.
HGM22999	Residential	Farm Complex		Wolstenholme Hall Farm, Edenfield Road, Rochdale	Probable grange farm associated with Wolstenholme Hall in 1851 (1). Late 19th and 20th century additions (sheds etc). 19th century building footprint appears extant on current mapping (2,3). Buildings expanded to south on site of pre-1851 reservoir.
HGM23000	Residential	Villas/ Detached Housing	Piecemeal Enclosure	Sunny Side and Ash Dene, Edenfield Road, Rochdale	Late 19th to early 20th century villas (2,3). Ash Dene is slightly later. No known previous built environment (1).
HGM23003	Residential	Villas/ Detached Housing	Estate Houses/ Elite Residence	1016 and 1018 Edenfield Road, Rochdale	Probable late 20th century detached houses (2,3). Area developed by 1910 with cottages or estate buildings (4). Possible conversion of earlier structures.

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM23009	Residential	Terraced Housing		2 to 14 (even) and Sunny Side Cottages, Edenfield Road, Rochdale	A small terrace/row of cottages was depicted and named Lane Side in 1851 (1). 19th century building footprint appears extant on current mapping (2,3).
HGM23010	Residential	Fold	Vernacular Cottages	Prospect Terrace and Prospect Farm, Edenfield Road, Rochdale	House or farm named Horse Field Head was present in 1851 (1). Back to back terraces and cottages added by 1894 (2). Late 19th century building footprints appear extant on current mapping (2,3). Later conversion to farm?
HGM22970	Water Bodies	Reservoir	Surveyed Enclosure (Parliamentary/Private)	Ashworth Moor Water Treatment Works, Edenfield Road, Rochdale	Ashworth Moor Water Treatment Works and possible covered reservoir, late 20th century (2,3). Apart from coal workings, no known previous built environment (1). Buildings to south may be residential.
HGM23011	Residential	Farm Complex		Meadow Farm, off Edenfield Road, Rochdale	Meadow (Farm?) was named in 1851 (1). 19th century building footprint appears extant on current mapping (2,3).
HGM23012	Residential	Farm Complex	Piecemeal Enclosure	Top o' th' Meadow Farm, off Edenfield Road, Rochdale	Late 20th century farmhouse and agricultural sheds (2,3). No known previous built environment (1).
HGM23013	Residential	Fold		Meadow Head Farm and Hillside	A settlement cluster along Edenfield Road was depicted

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
				Cottage, Edenfield Road, Rochdale	in 1851 (1). Included Meadow Head (farm?), various sheds and Hind Clough (cottage). 19th century building footprints appear extant on current mapping (2,3). Later additions likely.
HGM23014	Residential	Farm Complex	Colliery/ Piecemeal Enclosure	Meadow Head Farm, off Edenfield Road, Rochdale	Late 20th century additions to Meadowhead Farm (agricultural sheds) or new farm (2,3). No known previous built environment (1). Site of late 19th century Meadow Head Colliery (4).
HGM23016	Residential	Terraced Housing		Baitings Row, Over Town Lane, Rochdale,	Pre 1851 terraced row (1). 19th century building footprint appears extant on current mapping (2,3).
HGM23015	Residential	Villas/ Detached Housing	Piecemeal Enclosure	Rainshore House, Over Town Lane, Rochdale	Rainshore House, early to mid 20th century villa/detached house. No known previous built environment (1).
HGM23017	Residential	Terraced Housing	Piecemeal Enclosure	Brick Ground, off Edenfield Road, Rochdale	Late 19th century terraced row (1,2). No known previous built environment (1).
HGM23018	Residential	Historic Settlement Core		Laneside Farm and 891 to 899 (odd) Edenfield Road, Rochdale	Settlement cluster along Edenfield Road in 1851 named Lane Side (1). Probable cottages and possible farm. 19th century building footprints appear extant on current mapping

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
					(2,3). Some later additions (agricultural sheds?).
HGM23020	Residential	Historic Settlement Core		922 to 962 (even) and 839 to 859 (odd) Edenfield Road, Rochdale	Settlement cluster along Edenfield Road in 1851 named Four Lane Ends (1). Cottages and the White Lion Public House described at this time. Houses to south of Edenfield Road may be late 19th century (2). 20th century modification probable.
HGM23023	Residential	Vernacular Cottages	Piecemeal Enclosure	Doctor Dam Cottages, Greenbooth Road, Rochdale	Late 19th century terraced row (1,2). No known previous built environment (1).
HGM23024	Residential	Vernacular Cottages	Textile Mill	Laneside Mill, off Edenfield Road, Rochdale	Late 19th century terraced row or cottages (1,2). Possibly mill workers' cottages. Site of pre 1851 Lane Side Mill (Cotton). Mill disused by 1894 (2).
HGM23030	Residential	Fold		Higher Ashworth Farm and Top o' th' Hill Farm, off Edenfield Road, Rochdale	"Top o' th' Hill" (farm) was depicted and named in 1851 (1). 19th century building footprint appears extant on current mapping (2,3). Two building ranges described at this time. Now named as two separate farms. Cottage also named on current mapping.
HGM23031	Residential	Fold	Fold/ Farm Complex	Ashworth Brook Farm, Lower Marcroft Gate	Settlement named "Marcroft Gate" was depicted in 1851 (1). Probable fold and/or

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
				Farm and Marcroft Cottages, off Edenfield Road, Rochdale	farms. 19th century building footprint largely extant with some modification including slightly later cottages and modern shed (2,3). Possibly site of earlier settlement (4).
HGM23033	Residential	Farm Complex		Copped Hill Farm, off Ashworth Road, Rochdale	"Copped Hill" was depicted and named in 1851 (1). Probable farm. 19th century building footprint appears extant on current mapping (2,3). Some later additions (barn and sheds?).
HGM23039	Residential	Farm Complex		Greengate Hill, off Ashworth Road, Rochdale	"Green Gate Hill" was depicted and named in 1851 (1). Probable farm. 19th century building footprint appears extant on current mapping (2,3). Some later additions (barn and sheds?).
HGM22995	Industrial	Industrial Works (general)	Textile Mill	Industrial Works, off Over Town Lane, Rochdale	Site of pre 1851 Rainshore Mill (Fulling)(1). Site largely rebuilt by the early 20th century (4). Probably converted to modern industrial use with significant additions in the mid to late 20th century (2,3).
HGM23048	Residential	Farm Complex		Mill Croft, Roods Lane, Rochdale	"Mill Croft" was depicted and named in 1851 (1). Probable farm. 19th century building footprint appears extant on current mapping

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
					(2,3). Possibly expanded in late 19th century. Minor later additions (sheds?).
HGM23350	Water Bodies	Reservoir		Reservoir, off Greenbooth Road, Rochdale	Pre-1851 reservoir (1). Extant (2). Probably associated with contemporary Woodhouse Mill Bleach works.
HGM23432	Residential	Fold		Wolstenholme Fold, off Wolstenholme Lane, Rochdale	Historic fold. Includes two late 17th century farms and 1721 barn. One of mentioned farms was probably a reused chapel (4). Area largely developed before 1851 (1). C20 additions include probable agricultural sheds and residential conversions (2,3).
HGM23434	Ornamental, Parkland and Recreational	Public Park	Piecemeal Enclosure	Three Owls Bird Sanctuary, Wolstenholme Fold, off Roods Lane, Rochdale	Three Owls Bird Sanctuary, probably late 20th century (2,3). No known previous built environment (1).
HGM23436	Enclosed Land	Piecemeal Enclosure		South of Wolstenholme Fold, Rochdale	Field patterns largely established by 1851 (1).
HGM23438	Ornamental, Parkland and Recreational	Urban Green Space	Piecemeal Enclosure	Wolstenholme Fold, off Roods Lane, Rochdale	Remnants of agricultural land enclosed prior to 1851 (1). Western part of area described as recreation ground in 1965. Area includes scrub crossed by footpaths implying further informal recreational activity

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
					(2,3). Agricultural use still a possibility.
HGM23445	Horticultural	Nursery	Paddocks and closes	Roods Lane, Wolstenholme Fold, Rochdale	Mid 20th century nursery (horticulture) (1). Sheds and glasshouses depicted at this time. Shed plans changed since. Area possibly derelict. No known previous built environment (2,3). Earlier boundaries preserved.
HGM23447	Residential	Private Housing Development	Paddocks and closes	17 to 19 (odd) and Wolstenholme Lodge, Wolstenholme Fold, Rochdale	Late 20th century detached houses (1). Wolstenholme Lodge has stables. No known previous built environment (2,3).
HGM23454	Residential	Private Housing Development	Textile Mill	Baitings Close, Rochdale	Cul-de-sac of post-1999 detached houses (2,3). Site of pre-1851 Baitings Mill (Cotton) (1). Site expanded in late 19th century and early 20th century. Later described as a fustian mill (4).
HGM23458	Residential	Private Housing Development	Piecemeal Enclosure	904 to 918 (even) Edenfield Road and Fairview Close, Rochdale	Cul-de-sac of late 20th century detached houses (2,3). No known previous built environment (1). Field plot shape preserved.
HGM23464	Residential	Private Housing Development	Entertainment Site/ Villas/ Detached Housing	Tenterhill Lane and Higher Lodge, Rochdale	Cul-de-sac of late 20th century detached houses (2,3). Former site of pre-1851 Higher Tenter House, which had been reused as a social club with

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
					tennis courts and bowling green by early 20th century (1,4).
HGM23466	Residential	Private Housing Development	Terraced Housing	920 Edenfield Road, Rochdale	Late 20th century detached house (2,3). Site of late 19th century terraced row (4).
HGM23467	Residential	Villas/ Detached Housing	Piecemeal Enclosure	888 Edenfield Road, Rochdale	Early 20th century detached house (villa) (2,3). No known previous built environment (1).
HGM23468	Residential	Vernacular Cottages		960 and 962 Edenfield Road, Rochdale	Pair of pre-1851 cottages (1). 19th century building footprint appears extant on current mapping (2,3).
HGM23476	Residential	Semi-Detached Housing	Textile finishing	1 to 25 (odd) Hutchinson Road, Rochdale	Predominantly early 20th century semi-detached houses (2,3). Later additions of same type (1). Site of tenters in 1851, otherwise piecemeal enclosed agricultural land (1).
HGM23047	Residential	Farm Complex		Lee Holme, Wolstenholme Coalpit Lane, Rochdale	"Lee Holme" was depicted and named in 1851 (1). Probable laithe farm. 19th century building footprint appears extant on current mapping (2,3). Minor later additions (sheds?).
HGM23478	Ornamental, Parkland and Recreational	Public Square/ Green	Piecemeal Enclosure	At the Junction of Hutchisnon Road and Edenfield Road, Rochdale	Small mid 20th century public square and shelter (2,3). Possibly includes a bus turning area. No known previous built environment (1).

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM23482	Residential	Terraced Housing	Piecemeal Enclosure	Around Hutchinson Road and Rose Avenue, Rochdale	Late 19th to early 20th century terraced houses (2,3). No known previous built environment (1).
HGM23481	Residential	Terraced Housing	Terraced Housing	Around the Junction of Edenfield Road and Hutchinson Road including Slaunt Bank, Rochdale	Late 19th century terraced houses and contemporary public house (1,2). Named Slaunt Bank at this time. Earlier range of terraces now demolished (1).
HGM23475	Residential	Private Housing Development	Textile finishing	27 to 41 (odd) and 42 to 52 (even) Hutchinson Road, Rochdale	Predominantly mid 20th century detached houses (2,3). Later additions of same type (1). Site of tenters in 1851, otherwise piecemeal enclosed agricultural land (1).
HGM23560	Residential	Villas/ Detached Housing		Brook House, Heap Road, Rochdale	Shepherd Cottage named in 1851 (1). Named Brook House in 1894 (2). Extant with modification (2,3).
HGM22748	Woodland	Clough		Fester Clough, Ash Worth Wood and Clay Lane Wood, Wolstenholme Fold, Rochdale	Woodland and scrub depicted in this area in 1851. Some expansion of woodland to incorporate former agricultural land (1,2). Contains pre 1851 coal pits and former reservoirs associated with adjacent textile industry sites. Informal leisure use likely.
HGM23688	Residential	Fold	Farm Complex	Woodhouse Farm and Woodhouse Farm	Historic farm and cottages. Includes 1709 cottage and farm (1). Later

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
				Cottages, Woodhouse Lane, Rochdale	additions including 18th century sheds (1). Place first mentioned in a charter of 1374-5. House first mentioned 1482 (4). 19th century building footprints appear extant (2,3).
HGM23689	Residential	Conversions	Farm Complex	Lower Tenter Field, Off Hutchinson Road, Rochdale	Historic farm built in 1777. Incorporates fabric from an earlier mid-17th century phase (1). Rural setting lost due to urban development from 19th century onwards (2). Now converted to residential use (2,3). Good preservation of 19th century footprints.
HGM22684	Enclosed Land	Surveyed Enclosure (Parliamentary/Private)		North of Over Town Lane, Rochdale	Long narrow surveyed enclosure plots (1). Possibly earlier surveyed enclosure by consent rather than parliamentary enclosure. Area contained several coal pits. Far Knowl (farm) and Bings (farm) are lost
HGM22710	Water Bodies	Reservoir	Surveyed Enclosure (Parliamentary/Private)	Reservoir, Red Lumb, Rochdale	Reservoirs associated with adjacent Red Lumb Mill (cotton), late 19th to early 20th century (1,2). No known previous built environment (3). Probably disused by late 20th century. Now overgrown.

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM22724	Woodland	Clough		Fordoe Wood, East of Fordoe Lane, Rochdale	Fordoe Wood, depicted and named in 1851 (1). Natural wood in clough? Little change to boundaries
HGM23484	Residential	Villas/ Detached Housing		Tenter House, Edenfield Road, Rochdale	"Tenter House" depicted and named in 1851 (1). House and/or cottages. Unusual plan. Some reduction of 19th century building footprints.
HGM22996	Residential	Farm Complex		Mill House Farm, Over Town Lane, Rochdale	Probable farm named Over Town in 1851 (1). Probable survival of building footprints depicted in 1894 (2,3). Some later additions and minor losses (sheds?).
HGM23022	Water Bodies	Reservoir		Reservoir, Hale Wood, Rochdale	Reservoir depicted in 1851 (Doctor Dam) (1). Probably associated with adjacent pre 1851 Woodhouse Mill Bleachworks. Extant (2,3). Row of cottages lost to east of the area.
HGM22820	Enclose Land	Surveyed Enclosure (Parliamentary/ Private)		Around Ashworth Road, Copped Hill, Rochdale	Field patterns largely established by 1851 (1). Probably late surveyed upland enclosure or intake. Some boundary loss (2). Several settlements lost including Wind Hill Meadow, Old Bridge Carr and Close Barn. Quarries also present.

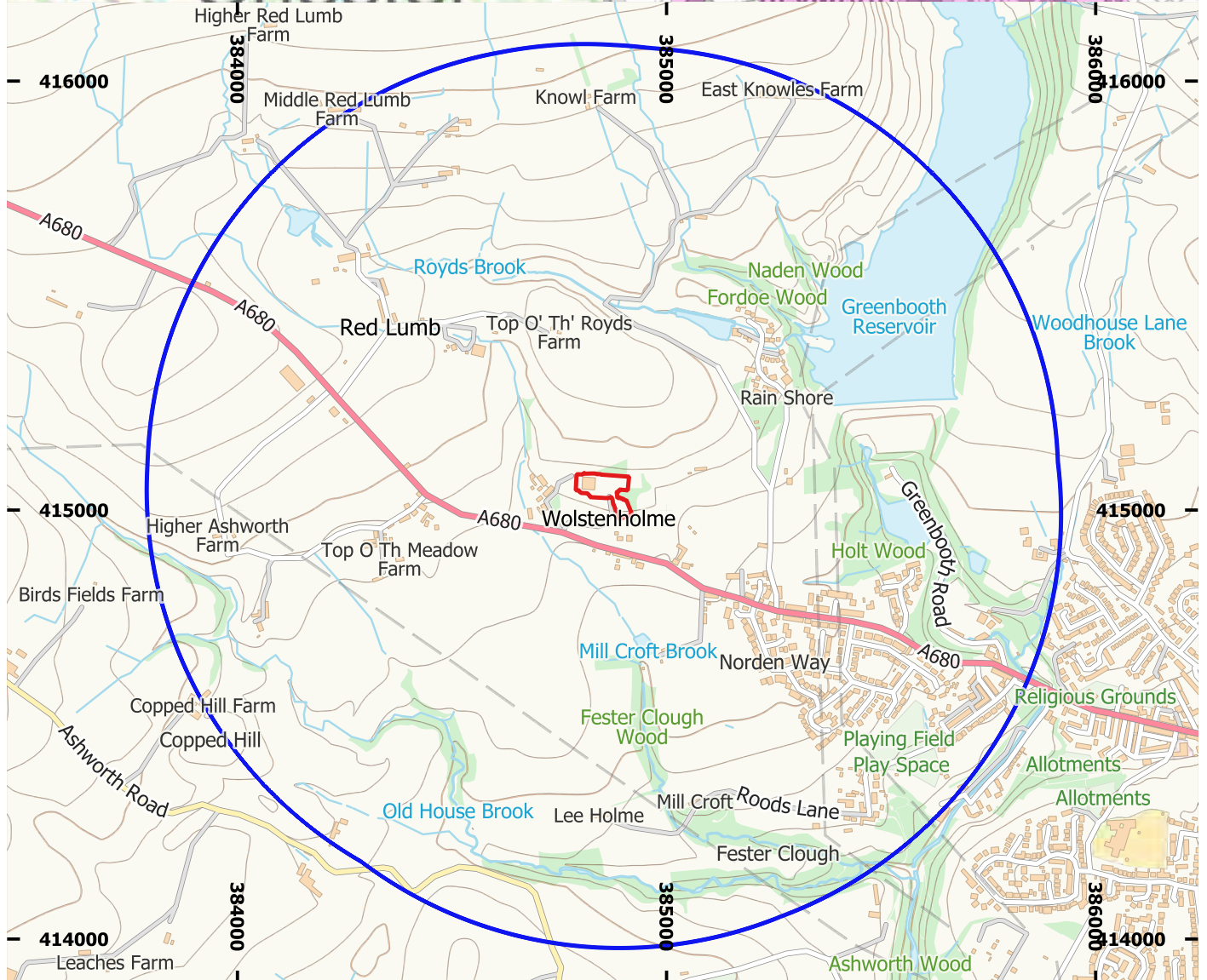
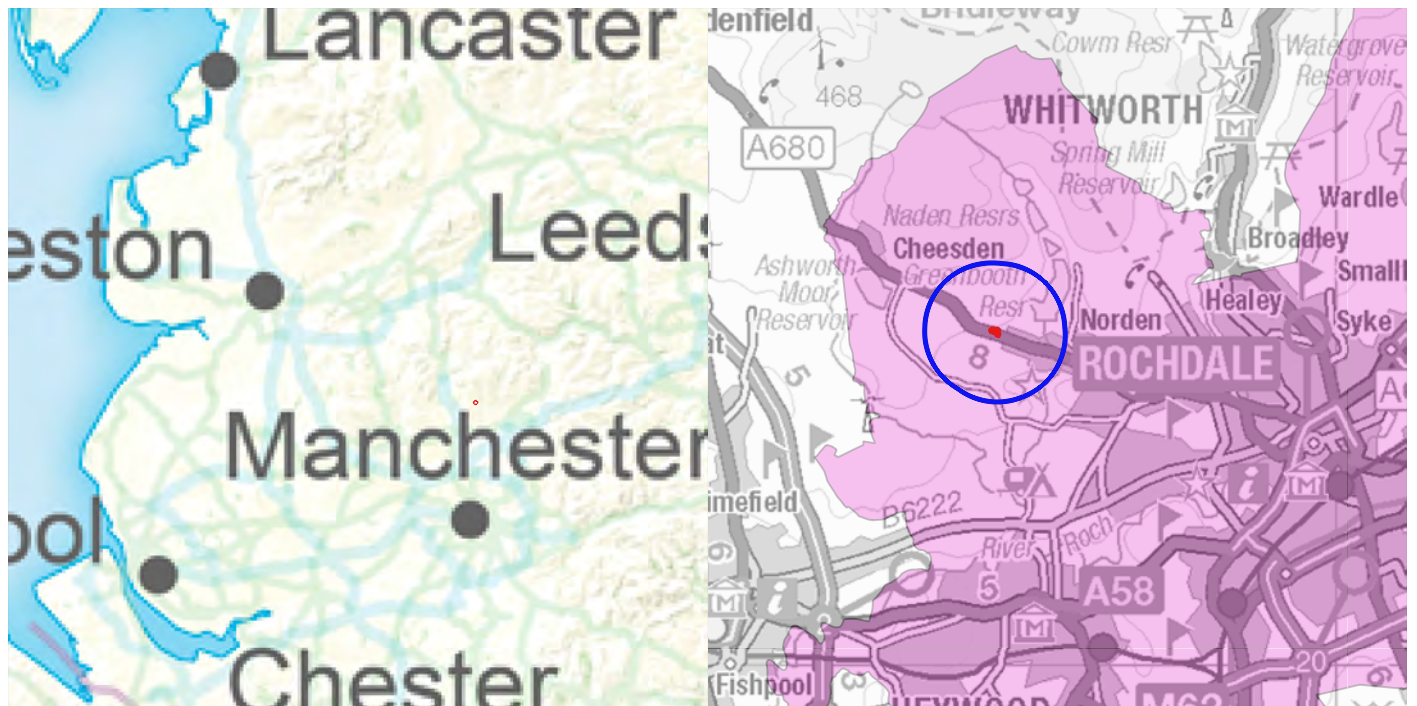
HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM23442	Residential	Private Housing Development	Paddocks and closes	Roods Lane, Wolstenholme Fold, Rochdale	Two mid-20th century detached houses (1). With exception of small structure (sheds?) associated with Wolstenholme Fold to east, no known previous built environment (2,3). Earlier boundaries preserved.
HGM22966	Residential	Conversions	Textile Mill	The Meadows (formerly Red Lumb Mill), Red Lumb Street, Rochdale	Red Lumb Mill (cotton) was founded before 1851 and expanded in the late 19th century (1,2). Probably disused by the mid to late 20th century. Main mill body recently converted to apartments (3). Ancillary structures lost. Modern cottages also present.
HGM23480	Residential	Semi-Detached Housing	Private Housing Development	30a to 30d Hutchinson Road, Rochdale	Two pairs of late 20th century semi-detached houses (2,3). Replaced a detached house of the mid-20th century (2).
HGM23486	Industrial	Industrial Works (general)	Textile finishing	Former Woodhouse Mills, Greenbooth Road, Rochdale	Woodhouse Mill (Bleaching) and Tenter House Mill were depicted and named in this area in 1851 (1). Included ancilliary sheds and water supply features. Expanded in 19th and early 20th century. Converted to different industrial use by 1965 (2,3).

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM23571	Residential	Private Housing Development	Piecemeal Enclosure	Around Seven Acres Lane, Woodhouse Lane and Falcon Close, Rochdale	Estate of late 20th century detached and semi-detached houses (2,3). Probably private development. No known previous built environment (1).
HGM22848	Enclosed Land	Piecemeal Enclosure		Around Ashworth Road, Ashworth Fold, Rochdale	Field patterns largely established by 1851 (1). Probably early piecemeal enclosure associated with historic farms (treated as separate character areas)(2). Some boundary loss/modification.
HGM22828	Enclosed Land	Surveyed Enclosure (Parliamentary/Private)		Ashworth Moor, Rochdale	Field patterns largely established by 1851 (1). Probably later enclosure associated with historic farms (2). Colliery and quarries also present at this time. Hind Clough Colliery, a pottery and a row of houses also lost.
HGM22964	Residential	Terraced Housing	Surveyed Enclosure (Parliamentary/Private)	50 to 66 (even) and 53 to 91 (odd) Red Lumb Street, Rochdale	Late 19th century terraces and small chapel/school (1,2). Possibly workers' housing associated with adjacent Red Lumb Mill. No known previous built environment (1).
HGM23449	Residential	Private Housing Development	Paddocks and closes	Around Harewood Road, Norden Way and Fourways Lane, Rochdale	Late 20th century detached houses and semi-detached houses (1). No known previous built environment (2,3).

APPENDIX IV GAZETTEER OF PREVIOUS ARCHAEOLOGICAL EVENTS

HER Event Entries

HER ID	Description
EGM3400	Baitings Mill Edenfield Road, Norden, Rochdale: Building survey undertaken prior to demolition of a weaving and finishing mill complex.



Site name: Albert's Restaurant, Rochdale
 Date: April 2022
 Drawn by: WR
 Scale: Varies

 Albert's Restaurant, Rochdale, Site Boundary
 Albert's Restaurant, Rochdale, 1km Study Area

 Rochdale Council



Figure 1:
Site location

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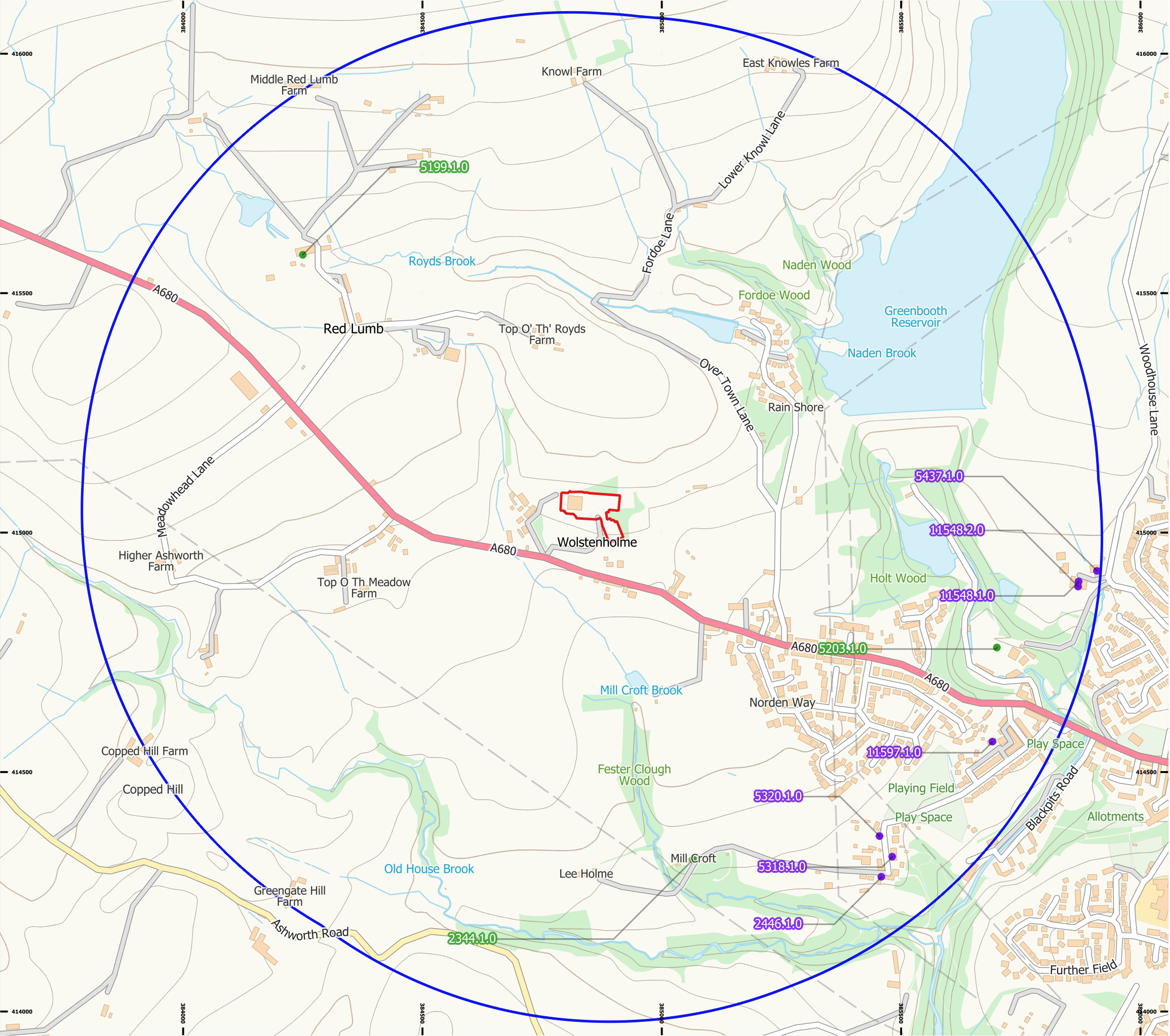


Figure 2: Historic Built Environment

- Albert's Restaurant, Rochdale, Site Boundary
- Albert's Restaurant, Rochdale, 1km Study Area
- Listed Buildings
- Non-designated Built Assets

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Site name: Albert's Restaurant, Rochdale
Date: April 2022
Drawn by: WR
Scale: 1:8,000 @ A3

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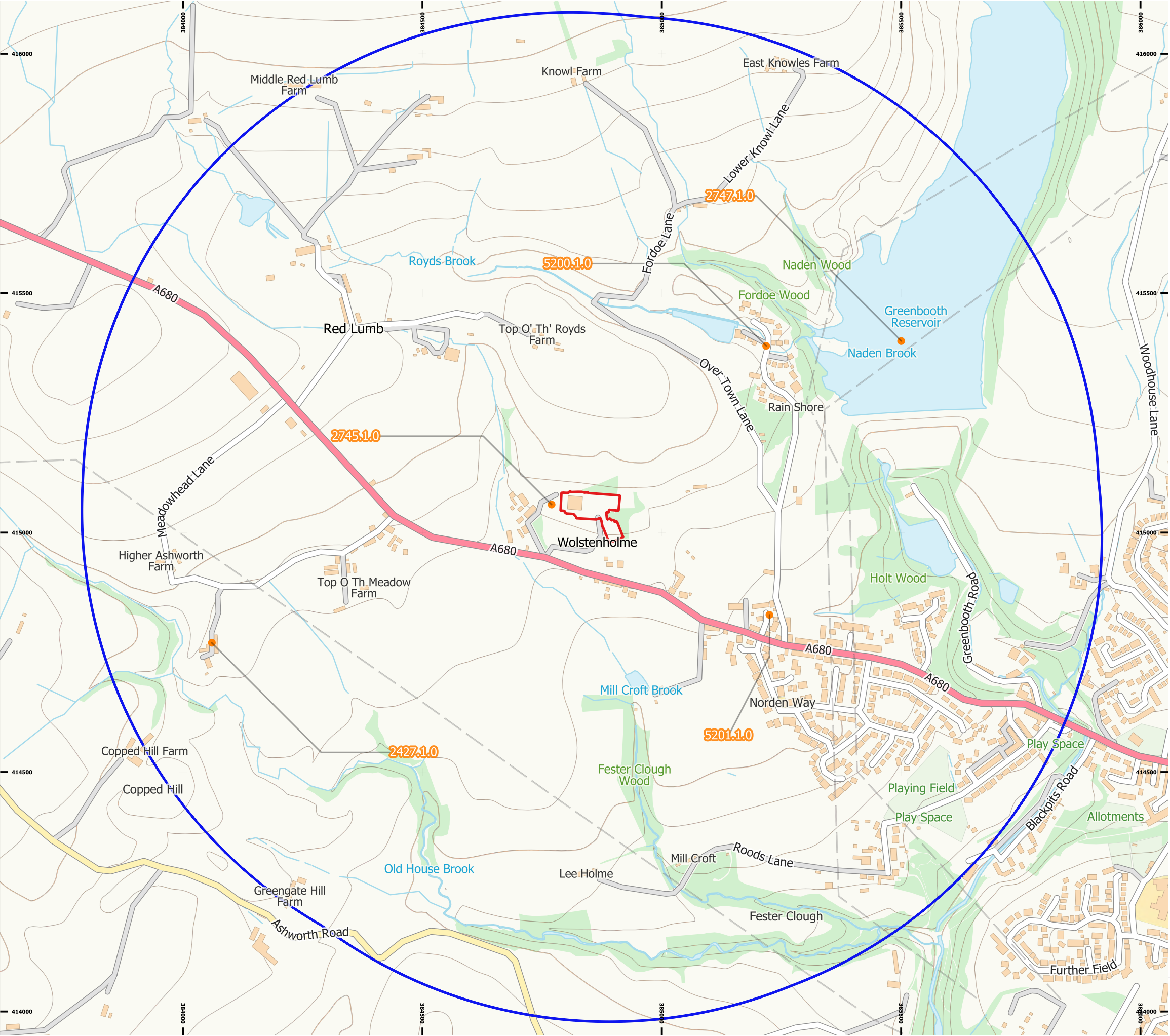
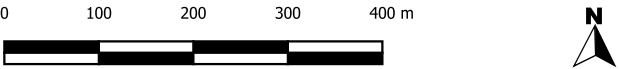


Figure 3: Archaeological Remians

- Albert's Restaurant, Rochdale, Site Boundary
- Albert's Restaurant, Rochdale, 1km Study Area
- Non-designated Archaeological Assets

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Site name: Albert's Restaurant, Rochdale Date: April 2022 Drawn by: WR Scale: 1:8,000 @ A3	Archaeological Research Services Ltd Suite 1 First Floor Dunham House Cross Street Sale M33 7HH Tel: 01619 762544 www.archaeologicalresearchservices.com
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