

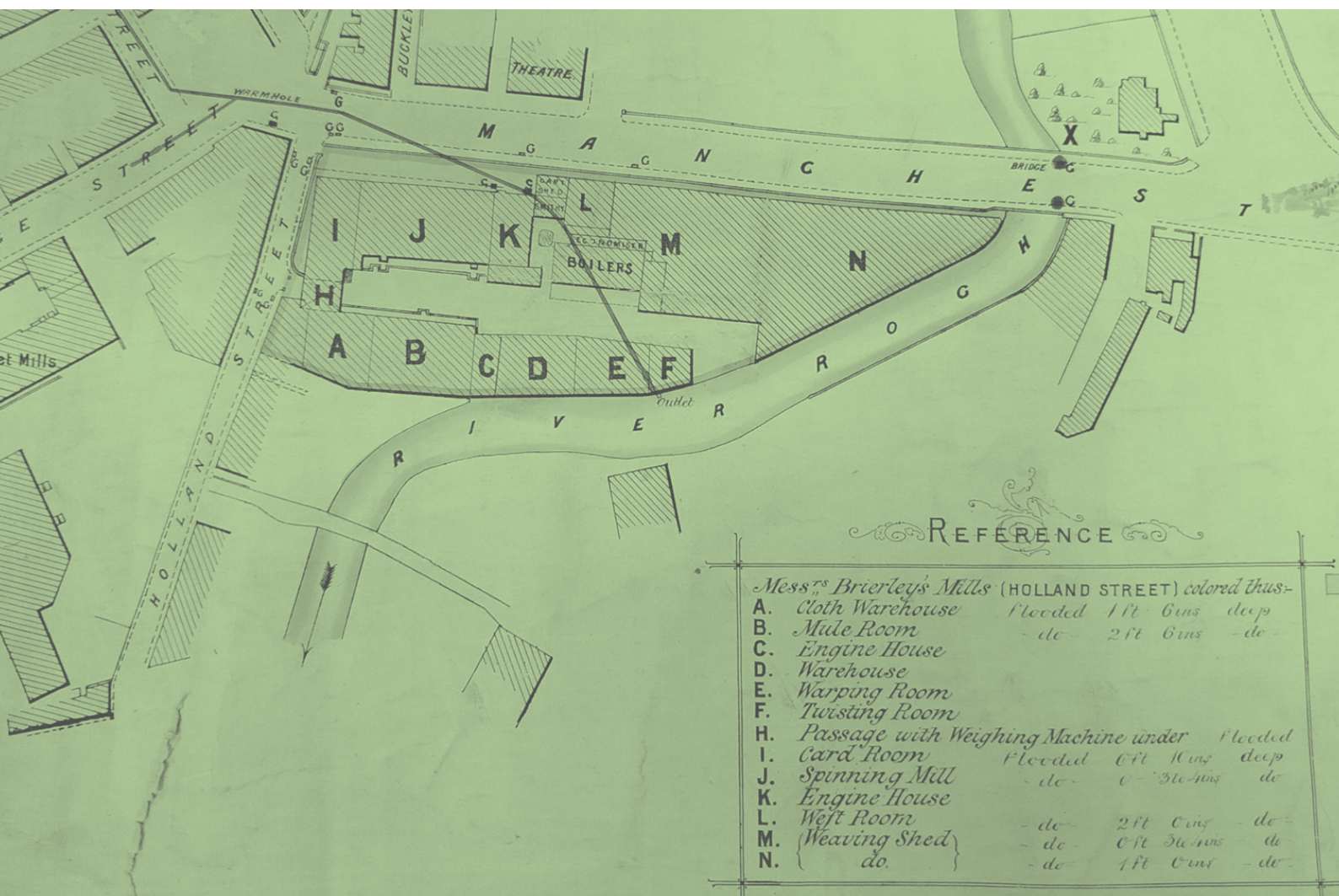
Hopwood Hall College, Rochdale

Archaeological Desk-based Assessment

March 2025

PREPARED FOR

Willmott Dixon



Archaeological Desk-based Assessment

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Front Cover	Plan of Holland Street Mills 1940, Source: Rochdale Local Studies

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EXECUTIVE SUMMARY

Willmott Dixon are devising proposals for the redevelopment of land on the Hopwood Hall College campus, Rochdale (centred on NGR 389295, 413359). Willmott Dixon have commissioned Civic Heritage to carry out an updated archaeological desk-based assessment to support the planning application for the proposed development. The desk-based study aimed to identify as far as possible from existing records, the nature, extent and significance of the archaeological resource within the site so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development. This desk-based assessment is based on the initial report produced by Salford Archaeology and has reproduced the text from this report.

The proposed development area lies within Rochdale, which was one of the largest parishes in England. The ancient divisions of Rochdale were Castleton, Spotland, Butterworth and Hundersfield. The development area lies within the ancient township of Spotland, along the River Roch. The site likely lay beyond the medieval and post-medieval core of Rochdale, which was centred on the parish church (St Chads), on the south side of the river.

The woollen industry defined the post-medieval development of Rochdale, developing rapidly from the 1500s. The Site was likely developed during the early industrial period. A mid-18th-century map seems to have labelled the area of the Site as 'Dyehouse Holme', potentially indicating the presence of an early dye works or fields used for dyeing. Newspaper articles dating to 1799 refer to a dye works, fulling mill and associated buildings known as Town Mill, which may have been within the site.

Most of the Site was developed during the early to mid-19th century. Mid-19th-century mapping shows that Town Mill, Holland Street Mill (Cotton) and several blocks of back-to-back workers' houses lay within the site. The river Roch ran through the site and contained a weir which was associated with Town Mill.

By the late 19th century, Holland Street Mill had been extended and a building associated with Sunny Bank Mill (located to the south of the site) had been erected within the site. The site remained mostly unchanged until the mid-20th century, when the workers' houses, Town Mill and Sunny Bank Mill were cleared. Holland Street Mill was converted into a technical college with parts of the mill surviving up until the 1970s.

During the last quarter of the 20th century, Town Mill weir was demolished, and the course of the River Roch was diverted to flow to the south of the site. The site was gradually redeveloped into Rochdale College including a building that covered the current car park. The site is currently occupied by Hopwood Hall College (Block B and the Gullwing building) and a hardstanding car park.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include a possible 18th-century dyeworks and fulling mill (Town Mill), an early to mid-19th-century woollen and cotton mill, a late 19th-century building associated with Sunny Bank Mill, workers' houses and a Sunday School. Any such remains that do exist within the site are likely to be of low (local) significance and, potentially, medium (regional) significance. Without a programme of mitigation, the proposed development could damage or destroy these remains.

Following consultation with GMAAS, it is recommended that an archaeological evaluation (in the form of trial trenches or a strip, map and record evaluation) to confirm the presence or absence of buried archaeological remains and, if present, their extent and significance. Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource.

The above recommendations would offset the harm of the development on the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework, Place for Everyone and Rochdale Council's Core Strategy. The exact scope of any such further investigation will be determined

by GMAAS and set out within a Project Design.

1. Introduction

1.1. Background

1.1.1. Purpose

The desk-based assessment has been prepared in support of a planning application that comprises *'the development of a new 'Block B' to replace the existing Block B, which is in poor condition and will be demolished upon completion of the new block. The new building will provide accommodation for up to approximately 900 students across subjects including Art & Design, Catering, T-Levels (including Media, Graphic Design & Gaming), Film Design and provision for teaching Higher Education courses such as Teacher Training and Healthcare. In addition, the building will include support and social spaces, including the Student-support Hub and Learning Support spaces'*. Block A and the Gullwing building will be retained.

In accordance with National, Regional and Local Planning Policies, Willmott Dixon have commissioned Civic Heritage to carry out an archaeological desk-based assessment for the proposed development site. The assessment will support the planning application for the scheme.

The desk-based study aimed to identify as far as possible from existing records, the nature, extent and significance of the archaeological remains within the site so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development. The archaeological resource may include below-ground remains, earthworks, standing buildings and other structures. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets.

1.1.2. Location

The proposed development area lies within Rochdale Town Centre and is bounded by College Road to the north, St Mary's Gate to the east, Block A, landscaping and the River Roch to the south, and an access road to the west (centred on NGR 389301 413398; herein referred to as the 'Site'). The Site encompasses part of Hopwood Hall College campus comprising a four-storey building referred to as 'Block B' and associated hard-standing car park to the west.



Plate 1 Recent satellite image of the site, showing the red line development boundary

1.1.3. Topography and Landuse

Topographically, Greater Manchester is bounded by the Pennine uplands to the east and to the north. Rochdale is situated on the southern side of the Rossendale uplands and within the River Roch valley, which includes the industrial settlements of Heywood, Littleborough, Middleton, Milnrow and Wardle. The River Roch, River Spodden and the Rochdale Canal are the principal watercourses in Rochdale. The course of the River Roch formerly ran through the Site, however the course of the river was diverted in the late 1950s and lies in the south and west edge of the Site. The River Spodden passes c. 300m south-west of the Site and the Site is located c. 1.4km north-west of the Rochdale Canal. The Site lies at a height of 120.7m above Ordnance Datum (aOD) and inclines slightly to the north.

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

1.1.4. Geology and Soils

The underlying solid geology of the development area comprises mudstone, siltstone and sandstone of the Pennine Lower Coal Measures Formation formed between 219 and 318 million years ago during the Carboniferous period. The superficial geology in the north of the Site comprises Devensian till formed between 116 and 11.8 thousand years ago, during the Quaternary period. Alluvium formed between 11.8 thousand years during the Quaternary period overlies the solid geology in the south of the Site (BGS, 2024).

1.2. Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area.

The Site is located within 200m of six Listed Buildings, a Registered Park and Garden and two Conservation Areas (Table 1). In addition, there are three non-designated heritage assets of local interest within approximately 200m of the Site. The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report; however, it may have an indirect impact on the setting of the designated heritage assets, which is considered within an accompanying Heritage Statement (Civic Heritage 2025). Therefore, a detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets.

Description	Designation	HER No
Rochdale Central Library and Art Gallery	II	11568.1.0
Statue of John Bright	II	11631.1.0
Rochdale Town Hall	I	11543.1.0
Rochdale Cenotaph	I	11559.1.0
Lamp posts at each side of War memorial	II	11559.1.0
Old Post Office	II	11553.1.0
Rochdale Town Centre Conservation Area;	Conservation Area	DGM3129
Toad Lane Conservation Area	Conservation Area	DGM3130
Broadfield Registered Park and Garden	II	1001522
The Roebuck Public House, Yorkshire Street	Non-designated Heritage Asset	-
Rochdale Memorial Gardens, The Esplanade	Non-designated Heritage Asset	-
Police Headquarters, The Esplanade	Non-designated Heritage Asset	-

Table 1 list of designated and non-designated heritage assets within 200m of the Site

2. Methodology

2.1. Introduction

The aim of the desk-based assessment is to consider the potential impact of the proposed development upon any buried archaeological remains within the site. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (CIfA, 2020).

2.2. Research sources

The desk-based assessment consists of existing written, cartographic, photographic and electronic information, which have been analysed in order to identify known and unknown heritage assets. These include:

- National Library of Scotland;
- The Historic Environment Record supplied by GMAAS;
- The National Heritage List for England (NHLE);
- Reports of archaeological work carried out in the Study Area;
- A History of the County of Lancaster;
- Historic England's Aerial Photograph viewer and Britain from above;
- Historic Landscape Characterisation; and,
- Historical newspapers.

2.3. Site inspection

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

2.4. Significance and impact assessment methodology

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) provides a methodology for assessing archaeological significance. These criteria have been utilised in Chapter 7.3 of this assessment.

The International Council on Monuments and Sites (ICOMOS) issued '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' in January 2011 (ICOMOS, 2011), which outlines an option for assessing heritage value. In line with the ICOMOS guidance, this document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown (Chapter 7.5).

The impact assessment assesses the potential impact of the proposed development upon the significance and potential of the archaeological resource within the Site. Mitigation strategies may be recommended in order to reduce the level of impact on the significance of the identified assets (Chapter 8).

3. Planning Policy

3.1. Introduction

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2024).

3.1.1. National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England, which aim to achieve sustainable development (Ministry of Housing, Communities and Local Government; Department of Levelling Up, Housing and Communities, Dec 2024). Sustainable development is defined by three overarching objectives: economic, social and environmental. Section 16 deals specifically with Conserving and enhancing the historic environment (paragraphs 202-221). The section states that heritage assets are an irreplaceable resource that can range from buildings of local historic importance to World Heritage Sites, that should be conserved 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Paragraph 202 states that the Local Planning Authority should consider:

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

Paragraph 208 states that "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal".

Paragraph 212 states that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm".

Paragraph 215 states that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

Paragraph 216 states that "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".

The significance of the historical resource identified within this report has been assessed as recommended in the revised NPPF.

3.1.2. Local Development Framework

The NPPF states that local planning authorities are required to create local plans and frameworks to implement the NPPF at a local level. Rochdale Council adopted a Core Strategy in 2016, which is scheduled until 2028 and provides an overview of objectives for the borough. The heritage strategy is outlined in *Chapter 9: P2: Protecting and enhancing character, landscape and heritage* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Rochdale Borough Council, 2016, p. 82).

Policy P2 states:

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:

a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;

b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;

c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;

d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and

e. Conserving and enhancing townscape character.

2. We will protect the borough's heritage by:

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

i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;

ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;

iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;

iv. The Edgar Wood and J. H. Sellers cultural heritage;

v. The heritage of the seventeenth and eighteenth century vernacular tradition; and

vi. The engineering heritage, including mills, canals and railways.

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

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

d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard' (Rochdale Borough Council, 2016, p. 82).

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

4. Historical and archaeological background

4.1. Introduction

The historical background provides context for the Site and has largely been reproduced from the Salford Archaeology report (Salford Archaeology 2023).

4.2. Prehistoric (pre-10,000 BC to AD 43)

The upland areas of the southern Pennines were conducive for prehistoric activity, particularly during the Mesolithic period. Archaeological evidence during this period includes small scatters of stone tools, dominated by microliths, which are sometimes associated with hearths, areas of burning, and ephemeral structures (Pearson, et al., 1985, pp. 105-8). Similarly, Bronze Age burial mounds have also been identified in the uplands. Iron Age activity is sparse, although it has been argued that several promontory sites in the Irwell and Roch valleys may represent settlement sites (Hodgson & Brennand, 2006, p. 53).

A Celtic-style head, discovered at St Chad's Church, is the nearest known prehistoric discovery to the Site (HER 2376.1.2). It comprises a gutter spout of local stone with a face carved onto the spout. The face has large lentoid eyes with a block nose, and a simple mouth can be distinguished despite the face being rather worn. Similar stone heads have been discovered across the Pennine foothills and, although they are difficult to date, it has been suggested that a proportion might date to the Iron Age, which at a much later date were incorporated into post-medieval boundaries where they acted as charms to protect livestock (Nevell, 1992; Redhead, 2003, p. 76).

The distribution of prehistoric finds and sites indicates that prehistoric settlement and activity was concentrated close to the River Roch, and its tributaries. The River Roch flowed through the Site until the course of the river was diverted in the late 1950s. The Site may have been within a locality that was favourable for prehistoric activity, although any firm evidence is significantly lacking and intense development during the industrial period has likely removed any remains.

No evidence of prehistoric activity has been identified within the site and any remains are likely to have been damaged or destroyed by the later development of the Site, though unstratified remains cannot be entirely discounted. The potential for prehistoric remains is considered to be **low**.

4.3. Romano-British (AD 43 – AD 410)

Although across Greater Manchester the general pattern of Iron Age settlement and land use may have changed comparatively little during the Romano-British period (AD 43-450), this period is typified by the appearance of Roman military installations, and a concomitant network of roads (Philpott, 2006, p. 59). In addition, items of Roman material culture, such as coins, pottery, metalwork, and glass, are introduced into the region and the indigenous communities of the area gradually adopted some of these objects (ibid). Unsurprisingly, a small number of Roman artefacts are therefore known from the Rochdale area, though these are not seemingly associated with identifiable settlement sites. These artefacts include several Roman coin hoards that have been unearthed close to the River Roch, Roman stone and ceramic finds from the Milnrow area, and the arm from a small silver statue, possibly dedicated to the VI Legion Victrix, that was discovered at Tunshill to the east of the modern Kingsway Business Park (Fishwick, 1889, p. 12; Pearson, et al., 1985, pp. 111-12).

Several objects have been discovered on the northern side of the River Roch, and it has therefore been suggested that a Roman road may have existed, which ran east to west along the line of the modern A58 (Pearson, et al., 1985, pp. 112-13). The route of a second Roman road has been suggested by Richmond (1923-5), which is believed to have connected Manchester to Ilkley. The road is thought to have been situated to the north-east of Higher Moss Farm, near Kingsway Business Park. No earthworks have been identified

but the road may be continued to the south of Stanney Brook as a shallow cambered ridge.

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

There is no known evidence of Roman activity within the site or study area and the potential for remains is considered to be **low**.

4.4. Medieval (AD 410 – AD 1540)

4.4.1. Early medieval (AD 410 – 1066)

Rochdale is first mentioned as 'Recedham' in the Domesday Survey of 1086. The 'ham' element of the placename is Old English in origin referring to a settlement, which was perhaps a product of Anglo-Saxon colonisation dating to the 7th or 8th century (Ekwall, 1922, p. 55). Similarly, although the element 'Reced' might have been the Celtic name for the River Roch, it is also possible that it has Old English origins meaning 'hall' (ibid). The presence of an Anglo-Saxon settlement at Rochdale also tallies well with the dedication of its parish church to St Chad, the late 7th-century Anglo-Saxon bishop of Lichfield (Fishwick, 1889, p. 127).

The Site lay within the parish of Rochdale during the medieval period. This parish formed the most extensive of the parishes contained within the Hundred of Salford, an Anglo-Saxon administrative unit. The ancient divisions or townships of the parish were Castleton (in which also stood the parish church), Spotland, Butterworth, and Hundersfield (Farrer & Brownbill, 1911, pp. 187-201). The Site appears to have lay within the ancient parish of Spotland, although it was very close to the Castleton border. The township of Spotland occupied the north-west part of the parish. Its name is allied to Spodden, a valley running from north to south of the parish, down which flows a tributary, the Spodden Brook, to join the river Roch on the western side of Rochdale. The principal landowners in Spotland were the Abbot and convent of Whalley, their lands having been acquired through a large number of different gifts.

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

Considerable investment was expended in reconstructing the church during the 13th century, the present nave pillars being of that date and probably in their original position. There is evidence to suggest, however, that the 13th-century chancel may have been comparatively large, implying that Rochdale was a settlement of regional importance. The parish church lies c 350m east of the Site.

Other evidence of early medieval activity includes a non-rotary quern was found on Dane Street (HER 711.1.0) discovered c 300m south-west of the Site. The artefact was uncovered during a 1910 excavation for electricity works and was a specimen of a seed crusher, such as might be used on a dish mill. The quern was 2 inches in diameter with a small flat rubbing face and was believed to be Early-Middle Saxon in date.

The parish of Rochdale may have been co-extensive with the manor of Rochdale, which, according to the Civic Heritage

Domesday Survey, was held in 1066 by Gamel the thane (Morgan 1978). Gamel held one of the 21 thegns in the Salford Hundred and was free from all customs except six. His holdings were assessed as two hides or 12 plough-lands. By 1212, the whole manor had been assigned to the Lord of Clitheroe, and was held by Roger de Lacy, and several under tenants. The manor of Rochdale descended like Clitheroe and thus came to the Earls and Dukes of Lancaster, who held the manor until the end of the 15th century. The manor was also leased to various stewards during the 15th century, and from 1462 until 1616 these were members of the Byron family, an influential local family with significant land holdings across the Rochdale area.

By 1251, Rochdale had become important enough to have been granted a charter for a weekly market, and an annual fair on the feast of St Simon and St Jude in October. It was probably during this period that a borough was also created, although the town continued to be governed through the manor court until 1825, when a Police Act was finally obtained (Fishwick, 1889).

The original Rochdale Bridge (HER 17239.1.0; c.250m east of the Site) that was built over the River Roch was medieval in date, although an absolute date is unknown. In 1667 the east extension was built. A 'Survey of the Manor' written in 1626 noted that the bridge to the west of the ford was in decay, which seems to suggest that the bridge had already been standing a long time by this date.

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

4.5. Post-medieval (AD 1540 – c AD 1750)

The woollen industry defined the post-medieval development of Rochdale, and its success prompted the growth of the town. The manufacture of woollen textiles developed rapidly from c 1500 as a domestic-based industry. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials. Domestic-based textile manufacture and mining were increasingly undertaken as a supplementary income to farming in the area.

In 1582, Camden described Rochdale as a 'market town well frequented'. The confiscation of the lands owned by the Whalley Abbey and the general suppression of religious houses following the Dissolution of the Monasteries produced a new quantity of landlords. The number was further increased by the sale of the Byron estates in the early part of the 17th century (Fishwick, 1913).

The hearth-tax returns of 1666 provide an insight into the importance of the parish. In Rochdale and Wardleworth there were 228 hearths liable; the largest houses were those of James Brearley (perhaps an inn), with ten hearths; James Scofield, nine; Gabriel Gartside and Sarah Leach, seven each; Edward Lee, Robert Stringer, John Hamer, Joshua Stansfeld, Judy Roades, Edmund Holme, and Joseph Dearden, six each (Farrer & Brownbill, 1911, pp. 171-3).

Celia Fiennes, writing in c 1700, described Rochdale as 'a pretty neat town, built all of stone', whilst some 25 years later Defoe considered it 'a good market town, and of late much improved in the woollen manufacture, as are also the villages in its neighbourhood' (Furbank, et al., 1991). By the end of the 18th century, Rochdale had developed a formidable reputation as a centre for the production of woollen cloth, and the town benefited from a lucrative export trade in woollen goods to Holland, Portugal, Spain, Italy, Russia and Germany (Aiken, 1795, p. 248). It had also become an important centre for the cross-Pennine trade in woollen cloth, represented by the numerous merchant's houses, warehouses and inns that were established in the town during the late 1700s to service this trade.

A documentary reference dated 1510 describes Rochdale Mill as a water corn mill, which was c.400m south-west of the Site (HER 2407.1.0). A second water corn mill was mentioned in 1532 known as Town Mill (2456.1.0). The exact location of Town Mill is unknown, but it is believed to be around Ton Brow / Town Hill, c.350m to the south-west of the Site. During the 18th century, a fulling mill named Town Mill had been erected within the west of the Site and may have been named after the earlier corn mill. There is some potential that the corn mill may have been within the Site.

The Site was located within a group of fields by the mid-18th century and may have been utilised for the dyeing of traditional textiles, such as wool (see Chapter 4.8, below).

4.6. Industrial (c AD 1750 - 1914)

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

By the 1780s, the national demand for textiles, particularly cotton, had begun to rise, resulting in a dramatic increase in mill building that transformed the Greater Manchester region into a centre for factory-based textile manufacturing (Baines, 1835). Initially, the mills were water-powered, but by the end of the 18th century, mills were being converted to steam. In Rochdale, the woollen trade was the staple industry. A well-known woollen manufacturer was the Butts Factory which first appeared in directories in 1822 (HER 16713.1.0; c.330m east of the Site).

The introduction of canals was an important factor in the growth of Rochdale's textile trade. Rochdale Canal was conceived in 1776 and was authorised by an Act of Parliament in 1794. The canal stretched across the Pennines linking Manchester with the ports of the East Coast via the rivers Aire and Trent and also to Liverpool via the Ashton to Bridgewater Canal. The railways eventually replaced the canal network, with the Manchester to Leeds Railway opening in 1836.

By the 19th century, cotton had replaced wool as the main industry in Rochdale. New cotton mills were established along the River Roch. Nearby cotton mills included Michael Hey Mills (HER 5050.1.0) which lay c.300m west of the Site and contained two spinning mills (named Spodden Mill on maps), built for the local Co-operative society. Another nearby mill included Oak Mill (HER 5052.1.0), which consisted of a cotton spinning mill, with an engine house, office block and weaving shed located c.350m south-west of the Site.

4.7. Modern (post-1914)

Industry began to decline nationally during the Great Depression of the late 1920s and early 1930s. Many textile mills closed throughout the century, impacted by a shift towards synthetic fabrics and overseas competition. Slum clearance was also underway and social housing developments and estates were developed in the 1960s and 70s (GMAU, 2010). Modern developments included the Seven Sisters apartment blocks to the north of the Site and the Police Headquarters to the east of the Site.

4.8. Development of the Site

The layout of the town on the southern side of the River Roch is depicted on a Plan of the Rochdale Glebe, which was produced in 1754-7 and is the earliest available map to capture the Site (Plate 2). This shows the core of the town to have been focused on the parish church, around Packer Street, King Street and what is now Drake Street. Rochdale Bridge is annotated as 'A Stone Bridge', with a second river crossing a short distance to the west named 'Cap Ogden Bridge', which was a wooden footbridge.

The land surrounding the parish church was divided into a patchwork of fields owned by various landowners, Civic Heritage

that are listed in the top right corner of the plan. The Site appears to have been roughly within a parcel of land that lay north of the river, which was labelled 'Dyehouse Holme', potentially indicating that a dyehouse (or dyeing in some capacity) had been established within the Site or its immediate vicinity by the mid-18th century. The land opposite the Site was named Sparrow Hill, which is commemorated in the street named 'Sparrow Hill' that currently lies to the south and west of the parish church. A parcel of land in the bend of the river to the west of the Site was labelled 'Sunny Holme'. Sunny Bank Mill was established by the mid-19th century on land to the south-west of the Site and may have taken its name from the former field.



Plate 2 Extract from the Rochdale Glebe Map of 1754-7

William Yates' map of Lancashire in 1786 shows the extent of the town during the late 18th century, albeit published at a small scale (Plate 3). Yates' map shows that development had expanded beyond the medieval core that was previously concentrated to the south of the river shown on the Glebe map (Plate 2). Ribbon development is shown along three routes north of the river, with a denser concentration of buildings at the meeting point of the three routes. The Site was likely located on the edge of the growing town, on a bend in the River Roch (Plate 3).

According to a newspaper article, dated 1799, a parcel of land containing messuages, tenements, a fulling mill, dyehouses, warehouses, buildings and croft was to be sold by auction (Manchester Mercury, 30th June 1799). The industrial complex mentioned in the newspaper could be associated with the plot of land labelled 'Dyehouse Holme' on the Glebe map (Plate 2). The newspaper mentions that the *'fulling mill was commonly known as 'Town Mill'*. The article describes that the mill also had associated dyehouses, warehouses and other buildings that were standing upon and worked by the 'River Roach' (now referred to as River Roch). The mill was supplied by water from the river and was furnished with 'excellent Scouring Water'. It was capable of working machinery to a great extent.

The HER data, refers to a water corn mill called 'Town Mill' that dates to 1532 (HER 2456.1.0). The exact location of it is unknown but the HER pinpoints it to a location 350m downstream of the Site.



Plate 3 Extract from Yates' 1786 Map of Lancashire

The next available map that captures the Site is the Ordnance Survey map of 1851 (Plate 4; Figure 3), which is the first accurate plan that details the Site. The map shows that two mills fell within the Site, which included Holland Street Mill in the east and Town Mill in the west. Town Mill consisted of a rectangular building that operated as a fulling mill. In addition, a dyeworks was housed in a small square building to the west of the fulling mill and may have been associated with Town Mill. The dyeworks and main mill building both had external staircases, indicating that the buildings contained cellars.

The map also shows that the River Roch ran through the centre of the Site and to the south of the Site boundary. A weir had been built within the western half of the Site. This controlled the levels of the river, potentially built to assist with powering waterwheels at the mills, or to prevent flooding. In total, two wooden bridges had also been built over the river. The bridge in the centre of the Site connected Sunny Bank Mill to the south of the Site to Sunny Bank House that lay within the Site.

The earliest reference to Sunny Bank Mill is in a newspaper from 1829, implying that the mill had been erected by at least the 1820s. The newspaper informs of a dissolved partnership with the owners of the Sunny Bank Mills (Manchester Courier, 9th May 1829). In 1852 the mill was owned by George Ashworth and sons (Morning Advertiser, 13th March 1852). The census returns of 1841 lists the Ashworth family as residing at Sunny Bank House, which was situated along Holland Street, within the Site. The property was likely the residence of the owners of Sunny Bank Mills. The mill was extended across the Site by the end of the century.

The earliest reference to Holland Street mills was in 1859 and was in relation to a job advert for a head warehouseman. The newspaper advertisement states that the owner of the mill was James Pilling and Sons (Rochdale Observer, 23rd April 1859). Holland Street Mill consisted of a rectangular range that lay at the

Manchester Road and Holland Street junction. A second rectangular range, with adjoining square building to the south lay to the west. The two buildings were adjoined by a covered entrance that permitted access into a yard between the two buildings. A syphon is labelled next to a chimney to the south of Holland Street Mills which would have been used to draw water up from the river, for use in the mill. The engine house was likely located at the southern end of the mill block, near to the chimney.

The Ordnance Survey map of 1851 also shows that several plots of workers' houses had been erected within the Site (Plate 4). Back-to-back houses had been erected on both sides of Holland Street. A block of six back-to-back houses occupied the southern side of the street and may have had access to what appear to be garden plots that bordered the north bank of the river. Further workers' houses lay to the east, backing onto Sunny Bank (later known as Sunny Bank House), and to the west abutting Holland Street Mill. A parcel of land that contained gardens lay to the south and east of Sunny Bank House. A path provided access from the mill, over a wooden bridge that crossed the river to Holland Street. A ward boundary ran just beyond the east and south Site boundary.



Plate 4 Extract from the Ordnance Survey map of 1851 showing the Site boundary

A newspaper from 1868 advertised the sale of Town Mill, following the death of John Holt. The mill building and the woollen machinery was advertised for sale (Rochdale Observer 16th May 1868). The Rochdale Improvement Act of 1854 aimed to improve the drainage of the town and the cleansing of the River Roch. In 1870, the owners of Town Mill were prohibited from making any new sewers into the river. They were instructed to construct a floodgate to improve the state of the river. They had also enlarged a sewer called the York Street that flowed into the river above the weir (Exeter and Plymouth Gazette Daily Telegrams, 7th June 1870). The article also suggests that the weir in the Site was associated with Town Mill and was known as 'Town Mill weir' (*ibid*).

In 1871, a large fire broke out within Sunny Bank Mills (Northwich Guardian, 28th January 1871). A 'new end', which was six-windows in length and four-storeys high had been built a few years earlier (*ibid*). The flames passed from the scutching room to the mixing room above and spread rapidly. The roving and the spinning

room were eventually engulfed by the fire. The new part of the mill was gutted, except for the basement room. In 1883 George Ashworth and Sons faced bankruptcy (Manchester Evening News, 15th June 1883).

A newspaper from 1867 advertises the sale of the Holland Street Mills (Manchester Courier, 26th March 1867). It gives a thorough description of the complex which was described as:

"Cotton Spinning Mills and Weaving Shed, known as Holland-Street Mills, in Rochdale...contains upwards of 9,000 square yards. The mills and other buildings comprise one mill of six storeys and an attic, one mill of three storeys and an attic, another mill of three storeys and a warehouse: also warping house, mule, and loom sheds, with sizing and drying houses. Two cottages and other buildings. Most of the buildings are fireproof. Nine steam engines, with suitable boilers; 30,000 throstle spindles, 17,000 patent self-acting mule spindles, 327 looms; also winding frames, warping mills and sizing and drying machines and all mill furniture and stores complete for immediate working of the mills."

The next available map that captures the Site is the Ordnance Survey Map of 1892 (Plate 5; Fig 4). The plan shows that Sunny Bank Mill had been expanded, covering land within the south of the Site, on the south bank of the river. In addition, a rectangular building at the east end of Sunny Bank House had been extended and converted into part of the Sunny Bank Mill complex, annotated 'Sunny Bank Mill, 'cotton & woollen' on the plan. The building had paving lights indicating that the building had a basement. The north-east end of a Sunday School also fell within the Site.

Holland Street Mill had been extended to the south by the time of the Ordnance Survey map of 1892 (Plate 5; Fig. 4), consisting of a broadly rectangular structure. The octagonal chimney remained *in-situ*, bordered by several smaller buildings, which likely represent the mill's steam power plant

The footprint of buildings at Town Mill remained unchanged, though the dyeworks to the west had been incorporated into Town Mills. The mill no longer functioned as a fulling mill and was instead operating as a dye works.

A block of four double-depth houses, two of which were blind-backs, had been built to the south of the court of back-to-backs. The court had been named Sunny Bank on the Ordnance Survey map of 1892 (Plate 5). The 1891 census returns revealed many of the residents were employed in the woollen or cotton industry. Other occupations include caretaker, joiner, hall keeper and property master at a theatre, tobacco maker, grocers' assistant, and a solicitor's clerk.

The Ordnance Survey map of 1910 (Fig 5) replicates the 1892 plan, showing that no development took place within the Site.



Plate 5 Extract from the Ordnance Survey map of 1892 showing the Site boundary

By 1904 Sunny Bank Mills was under new management operated by H.W. Whitworth, however, Whitworth had received orders from the court (Western Daily Press, 28th September 1904). Shortly after, Whitworth was declared bankrupt, due to over-buying cotton and a decline in the cotton trade (Manchester Evening News, 18th October 1904). By the following December, the mills had been purchased by a man called Henry Holland, who intended to restart the mill at once (Cotton Factory Times, 23rd December 1904).

In the early 20th century, Holland Street Mill was owned by Abraham Brierley and Sons Ltd. They also owned College Street, Brimrod and Lowerhey Mills. According to the 1921 census returns, multiple occupants from No. 1 to 3 Sunny Bank worked in Holland Street Mills and the nearby Michel Hey Mills (HER 5050.1.0). Other occupations listed within the census returns included a tobacco spinner and a painter and decorator.

The Ordnance Survey map of 1930 (Plate 6; Fig 6) shows that a few small changes had taken place within the Site. The former fulling mill had been demolished. In addition, two of the buildings that lay on the southern boundary of the Site associated with Sunny Bank Mills had been demolished.

A plan produced in 1940 shows the function of the individual buildings and rooms within Holland Street Mill (Plate 7). The mill within the east of the Site functioned as the spinning mill with the card room situated at the north end of the range. The engine house lay at the southern end of the building (labelled 'K' on the plan) with the gear shaft and smithy housed in adjoining rooms to the south. The boiler house and economisers were located at the north end of the mill building that lay to the south of the Site boundary. The mill block in the west of the Site consisted of a cloth warehouse (A), mule room (B) and engine house (C), which was situated within the southern part of the Site. The plan replicates the same arrangement of buildings that were shown on the Ordnance Survey map of 1892 (Fig 4) and were also likely in use by 1851 (Fig 3).

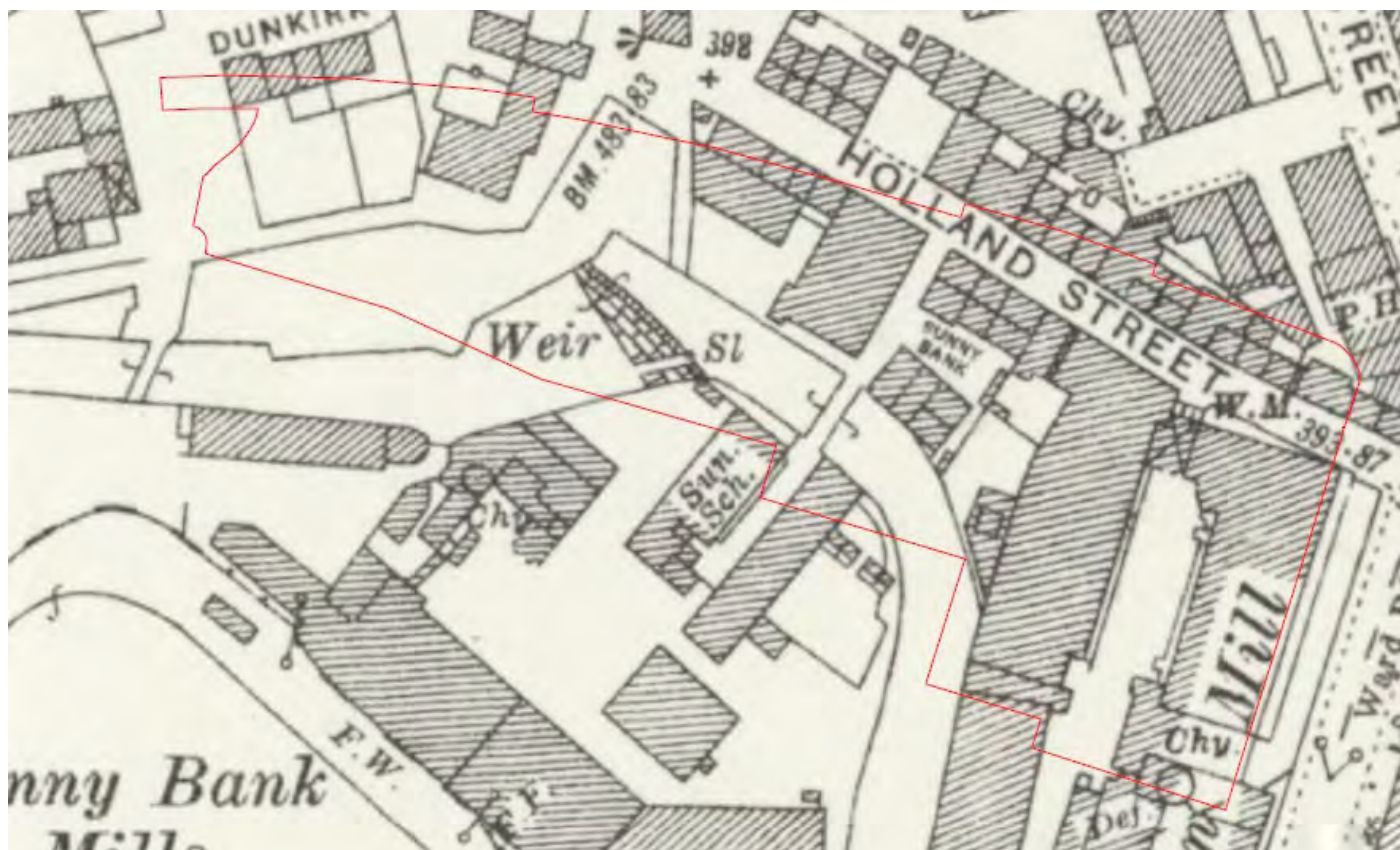


Plate 6 Extract from the Ordnance Survey map of 1930 showing the Site boundary

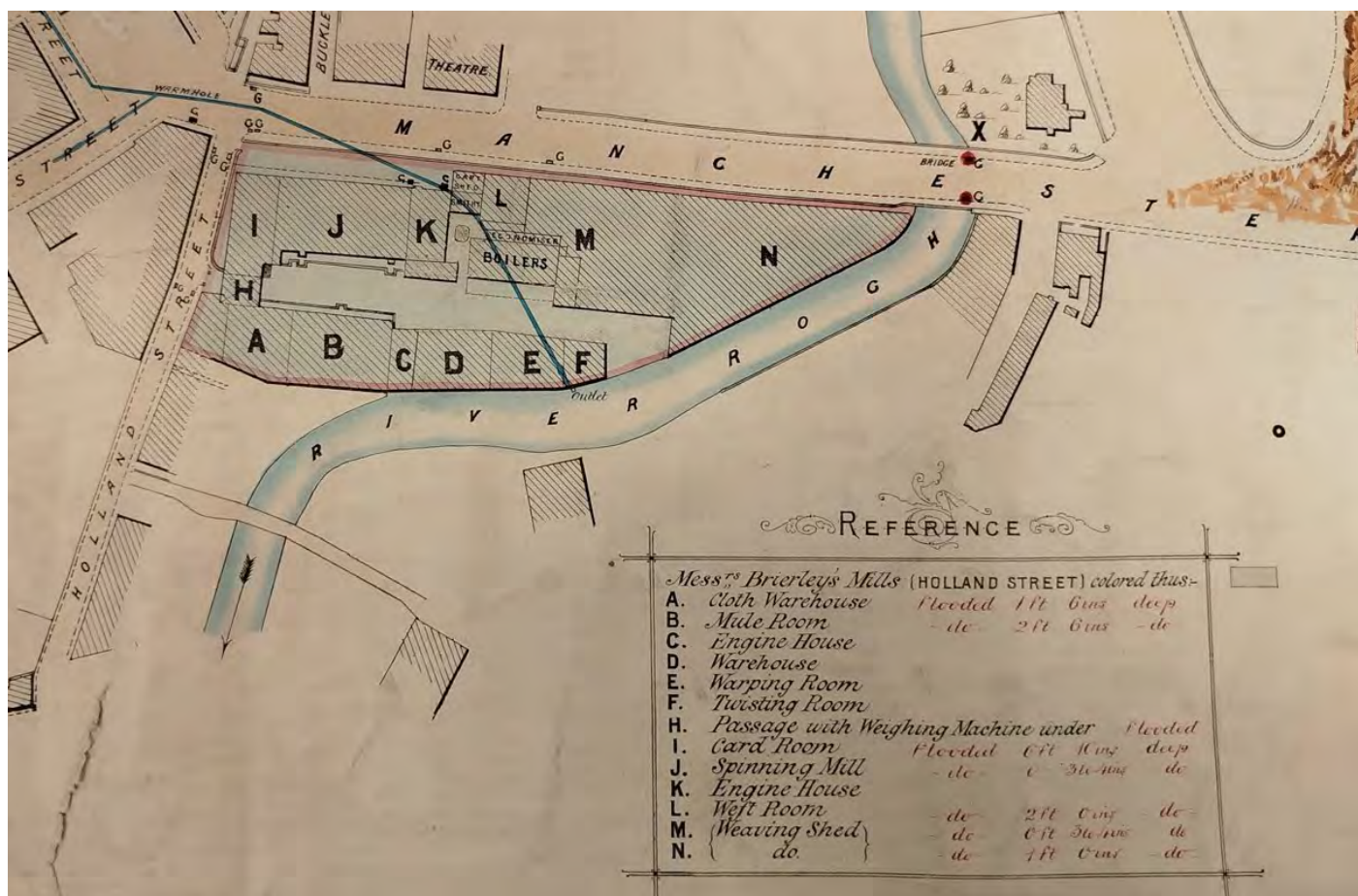


Plate 7 Extract from a plan of the mill produced in 1940 showing the function of the rooms within Holland Street Mills, not orientated north, courtesy of Rochdale Local Studies

An aerial photograph taken in 1949 shows the Site and its environs (available to view at Britanfromabove.org ref: EAW022018). The photograph shows the River Roch running through the Site, with the former area of Town Mill as flat brownfield land. Holland Street Mills can be seen on the north side of the river. The photograph replicates the mills layout showing the chimney to the south of the main spinning block with single- or double-storey buildings to the north and south of the chimney, potentially marking the location of the steam engine and associated boilers.

Between the 1930 and 1960, several buildings within the Site were demolished, including all the workers' housing. The Ordnance Survey map of 1959 (Plate 8; Fig 7) shows that all the buildings associated with Town Mill had also been demolished and some of the land on the north side of Town Mill Brow was used as allotments. The former Sunday School had been converted into a mill, whilst the rectangular block on the north side of the river also continued to operate as a mill. The other buildings that were associated with Sunny Bank Mill to the south of the Site were either demolished or reused as a 'works' or warehouses. Holland Street Mill remained standing but had been repurposed as a 'Technical College'.



Plate 8 Extract from the National Grid Map of 1959, showing the Site boundary

During the 1960s the weir was demolished, and the course of the river was diverted to follow its current course. This is shown on the Ordnance Survey National Grid map of 1967 (Plate 9; Fig 8), with the river situated to the south of the Site. In total, two former mill buildings associated with Holland Street Mill remained extant. An aerial photograph shows the two mill buildings in 1966 (Plate 11). College buildings (Block A) were erected to the south of the Site in 1964, and a large rectangular building was erected within the centre of the Site, covering most of the area that is currently occupied by the car park. This building was mostly single storey and unlikely to have substantial foundations (Plate 11 Aerial view of Hopwood Hall College taken in 1966, showing repurposed former mill buildings). A photograph shows 'Block A' under construction in 1964. The photograph also captures part of the west-facing elevation of the former mill building, potentially showing the location of part of the engine or boiler house (Plate 10).

The two mill buildings were demolished in the 1970s and replaced by a college building. The college buildings were reclad in 2012 to their current appearance. At some point during the late 20th or early 21st century, the

large rectangular building in the west of the Site was demolished and redeveloped into a car park.



Plate 9 Extract from the National Grid Map of 1967 showing the Site boundary

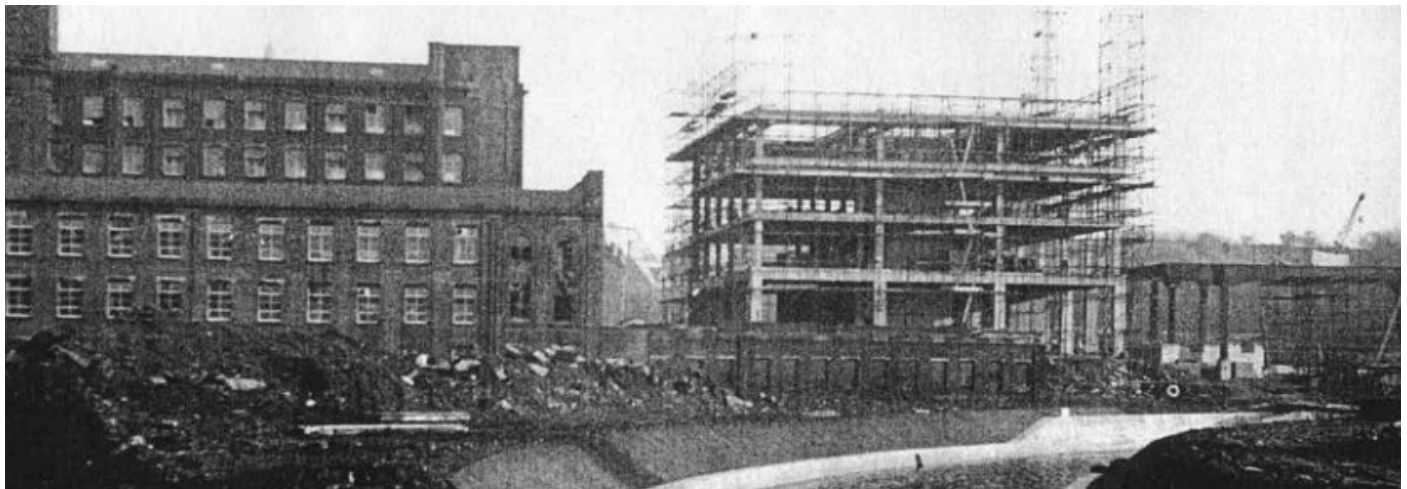


Plate 10 Photograph taken in 1964 showing the construction of 'Block A', the diverted course of the river Roch and Holland Street Mill building, possibly showing the remnants of the engine or boiler house



Plate 11 Aerial view of Hopwood Hall College taken in 1966, showing repurposed former mill buildings

4.9. Previous archaeological works

In total, three desk-based assessments, two heritage statements, two evaluations and two excavations have taken place within a 400m radius of the Site.

4.9.1. Non-intrusive events

In 2009 Oxford Archaeology North were commissioned to produce an archaeological assessment of c 9ha of land on the eastern side of Rochdale Town Centre (EGM4173), which included the land within the Site. Its aim was to provide supporting documentation for a development brief being devised by Rochdale Development Agency for a large-scale redevelopment of that area. A desk-based assessment and a site visit were undertaken.

A heritage statement for Littleborough to Rochdale (EGM4845) was undertaken by Mark Adams in 2017. This land lay c 135m east of the Site. Documentary research, a field survey, photographic recording and a walkover survey were conducted in advance of a proposed flood management scheme. The area of the proposed works lay partly within an area that contained evidence for human activity dating from the Mesolithic to the present.

In 2022 Donald Insall Associates were commissioned to produce a heritage statement for Rochdale Town Hall (EGM5457). The Rochdale Town Hall lies c 200m east of the Site. A heritage, design and access statement were completed to support the Listed Building consent application to replace the roofing material above the Bright Hall in Rochdale Town Hall.

4.9.2. Intrusive events

The most recent intrusive archaeological investigation took place at Rochdale Town Hall Square (EGM5325) undertaken by as a community-led excavation by Salford Archaeology in 2021. The investigation revealed a layer of reworked natural sand which represented a combination of agricultural activity and bioturbation on the site pre-dating the 18th century. In the northern part of the site undated structural remains formed of brick and worked stone were sealed beneath thick layers of made ground. Late 18th-/ early 19th-century structures were found in the southern part of the site (Salford Archaeology, 2022).

Salford Archaeology also undertook an excavation at site within the east of the town centre in 2018 at the

Rochdale Riverside Phase 1 (EGM4982). Initially, a desk-based assessment concluded that there was some potential for below-ground archaeological remains including workers' housing, industrial buildings, churches and schools, all dating to the late 18th century and early to mid-19th century, and merited further investigation. The evaluation consisted of eight trenches. This trenching showed that much of the area did not merit further investigation, but that three areas towards John Street in the east of the study area did merit further investigation in the form of archaeological excavation. The excavations recorded the remains of 18th-century field systems, early to mid-19th-century back-to-back and blind-back houses, and a 19th-century church (Salford Archaeology, 2018).

5. Site walkover

A Site walkover was undertaken on 25th January 2025. The eastern half of the Site is occupied by the Gullwing building and 'Block B'. A hard-standing tarmacked car park, motorcycle parking and bicycle parking dominate the western half of the Site, which occupies a slightly raised bank above the diverted course of the River Roch (Plate 13).

Block B has a basement level that is visible from St Mary's Gate (Plate 12). This structure will be demolished as part of the proposed scheme. The basement contains a nursery, which has a sunken playground at basement-level, below the modern street level.

The entire premises is enclosed by wired fencing or with hedges. No archaeological remains were visible.



Plate 12 Block B, Hopwood Hall College, looking north-west



Plate 13 View of car park and Hopwood Hall College buildings, looking east

6. Gazetteer

The following gazetteer sites (GS) summarise the sites of potential archaeological interest and elements of the historic landscape within the Site and its immediate vicinity. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer sites are shown on Figures 9 and 10 within Appendix 1.

Gazetteer Site (GS)	01
Site Name	River Roch (site of)
Designation	-
HER number	-
Period	-
NGR	389275, 413394 (centred at)
Source	Historic mapping
Description	The River Roch flowed through the centre of the Site in an arch roughly aligned east to west until the mid-20 th century. A weir was constructed within the river. It was associated with the Town Mill complex and was known as Town Mill weir. In total, two wooden bridges were constructed over the river to connect Sunny Bank Mills with Holland Street. The river may have been used to power the mills and supply water to the factories that lay along the bank. By the late 1950s, the weir had been demolished, as well as the bridges. The river was diverted and now runs east to west to the south of the Site.
Assessment	The course of the river has been diverted, though culverts associated with the river could survive below ground and may be impacted by the development proposals.

Gazetteer Site (GS)	02
Site Name	Town Mill
Designation	-
HER number	2456.1.0
Period	Post-medieval
NGR	Centred SD 890 130 (100m by 100m)
Source	HER; HLC; historic mapping
Description	A documentary reference to a water corn mill is mentioned in 1532. The exact location of the mill is unknown but is thought to be near Ton Brow (Town Hill). The HER pinpoints the corn mill to a location c 350m downstream of the Site. The 18 th -century dyeworks and fulling mill may have been named after the corn mill, which could suggest that the corn mill was located nearer to the Site, however, there is no evidence to support this theory.
Assessment	Remains of the mill likely lie beyond the Site boundary and any post-medieval remains are likely to have been damaged or destroyed by industrial period activity.

Gazetteer Site (GS)	03
Site Name	Town Mill (site of)
Designation	-
HER number	-
Period	Early industrial
NGR	389248, 413417
Source	Historic mapping; newspapers

Description	A newspaper of 1799 (Manchester Mercury, 30 th June 1799) advertised a parcel of land that contained messuages, tenements, a fulling mill, dyehouses, warehouses, buildings and croft, which was to be sold at auction. The newspaper notes that the fulling mill was commonly known as Town Mill. The mill and associated dyehouses, warehouses and other buildings stood on the ' <i>River Roach</i> ' (River Roch). The dye works, two dwellings and fulling mill seem to have lay within the west of the Site. By 1930 the fulling mill was demolished and the dyeworks was demolished by the 1950s.
Assessment	Remains of the buildings may survive within the Site and therefore could be affected by the proposed development scheme.

Gazetteer Site (GS)	04
Site Name	Gardens (site of)
Designation	-
HER number	-
Period	19 th century
NGR	389263, 413369; 389281, 413407
	Historic mapping
Description	In total, two areas of the Site contained garden soils from the 19 th century. The largest area of gardens lay on the southern bank of the River Roch, between the river and Sunny Bank Mills in the south of the Site. In the north of the Site, Sunny Bank House was enveloped in the south and east by ornamental gardens. By 1892 the southern field had been developed into a Sunday school. Sunny Bank House gardens were reduced when another mill labelled Sunny Bank Mill was built to the east.
Assessment	Remains associated with the gardens could survive within the Site and may be affected by the proposed scheme.

Gazetteer Site (GS)	05
Site Name	Sunny Bank Mill (site of)
Designation	-
HER number	3053.1.0
Period	19 th century
NGR	389296, 413409
Source	Historic mapping
Description	A rectangular building associated with Sunny Bank Mill was erected within the Site by 1892 (Fig 4). The building operated as part of a woollen and cotton mill. The main mill complex lay to the south of the Site.
Assessment	Remains of the mill building may survive within the Site and may be affected by the proposed development.

Gazetteer Site (GS)	06
Site Name	Holland Street Mill (site of)
Designation	-
HER number	-
Period	Early to mid-19 th century
NGR	389342, 413347
Source	Historic mapping

Description	First shown on the 1850 OS map. The mill owners were James Pilling and Sons. In 1867 the mill was advertised for sale and contained the following description: Cotton Spinning Mills and Weaving Shed, known as Holland-Street Mills, in Rochdale... contained upwards of 9,000 square yards. The mills and other buildings comprise of one mill of six storeys and an attic, one mill of three storeys and an attic, another mill of three storeys and a warehouse: also warping house, mule and loom sheds with sizing and drying houses, two cottages and other buildings. A plan produced in 1940 confirms that the engine house lay at the south of the mill range that fronted St Mary's Gate, whilst the boiler house and economisers lay beyond the Site boundary, to the south. An engine house also lay to the south of the western mill block. By 1959, the southern half of the estate had been demolished and the two northern buildings were converted into the technical college. They were eventually demolished and replaced with Rochdale College in the 1970s. The footprint of the building primarily lies beneath 'Block B'. 'Block B' will be demolished after the new college building has been built and will be landscaped into a green space.
Assessment	Remains of the buildings may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Site (GS)	07
Site Name	Sunny Bank House (site of)
Designation	-
HER number	-
Period	Early to mid-19 th century
NGR	389277, 413418
Source	Historic mapping
Description	A large rectangular building labelled on maps as Sunny Bank House in the north of the Site. The building was situated behind houses that fronted Holland Street, aligned east to west. The census returns of 1841 notes that the Ashworth family occupied Sunny Bank house. The family was likely related to George Ashworth who owned Sunny Bank Mills.
Assessment	Remains of the buildings may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Site (GS)	08
Site Name	Workers' housing (site of)
Designation	-
HER number	-
Period	Early to mid-19 th century
NGR	389319, 413403; 389356, 413395; 389282, 413423
Source	Historic mapping
Description	Several plots of worker's houses had been erected along Holland Street by the mid-19 th century. These mostly comprise back-to-back dwellings, including blocks on the north side of Holland Street, six back-to-back houses on the southern side of Holland Street (between Sunny Bank House and Holland Street Mills), four double-depth terraced houses in Sunny Bank Court and a row of four single-depth houses on the southern side of Holland Street that lie partly within the Site boundary. All these houses were demolished by 1959.
Assessment	Remains of the dwellings may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Site (GS)	08
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Site Name	Sunday School (site of)
Designation	-
HER number	-
Period	Late 19 th century
NGR	389271, 413377
Source	Historic mapping
Description	The north-west end of a Sunday School is first shown on the OS map of 1892. Site progressively cleared during the 20 th century.
Assessment	Remains of the building may survive within the Site and could be affected by the proposed development scheme.

7. Significance

7.1. Policy context for heritage assets

Under both national and local planning policy, heritage assets are to be considered within the planning process (as previously stated in Chapter 3). The NPPF emphasises assessing the development proposals in line with an up-to-date local plan. Therefore, *Policy P2* of Rochdale's Core Strategy (2016) was consulted as the key Development Plan Documents in the Local Development Framework.

7.2. Designated heritage assets

The Site does not contain any designated heritage assets. The Site is located within 200m of five Listed Buildings, a Registered Park and Garden, two Conservation Areas and three non-designated heritage assets (see Chapter 1.2, Table 1, p4).

7.3. Significance of the archaeological resource

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) provides a methodology for assessing archaeological significance. This criterion has been used to assess archaeological significance, below.

7.3.1. Historical and archaeological interest

The Site lay within close proximity to Rochdale town centre, in the ancient township of Spotland. The parish of Rochdale took its name from the River Roch and was one of the largest parishes in England. The woollen industry defined the post-medieval development of Rochdale, and it rapidly grew from the 16th century. Rochdale became Lancashire's principle wool town, serving both English and international markets.

The River Roch was utilised for early industry such as dyehouses, print works and water-powered woollen and cotton mills, which were integral to Rochdale's growth at the onset of the industrial revolution. The Site comprises an 18th-century dyeworks, fulling mill and associated dwellings, two 19th-century woollen and cotton mills and workers' houses. Remains associated with these buildings would be of historical and archaeological interest.

7.3.2. Baseline Significance conditions

Period

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

The most likely remains to be encountered within the Site would date to the post-medieval and industrial period, which could include the river and weir (GS01), a mid-18th-century dyeworks and fulling mill (GS03), 19th-century textile mills (GS05 and GS06), garden soils (GS04) and 19th-century houses (GS07 and GS08) and a Sunday school (GS09). Sites reflecting Rochdale's industrial heritage may be considered significant due to period.

Rarity

Buried remains pre-dating the 19th century would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period. Any remains of the 18th-century dyeworks, fulling mill and associated buildings within the Town Mill estate may be considered rare (GS03).

Archaeological remains associated with the early 19th-century domestic houses may not be considered rare as several examples have been excavated in the past 30 years.

Documentation

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

Group value

The Site lies within an area of Rochdale that was developed from the post-medieval period onwards. The mill complexes within the Site reflect Rochdale's history of wool and cotton manufacturing and therefore the mills could have some group value. The residential buildings would not be considered of group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. However, any buildings containing cellars or deep structures are likely to survive as *in-situ* buried remains.

Fragility / vulnerability

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

Diversity

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. However, any buildings containing cellars or deep structures are more likely to survive as *in-situ* buried remains. The basement within 'Block B' may have damaged or destroyed archaeological remains in this area.

Potential

There are no prehistoric, Roman or medieval sites within the sites or its environs, and the potential for remains from these periods is considered to be low.

The Site contained several ornamental gardens (GS04) that accompanied Sunny Bank House (GS07) in the 19th century. The survival of former garden soils may have some potential to address the research agendas outlined in the current Archaeological Research Framework for North West England (<https://researchframeworks.org/nwrf/sample-page/post-medieval/>):

Industrial period	
Agenda No	Agenda Description
Ind21	How did industrial period towns affect the pre-existing historic landscape?
Ind84	How can we identify the development of public parks and the changing uses of green spaces within the urban environment within the industrial period?

Table 2 Industrial research agendas

The Site has limited potential to contain buried remains of gardens due to later landscaping within the Site. Therefore, the Site has the potential to address the research aims listed above.

The Site also has the potential to contain 19th-century houses that could address some of the research agenda outlined in the current Archaeological Research Framework for North West England: (<https://researchframeworks.org/nwrf/industrial/>):

Industrial period	
Agenda No	Agenda Description
Ind22	How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?
Ind26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?

Table 3 Industrial research agendas

The Site has high potential to contain buried remains of workers' housing. The footprints of the former houses lie predominantly within the current car park. This area was redeveloped into a single-storey college building in the 1960s, but is unlikely to have had substantial foundations (Plate 10; Fig 8). The former car park will be redeveloped into a new college building. Therefore, the Site has the potential to address the research aims listed above.

The Site contained a dyeworks, Town Mill (fulling), Holland Street Mill (woollen and cotton) and a late 19th-century building that was associated with Sunny Bank Mill. Any below-ground remains of the mills and their associated steam-power plant could have the potential to address the research agendas outlined in the current Archaeological Research Framework for North West England: (<https://researchframeworks.org/nwrf/sample-page/post-medieval/>):

Industrial period	
Agenda No	Agenda Description
PM27	How do industries associated with the north west evolve and develop during this period?
PM45	How can we better understand the evolution of rural vs urban bridge construction?
Ind55	What is the evidence for the development of power production?
Ind60	How can we make sense of the relative significance of historic industrial processes poorly understood and recorded?
Ind100	How do we capture the process of industrialisation?

Table 4 Post-medieval and industrial period research agendas

The Site has high potential to contain buried remains of the former dye works and Town Mill (fulling). The dyeworks and fulling could have 18th-century origins. In addition, a late 19th-century extension to Sunny Bank Mill lay within the Site. The footprints of these buildings currently lie within the hard-standing car park, which will be redeveloped as part of the proposed scheme. The area of the former dyeworks and mill was redeveloped into a single-storey college building in the 1960s, but this is unlikely to have had substantial foundations (Plate 10; Fig 8). Both the dyeworks and Town Mill were likely cellared therefore, the Site has the potential to address the research aims listed above.

Holland Street Mill lies mostly within the footprint of 'Block B' and the Gullwing building. 'Block B' will be demolished after the new college building has been erected and will be landscaped. The engine and boiler house may fall within the footprint of the Gullwing building, which will be retained within the scheme. The mill building may have been damaged or destroyed by the basement built within 'Block B'.

7.4. Summary of significance

A summary of the potential and significance of the archaeological remains within the Site is outlined in the table below (Table 5). These conclusions have been informed by the above criteria, professional judgment, the ICOMOS guide to assessing the value of heritage assets, as well as contributions that could be made towards local and regional research agendas.

Identified Asset	Period	Potential	Archaeological significance
River Roch (GS01)	Post-medieval	Low	Low
Town Mill (GS02)	Post-medieval	Limited	Negligible
Town Mill (GS03)	Early Industrial	High	Medium

Gardens (GS04)	19 th century	Limited	Low
Sunny Bank Mill (GS05)	Late 19 th century	High	Low
Holland Street Mill (GS06)	19 th century	Limited	Low
Sunny Bank House (GS07)	19 th century	High	Low
Workers' housing	19 th century	High	Low
Sunday School	Late 19 th century	Limited	Negligible

Table 5 Summary of potential archaeological sites and their significance

This assessment concludes that the Site is of archaeological interest and has the potential to contain buried remains of low (local) significance and potentially medium significance that date to the industrial period.

8. Impact Assessment

8.1. Site conditions

The Site contains a hard-standing car park and 'Block B' college building, which is a four-storey building with basement and sunken (basement-level) playground.

8.2. Proposed development

The works will include the erection of a replacement four-storey college building with piled foundations that will occupy the current car park. 'Block B' will be demolished after the new college building has been built and will be landscaped.

The desk-based assessment has been prepared in support of a planning application that comprises *'the development of a new 'Block B' to replace the existing Block B, which is in poor condition and will be demolished upon completion of the new block. The new building will provide accommodation for up to approximately 900 students across subjects including Art & Design, Catering, T-Levels (including Media, Graphic Design & Gaming), Film Design and provision for teaching Higher Education courses such as Teacher Training and Healthcare. In addition, the building will include support and social spaces, including the Student-support Hub and Learning Support spaces'*. Block A and the Gullwing building will be retained.

8.3. Review of impact on the archaeological resource

The development proposals will involve ground-breaking and landscaping works across the Site, which has the potential to impact on buried archaeological remains.

The potential for the Site to contain buried archaeological remains is considered to be high. Remains may include a possible 18th-century dyeworks and fulling mill (Town Mill), an early to mid-19th-century woollen and cotton mill, a late 19th-century building associated with Sunny Bank Mill, workers' houses and a Sunday School. Any such remains that do exist within the site are likely to be of low (local) significance and, potentially, medium (regional) significance. Without a programme of mitigation, the proposed development could damage or destroy these remains.

9. Conclusions

9.1. Planning policy

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

9.2. Recommendation for further work

Following consultation with GMAAS, it is recommended that an archaeological evaluation (in the form of trial trenches or a strip, map and record evaluation) to confirm the presence or absence of buried archaeological remains and, if present, their extent and significance. Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource.

The above recommendations would offset the harm of the development on the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework and Rochdale Council's Core Strategy. The exact scope of any such further investigation will be determined by GMAAS and set out within a Project Design.

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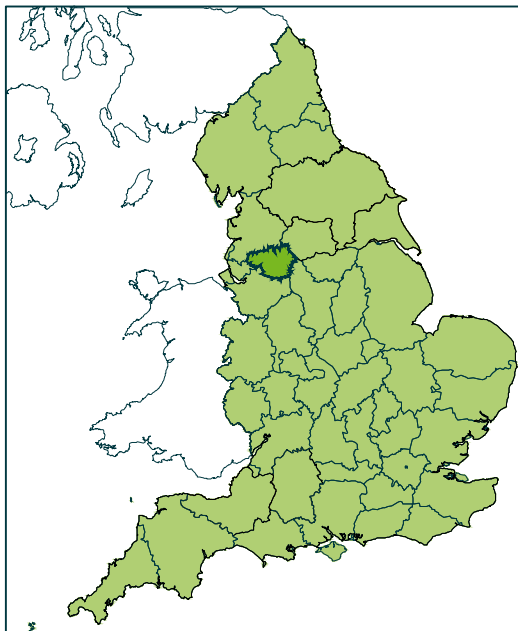
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13/02/2024

Appendix 1 - Figures

- Figure 1: Site location
- Figure 2: Site boundary superimposed onto modern mapping
- Figure 3: Site boundary superimposed onto the Ordnance Survey Town Plan of 1851
- Figure 4: Site boundary superimposed onto the Ordnance Survey Town Plan of 1892
- Figure 5: Site boundary superimposed onto the Ordnance Survey 25-inch to 1-mile plan of 1910
- Figure 6: Site boundary superimposed onto the Ordnance Survey 25-inch to 1-mile plan of 1930
- Figure 7: Site boundary superimposed onto the Ordnance Survey National Grid 1:1250 of 1959
- Figure 8: Site boundary superimposed onto the Ordnance Survey National Grid 1:1250 of 1967
- Figure 9: Location of Gazetteer Sites superimposed onto modern mapping
- Figure 10: Location of Gazetteer Sites superimposed onto modern mapping
- Figure 11: Areas of archaeological potential superimposed onto modern mapping

CIVIC

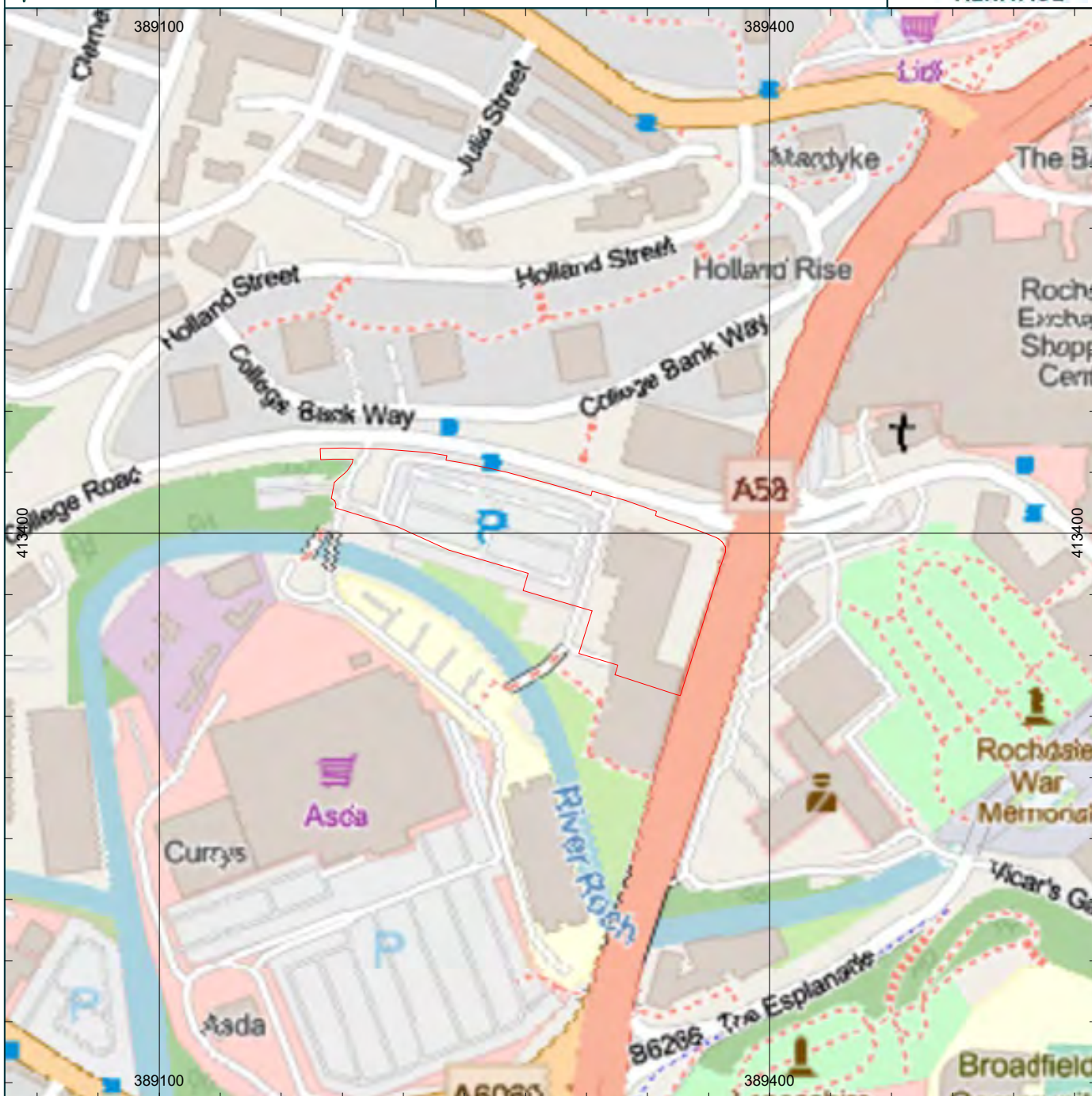


Hopwood Hall College, Rochdale

Project Code: 61082

Figure 1: site location

CIVIC
HERITAGE





CIVIC
HERITAGE

0 50 m
Scale at A4 1:1000

Hopwood Hall College, Rochdale
Project Code: 16082
Figure 2: site boundary superimposed on modern mapping



Key: Site boundary





