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Archaeological Desk-Based Assessment

Bamford/Norden,
Rochdale, Greater
Manchester

Client:

Peel L&P Investments
(North) Ltd

Technical Report:

Ashley Brogan

Report No:

2021/59



Site Location: The development area is located within Rochdale Greater Manchester, and is bounded by Norden Road to the east, Norford Way and Greenvale to the north and Jowkin Way and Lower Jowkin Lane to the west

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Summary

Peel L&P Investments are preparing a planning application for the residential development of land at Bamford/Norden, Rochdale, Greater Manchester. In order to support the planning application, Salford Archaeology was commissioned to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the future treatment of any surviving remains.

The proposed development site lies nearby the known medieval settlements of Bagslate Moor and Bamford, and nearby Bamford Hall. During the post-medieval period, the land was used for farming and contained the homestead known as Lower Jowkin. By the nineteenth century, Lower Jowkin was a ruin and had been replaced by a newer homestead, located at the junction between Lower Jowkin Lane and Jowkin Lane. During the nineteenth century, the Pitfield Mills were constructed within the development area, along with workers' houses. Mid-nineteenth-century mapping shows the cotton mill complex included a gasometer and reservoir. The mill was demolished in the mid-twentieth century.

The development area has the potential to contain archaeological remains associated with medieval and post-medieval rural activities and settlement, with a small area along the eastern boundary containing the potential remains of the Pitfield Mills. There is also low potential for prehistoric remains to be uncovered. If present, the post-medieval and industrial period remains would be of local significance and earlier remains, such as prehistoric or medieval remains, would be of regional significance.

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

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

1. Introduction

1.1 Planning Background

Peel L&P Investments (North) Limited are preparing a planning application for the residential development of land at Bamford/Norden, Rochdale, Greater Manchester (referred to herein as 'the Site'). The parcel of land extends to approximately 83.4 acres. The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the designs of the proposed scheme and for the future treatment of any surviving remains.

1.2 Government and Local Planning Policies

1.2.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, July 2021).

The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one.

Section 16 deals specifically with this historic environment (paragraphs 189-208), and states that local planning authorities should consider:

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

Paragraph 194 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with

archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

Paragraph 203 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 199-202) should be taken into account in determining a planning application. Paragraph 205 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

1.2.2 Local Development Framework

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

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

The Rochdale Metropolitan Borough Unitary Development Plan 1996-2016 is currently still in place until the Allocations Development Plan is adopted.

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

2. Method Statement

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

2.1 Research Sources

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

- published and unpublished cartographic, documentary and photographic sources;
- the Greater Manchester Historic Environment Record, maintained by GMAAS;
- The North West England Regional Research Framework;
- Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- Lancashire Archives;
- The National Heritage List for England;
- Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late eighteenth century. The results of the historical and archaeological research will be analysed against the current framework for the region, *The North West England Regional Research Framework*, in order to identify whether there is potential for the Site to contribute to the current initiatives and research questions listed within the agenda.

2.2 The Document

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

3. The Setting

3.1 Location

The Site lies within the western part of Bamford, within the Metropolitan Borough of Rochdale in the north-eastern part of the modern county of Greater Manchester (Plate 1; Figs 1 and 2). The Site is bounded by Norden Road to the east, Norford Way and Greenvale to the north and Jowkin Way and Lower Jowkin Lane to the west. The Site lies at a height of approximately 150m above Ordnance Datum (aOD).



Plate 1: Recent aerial view looking north across the Site

The topography consists of gently undulating land, though it gently slopes away westwards towards Naden Brook. Most of the land is under pasture, however, there is a cricket club as well as other playing fields within the Site.

3.2 Geology

The geology consists of alternating east-west bands of Pennine Lower Coal Measures Formation and varying types of sandstone. The superficial geology mostly consists of till, however there is a small area of Glacial Sands and Gravels at the southern tip of the Site (British Geological Survey 2017).

3.3 Designations

No designated sites have been identified within the Site boundary, however, there are two listed buildings located within 250m of the Site (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

Asset Name	HER Number	Designation	NHLE Number
Bamford United Reformed Church	11541.1.0	Grade II	1084292
Sundial in Bamford Chapel Graveyard	11541.2.0	Grade II	1084293

Table 1: Designated Heritage Assets identified outside the land allocation boundary

4. Historical Background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2). Key sites are summarised in the Gazetteer of Sites (Section 5, below).

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

Table 2: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

Various remains dating to the prehistoric period have been identified across the borough of Rochdale. The earliest of these date to the Mesolithic period (c 8000-4000 cal BC) and comprise small scatters of stone tools, dominated by microliths, which are sometimes associated with hearths, areas of burning, and ephemeral structures (*cf* Hodgson and Brennand 2006, 27-8). However, these finds are largely confined to the upland areas of the southern Pennines (Pearson *et al* 1985, 105-8).

The region's primeval woodland appears to have been cleared progressively in response to the gradual adoption of farming and associated settlement during the Neolithic, Bronze and Iron Ages. Direct evidence dating to the Neolithic and Bronze Age (c 4000-600 cal BC) is sporadic and is generally based on the chance finds of dateable artefacts and, in the case of the Bronze Age, extant burial mounds. Neolithic finds across the borough principally comprise polished stone axes and flint tools, whilst Bronze Age finds include stone axe-hammers, flint tools, and metalwork (Pearson *et al* 1985, 105-11), including a socketed spearhead from Milnrow (Davey and Forster 1975, entry 107).

During the Iron Age (c 600 cal BC-AD 43) the Rochdale area may have lain within the tribal territory of the Brigantes, who are described in several proto-historic sources, such as the accounts of the Roman historian Tacitus and the geographer Ptolemy. The Brigantes, however, appear to have occupied a large territory covering much of northern England and parts of south-west Scotland, and it is therefore likely that this group formed a loose confederation of smaller tribal groups (Hartley and Fitts 1988, 1-

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

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

The distribution of these prehistoric finds and sites indicates that prehistoric settlement and activity was concentrated close to the River Roch, and its tributaries, with the known Bronze Age burial mounds being located in the upland areas. The River Roch is situated just over a kilometre to the south of the Site and Naden Brook is located approximately 200m to the west of the Site. It is thus possible that the Site lay within a locality that was favourable for prehistoric activity, although any firm evidence is significantly lacking.

4.1.2 Archaeological Potential

Cropmarks have been identified in the southern area of the Site, but it is possible that these cropmarks represent the areas that have been quarried. The potential for buried archaeological remains deriving from prehistoric activity within the Site is considered to be low.

4.2 Romano-British Period

4.2.1 Archaeological Evidence

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 (*cf* Philpott 2006, 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 statute, possibly dedicated to the VI Legion Victrix, that was discovered at Tunshill to the east of the modern Kingsway Business Park

(Fishwick 1889, 12; Pearson *et al* 1985, 111-12). Several objects have been discovered on the northern side of the River Roch, and it has therefore been suggested that a Roman road may have existed, which ran east/west approximately along the line of the modern A58 (Pearson *et al* 1985, 112-13).

The projected line of a second Roman road from Manchester to Ilkley has been postulated by Richmond (1923-5) and is believed to have been situated to the north-east of Higher Moss Farm, in the modern Kingsway Business Park, located approximately 5.8km to the east of the Site. 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.

4.2.2 Archaeological Potential

The lack of Romano-British activity in Rochdale suggests that the area was sparsely populated. The potential for remains to derive from this period is therefore considered to be low.

4.3 Medieval Period

4.3.1 Historical and Archaeological Evidence

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

Following centuries of Germanic and Danish immigration, new identities and cultures began to emerge. It is during this period that important early medieval centres acquired place names, many of which are recorded in the Domesday Survey of 1086 (Newman 1996). Rochdale is mentioned by name as 'Recedham' in the Domesday Survey, and the 'ham' element of the place-name is Old English in origin referring to a settlement, which was perhaps a product of Anglo-Saxon colonisation dating to the seventh or eighth century (Ekwall 1922, 55). Similarly, although the element 'Reced' might have been the Celtic name for the River Roch, it is also possible that it has an Old English origin 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-seventh-century Anglo-Saxon bishop of Lichfield (Fishwick 1889, 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, which formed a large Anglo-Saxon territorial unit situated immediately north of the River Mersey and encompassing the Irwell Valley (Fishwick 1889, 1). Although the

origins of the parish of Rochdale are unclear, it is possible that it was created in the middle Anglo-Saxon period, when the wider area was incorporated into the Anglo-Saxon kingdom of Northumbria (Newman 2006, 91).

The ancient divisions or townships of the parish were Castleton (in which also stood the parish church), Spotland, Butterworth, and Hundersfield (Farrer and Brownbill 1911, 187-201). The Site appears to lie within the Spotland division, which is bounded to the south by the River Roch and to the west by Cheesden Brook. The Site falls within Birtle-with-Bamford, which was recorded as *Brithull* in 1243, *Birlcil* in 1246, *Birkhill* in 1334 and 1573, and later *Birtle* (Farrer and Brownbill 1911).

The Church of St Chad 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 thirteenth century (Hartwell *et al* 2004, 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, 12). It is certainly clear that considerable investment was expended in reconstructing the church during the thirteenth century, the present nave pillars being of that date and probably in their original position. There is evidence to suggest, however, that the thirteenth century chancel may have been comparatively large, implying that Rochdale was a settlement of regional importance (Farrer and Brownbill 1911).

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 Site is located nearby Bamford Hall, which was first mentioned in the thirteenth century, during the reign of Henry III (1216-1272), when the estate was granted to Thomas de Bamford for his homage and service by Sir Adam De Bury (Baines 1868). A woollen mill was mentioned during the thirteenth century and was located within Bamford.

The focus of medieval activity in Rochdale remains uncertain, and the pattern of settlement may have comprised a spread of innumerable folds, representing little clusters of agricultural and proto-industrial buildings (Hartwell *et al* 2004, 585). It is possible that medieval settlements, known as the Bamford Settlement (HER 5209.1.0) and the Bagslate Moor Settlement (HER 5208.1.0), were located within close proximity to the Site. The Bamford Settlement was likely located in the area 250m to the southeast of the Site, whilst the Bagslate Moor Settlement was situated 300m to the northeast of the Site. The extent of these settlements is unknown.

4.3.2 Archaeological Potential

The potential for buried archaeological remains is considered to be moderate. The extent of the medieval settlements at Bamford and Bagslate Moor are unknown and it is possible that structures were located within the Site. There is also potential for medieval finds associated with agricultural activity to be identified.

4.4 *Post-medieval and Industrial Period*

4.4.1 *Historical and Archaeological Evidence*

In 1582, Camden described Rochdale as 'a market town well frequented'. The regional importance of the town at this time is implicit from the detail provided by Saxton's map of Lancashire, which was published in 1577, and marks the town in bold letters. Manufacturing and mining industries became of increasing importance to the local economy during this period; the confiscation of the lands that had belonged to Whalley Abbey, and the general suppression of religious houses following the Dissolution of the Monasteries, produced a new race of landlords, whose number was increased by the sale of Byron estates in the early part of the seventeenth century (Fishwick 1913).

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 eighteenth 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, 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.

In 1771, Samuel Curwen visited Rochdale, and noted that it was 'remarkable for (its) many wool merchants; it has a large woollen market, the merchants from Halifax etc, repairing hither weekly'. He also noted that 'every considerable house is a manufactory, and is supplied with a rivulet or little stream, without which the business cannot be carried on' (Fishwick 1889, 57-8). The River Roch was also exploited as a source of power during this period, although it was subject to sudden flooding (Robertson 1875, 265-6).

The De Bamford family held the Bamford Hall Estate until 1779, when it was occupied by William Bamford, who died without a male heir. The estate then went to Robert Hesketh of Upton, who had married a relative of William Bamford (Walker and Tindall 1985). Joseph Fenton bought Bamford Hall in 1816 and in 1826 he established the water-powered cotton spinning and weaving mill at Hooley Bridge. Tithe maps indicate that Joseph Fenton owned most of the land within the Site during the mid-nineteenth century, therefore it is likely that the land was part of the Bamford Estate (see Appendix 1, Table 3).

Ashworth Hall is located to the west of the Site and dates to the seventeenth or eighteenth century. The hall may have adapted features of an earlier hall, which stood on the same site. Two datestones have been found within the garden of the hall, which include the dates 1641 and 1685.

Rochdale became a boomtown of the Industrial Revolution during the late eighteenth century, and amongst the first ever industrialised towns. Significant advances in waterborne infrastructure, particularly the expansion of the canal network was an important factor in the growth of Rochdale's textile industry. The earliest of these was the Bridgewater Canal, which was completed between Worsley and Castlefield in 1765

and demonstrated the commercial advantages of an inland waterway. The success of the Bridgewater Canal acted as the catalyst for the construction of numerous other canals. By 1891, John Rennie had been commissioned to conduct a survey of possible routes between Sowerby Bridge and Manchester for the construction of the Rochdale Canal.

Rochdale rose to prominence during the nineteenth century as an important centre for the production of cotton goods, whilst maintaining a strong woollen industry, focusing in particular on the manufacture of flannel and baize. New cotton mills were established along the River Roch and, with the advent of steam power, throughout the town along the river valleys and canal banks. The first cotton mill was built in 1795 by Mr Holmes and is known as Hanging Road factory. Shortly after Hanging Road factory was erected, another mill was built in Colinge Street by J. Piling, and by the turn of the century, cotton mills were appearing in various parts of the parish. Initially, the machinery at Colgine Street mill was turned by a horse until steam power was applied (Fiswick 1889, 56).

The Site remained predominantly rural although farmsteads such as Lower Jowkin likely had post-medieval origins. Scattered farmsteads appear in the early nineteenth century and there is evidence for some industrial activity in the wider area, with the establishment of mills along Naden Brook and Pit Field Mill.

4.4.2 Archaeological Potential

The Site likely contains remains associated with the likely post-medieval farm of Lower Jowkin and other potential remains associated with agricultural works during this period. The potential is therefore considered to be high.

4.5 Development of the Site

4.5.1 Historical Evidence

The extent of the Bamford is depicted on William Yates' map of Lancashire, which provides one of the earliest reliable maps of the area, albeit published at a small scale (Plate 2). The settlements at Bagslate and Bamford can be identified on Yates' map, which may reflect medieval and/or post-medieval roads and settlement cores. Lower Jowkin is shown within the Site boundary on the 1786, indicating that the origins of the dwelling must pre-date 1786. Lower Jowkin may date to the seventeenth century, as evidenced in a will dated to 1688. James Clough of 'Catla' Lane left a will from which it appears he owned a tenement called 'Jowkins' (Fishwick 1889, 498). A probate record dated to 22nd May 1731 also refers to a James Clough and references Lower Jowkin at Spotland Rochdale (Lancashire Archives WCW/Infra/C1396/36).

The Ordnance Survey map of 1851 is the first to label the site of Lower Jowkin (Plate 3; Fig. 3). A second homestead can be seen to the south of Lower Jowkin. The map also shows the farms and houses of Hopwood, Moor Edge, Springs and Hollin Hall, which were all located outside the Site boundary. The main water pipe of Heywood was constructed through the Site during the nineteenth century, running north to south through the central area of the Site. The line of the water pipe is depicted on the 1851 map.

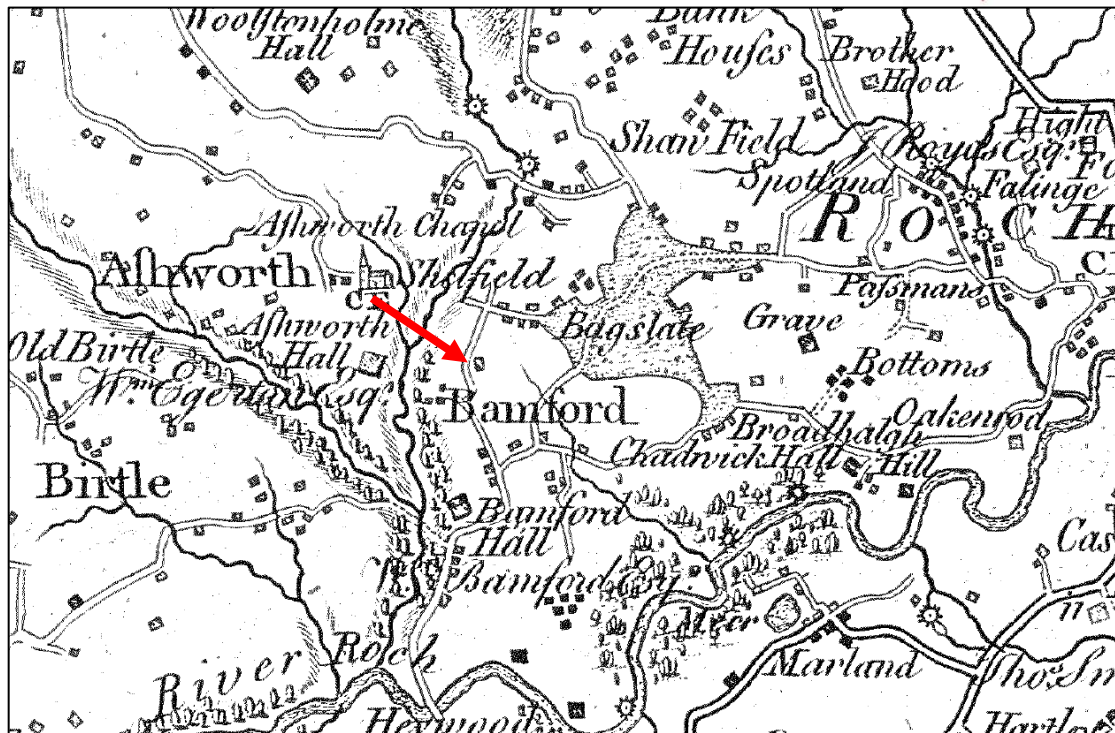


Plate 2: Extract from Yates' plan of Lancashire 1786 showing the approximate Site location

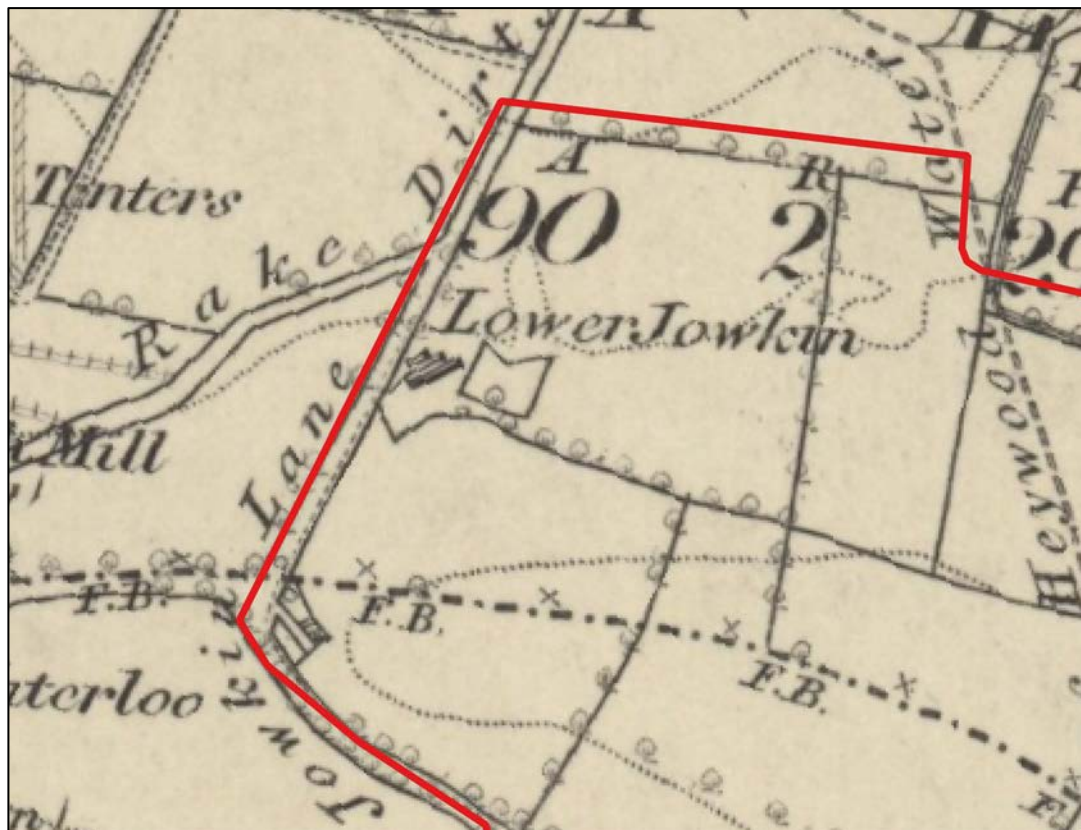


Plate 3: Lower Jowkin Farm shown on the Ordnance Survey map of 1851

The Ordnance Survey of 1851 is also the first map to show the Pitfield Mills. The 1851 shows a reservoir and gasometer at the mill. The 1871 directory of Rochdale listed James Tattersall as the owner of Pitfield Mills, along with Victoria and Gregge Street Mills (Plate 4; Fig. 3). Houses along Wheelbarrow Lane are also shown within the Site boundary on the 1851 map (Plate 4).



Plate 4: Pitfield Mills shown on the Ordnance Survey map of 1851

The Tithe Map of Spotland, dated 1853, shows that the dwelling at Lower Jowkin was a ruin by 1853 (Plate 5). The building is shown as a long L-shaped building, aligned southwest to northeast, with a possible porch. The dwelling house shown likely dated to the seventeenth or eighteenth century and may have remained derelict for several decades prior to 1853. Four parcels of land surrounding the derelict dwelling house were labelled 'Lower Jowkin' in the schedule of the Spotland tithe map. The land was owned by Joseph Fenton, however, the occupier of the land was John Ashworth.

Due to the location of the Site between several townships, the land within the Site appears on the Birtle cum Bamford tithe map, the Spotland tithe map, and the Heap tithe map. The tithe schedules include the names of the fields within the Site, the landowners and the occupiers of the fields (see Appendix 1, Table 3). Field names within the Site include names such as Wheat Field, Cow Field, Great Close, and Old Meadow. The state of cultivation recorded in the schedules listed pasture, meadow and arable land within the Site. Almost all of the land within the Site was owned by Joseph Fenton, who bought Bamford Hall in 1816. Some of the land towards the northern area of the Site, within Birtle cum Bamford, was owned by Robert Kay.



Plate 5: Lower Jowkin shown as a ruin on the tithe Map of Spotland

The Tithe Map of Heap also shows the building to the south of Lower Jowkin, first shown on the 1851 OS map. The building was labelled 'Homestead and Garden' in the schedule and was occupied by James Schofield. James Schofield is included on the census returns of the mid-nineteenth century with his address listed as Lower Jowkin. For example, the 1841 census return lists James Schofield as the occupant of Lower Jowkin. James lived with his wife, Ann, and their children and grandchildren. James was born in 1771 and was aged 70 years old in 1841. His occupation was listed as farmer. It is likely that the new homestead at the junction between Lower Jowkin Lane and Jowkin Lane was a later building that replaced the former Lower Jowkin and therefore was named 'Lower Jowkin' on nineteenth- and twentieth-century records.

By 1893, several of the field boundaries within the Site had been removed to allow for larger parcels of land. The land surrounding the Site had become more developed, particularly along Norden Road, where the Bamford Woollen Mills were constructed. The Ordnance Survey map of 1893 shows that the dwelling labelled as 'Lower Jowkin' on the 1851 map had been demolished (Fig. 4). Small structures are also shown on the map, one to the east of Higher Jowkin, on Lower Jowkin Lane and the other to the northwest of Hopwood Farm. Later mapping indicates that these structures were tanks (Fig. 6). A second reservoir was constructed nearby the eastern boundary of the Site, nearby Pitfield Mills.

The Ordnance Survey map of 1910 (Fig. 5) appears largely similar to the 1893 OS map, however, there were some further changes to field boundaries. A sycamore and spring were labelled on the map along the Union & U.B Boundary, which was a boundary aligned east to west across the central area of the Site.

Between 1910 and 1960 little change occurred within the majority of the Site. The Ordnance Survey map of 1960 appears very similar to previous mapping (Plate 6; Fig. 6). The Site remains predominantly rural, however, playing fields, tennis courts, a pavilion and the Bamford Mews have since been established within the Site. Two rows of pylons also cross the Site from north to south.

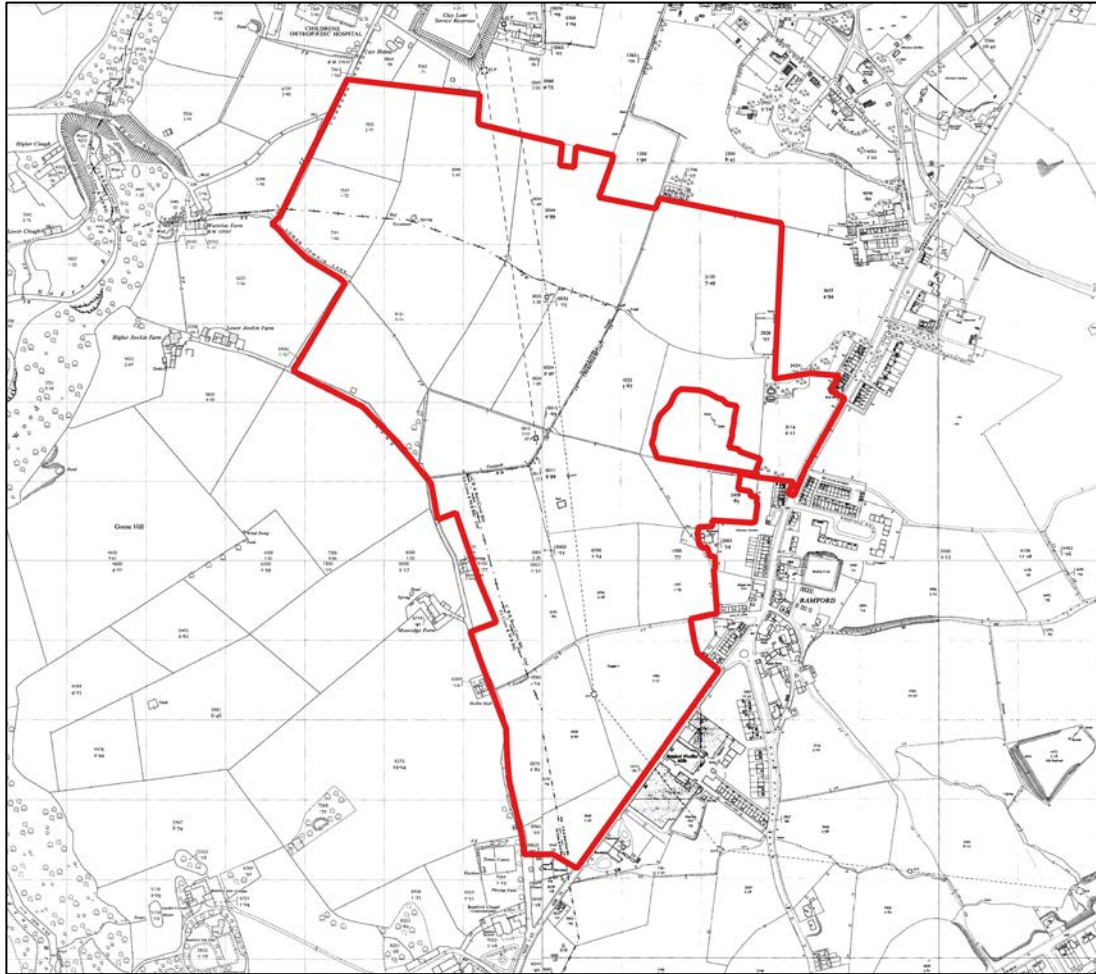


Plate 6: The Site boundary superimposed onto the Ordnance Survey map of 1960

5. Gazetteer of Sites

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

Gazetteer Entry 01

Site Name	Lower Jowkin (site of)
Designation	No designation
HER Number	-
Site Type	Homestead
Period	Post medieval
NGR	SD 85730 13514
Source	OS map of 1851; Yates 1786; Lancashire Archives WCW/Infra/C1396/36; Fishwick 1889
Description	Lower Jowkin may date to the seventeenth century, as evidenced in a will dated to 1688. James Clough of 'Catla' Lane left a will from which it appears he owned a tenement called 'Jowkins' (Fishwick 1889, 498). A probate record dated to 22 nd May 1731 also refers to a James Clough and references Lower Jowkin at Spotland Rochdale (Lancashire Archives WCW/Infra/C1396/36). The Ordnance Survey map of 1851 is the first to label the site of Lower Jowkin. The Tithe Map of Spotland, dated 1853, shows that the dwelling at Lower Jowkin was a ruin by 1853. The building is shown as a long L-shaped building, aligned southwest to northeast, with a possible porch. The dwelling house shown likely dated to the seventeenth or eighteenth century and may have remained derelict for several decades prior to 1853. Four parcels of land surrounding the derelict dwelling house were labelled 'Lower Jowkin' in the schedule of the Spotland tithe map. The land was owned by Joseph Fenton, however, the occupier of the land was John Ashworth.
Assessment	Buried remains associated with Lower Jowkin likely survive within the Site due to the lack of development since the demolition of the building.

Gazetteer Entry 02

Site Name	Cropmarks
Designation	No designation
HER Number	-
Site Type	Possible earthworks
Period	Unknown
NGR	SD 86122 12820
Source	LiDAR
Description	A number of cropmarks are visible on a slight eminence on the LiDAR data. This appears to correspond with an area of sand and gravels. The area was likely quarried in the past and so the nature of the cropmarks is unknown. Some of the cropmarks may represent a former watercourse.
Assessment	Little development has taken place within the southern area of the Site, and so archaeological remains, if present, likely survive <i>in situ</i> .

Gazetteer Entry 03

Site Name	Heywood Water Works Pipeline
Designation	No designation
HER Number	-
Site Type	Services
Period	Early nineteenth century
NGR	Linear from SD 860 132 to SD 860 125
Source	OS map of 1851
Description	The waterworks pipe was laid in the early nineteenth century to supply water from the Naden Reservoir. The route of the pipeline is shown on the Ordnance Survey map of 1851.
Assessment	The pipeline likely remains <i>in situ</i> . The placing of the pipeline may have removed or disturbed archaeological remains along its route.

Gazetteer Entry 04

Site Name	Pitfield Mills (site of)
Designation	No designation
HER Number	-
Site Type	Cotton mill
Period	Nineteenth century
NGR	SD 86305 13160
Source	OS mapping
Description	The Pitfield Mills are shown on mid-nineteenth-century mapping. The 1851 OS map shows the mill complex, including a gasometer and reservoir. The houses were demolished between 1930 and 1957.
Assessment	Buried remains associated with the mill likely survive within the Site due to the lack of development since the demolition of the building.

Gazetteer Entry 05

Site Name	Homestead and Garden (site of)
Designation	No designation
HER Number	-
Site Type	Homestead
Period	Late eighteenth/early nineteenth century
NGR	SD 85683 13423
Source	OS map of 1851; Heap tithe map; 1841 census return
Description	A homestead is shown on the Ordnance Survey map of 1851 to the south of Lower Jowkin. The Tithe Map of Heap also shows the building to the south of Lower Jowkin. The building was labelled 'Homestead and Garden' in the schedule and was occupied by James Schofield. James Schofield is included on the census returns of the mid-nineteenth century with his address listed as Lower Jowkin. For example, the 1841 census return lists James Schofield as the occupant of Lower Jowkin. James lived with his wife, Ann, and their children and grandchildren. James was born in 1771 and was aged 70 years old in 1841. His occupation was listed as farmer. It is likely that the homestead was a later building that replaced the former Lower Jowkin and took on the name of the previous homestead. The homestead was demolished by 1893.
Assessment	Buried remains associated with the homestead likely to survive within the Site due to the lack of development since the demolition of the building.

Gazetteer Entry 06

Site Name	Field Boundaries
Designation	No designation
HER Number	-
Site Type	Field boundary
Period	Post-medieval
NGR	Centred on SD 86090 13122
Source	OS mapping
Description	Numerous historic field boundaries survive within the Site boundary, which add to the historic landscape. Some field boundaries have been removed since the mid-nineteenth century.
Assessment	Field boundaries may include ditches and hedges. Remains of ditches associated with field boundaries may contain evidence of the medieval and post-medieval landscape.

Gazetteer Entry 07

Site Name	Reservoir (site of)
Designation	No designation
HER Number	-
Site Type	Reservoir
Period	Nineteenth century
NGR	SD 86286 13282
Source	OS mapping
Description	A reservoir was located along the eastern boundary of the Site during the late nineteenth century. The reservoir is first shown on the Ordnance Survey map of 1893. The reservoir was likely associated with Pitfield Mills. The reservoir was filled in c 1960.
Assessment	Remains of the reservoir likely survive within the Site due to the lack of development within the area since it was filled in.

Gazetteer Entry 08

Site Name	Houses of Wheelbarrow Lane (site of)
Designation	No designation
HER Number	-
Site Type	Reservoir
Period	Nineteenth century
NGR	SD 86339 13147
Source	OS mapping
Description	Terraced houses are shown on mid-nineteenth-century mapping along Wheelbarrow Lane, nearby Pitfield Mills. The housing was demolished in the mid-twentieth century.
Assessment	Remains of the houses likely survive within the Site due to the lack of development within the area since it was demolished.

Gazetteer Entry 09

Site Name	Bamford Settlement (site of)
Designation	No designation
HER Number	5209.1.0
Site Type	Settlement
Period	Medieval
NGR	SD 8613 1241
Source	HER
Description	A possible medieval settlement was located to the southeast of the Site. The extent of the settlement is unknown.
Assessment	It is possible that the medieval settlement extended into the Site or that agricultural activities took place within the Site.

Gazetteer Entry 10

Site Name	Bagslate Moor Settlement (site of)
Designation	No designation
HER Number	5208.1.0
Site Type	Settlement
Period	Medieval
NGR	SD 8620 1370
Source	HER
Description	A possible medieval settlement was located to the northeast of the Site. The extent of the settlement is unknown.
Assessment	It is possible that the medieval settlement extended into the Site or that agricultural activities took place within the Site.

6. Significance

6.1 The Policy Context of Heritage Assets

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

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, the Rochdale Metropolitan Borough Unitary Development Plan (2006) was consulted with particular reference to policies G/BE/9, BE/10-19. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of 'heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations' (*op cit*, para 17), or else they can be recorded 'and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (*op cit*, Section 12.141).

6.2 Assessment Methodology and Significance Criteria

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of *Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979* (DCMS March 2010). These criteria have all been utilised in this assessment and are listed below:

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

6.3 *Baseline Significance Conditions*

6.3.1 *Period*

No prehistoric, Roman or medieval activity is known to have taken place within the Site. The potential for prehistoric remains to be recovered from within the Site is considered to be low, however, cropmarks and the geology within the southern area of the Site may indicate prehistoric activity. The potential for medieval remains to be recovered from within the Site is considered to be moderate. Two known medieval settlements were located nearby the Site (GE09 and GE10) and the Site was likely part of the Bamford Estate, which comprised of the medieval Bamford Hall. The hall is located to the south of the Site and remains associated with the estate may fall within the Site boundary.

The Site likely contains remains dating to the post-medieval and industrial periods. It is likely that Lower Jowkin (GE01) dates to the seventeenth century and other remains associated with rural settlement and agricultural activity may be recovered from within the Site. Remains of the Pitfield Mills (GE04) and terraced houses (GE08) would date to the nineteenth century. Due to the potential for remains to be uncovered from the prehistoric, medieval and post-medieval periods, the Site may be considered significant due to period.

6.3.2 *Rarity*

Archaeological remains of medieval and post-medieval homesteads field boundaries or gardens would be considered rare. Prehistoric remains would be considered to be very rare, as prehistoric remains within Rochdale tend to be located in upland regions. The Site may therefore be considered significant due to rarity.

6.3.3 *Documentation*

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

6.3.4 *Group Value*

The potential archaeological remains within the Site are most likely to be associated with the post-medieval rural settlement and agricultural activity of Bamford. Therefore, assets within the Site may share a group value.

6.3.5 *Survival / Condition*

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. The Site has remained predominantly rural since the eighteenth century and therefore it is unlikely that remains within the Site, if present, have been removed or disturbed by later development.

6.3.6 *Fragility/Vulnerability*

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

6.3.7 Diversity

The heritage assets within the Site mainly comprise post-medieval remains associated with agricultural activity and rural settlement and some potential for nineteenth-century industrial remains, which wouldn't be considered significance due to diversity. Any medieval or prehistoric remains, if present, would increase the diversity of the heritage assets within the Site.

6.3.8 Potential

There are no known prehistoric, Roman, or medieval sites within the Site, however, there is some low potential for prehistoric remains to be identified and moderate potential for medieval remains to be identified. This is due to the presence of cropmarks within the Site and the location of two medieval settlements (GE09 and GE10) within close proximity to the Site. The survival of medieval rural remains 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/late-medieval/#section-4>):

LM02: What is our understanding of late medieval land reclamation, water management and exploitation of natural resources?

LM03: How did small settlements evolve and exploit environmental sources?

Post-medieval remains within the Site are likely to include the remains of the possible seventeenth-century homestead known as Lower Jowkin (GE01), and possible palaeoenvironment remains from former field boundaries (GE06). Other agricultural remains associated with the homestead may be identified within the Site. Furthermore, remains of the likely eighteenth-/nineteenth-century homestead (GE05) may survive within the Site. The survival of field boundaries may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/industrial/#section7>):

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

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

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

6.4 Significance of Below-Ground Archaeological Remains

It can be concluded from the information gained from the desk-based research that the Site contains archaeological remains of local significance. The post-medieval homestead of Lower Jowkin (GE01), the industrial-period homestead and gardens (GE05), the post-medieval field boundaries, Pitfield Mills (GE04) and the houses of Wheelbarrow Lane (GE08) would be of local significance (GE06). If present, remains of prehistoric and medieval activity may raise this significance from local to regional significance., however, the presence, nature and extent of remains from these periods is unknown.

7. Impact of Development

7.1 Development Proposals

The proposed development comprises the construction of residential areas, a sports village and associated infrastructure. The delivery of the proposals will involve ground-moving works that may have the potential to affect any surviving archaeological remains within the Site.

7.2 Impact of Development on Below-Ground Remains

This assessment has demonstrated that the Site has high potential to retain archaeological remains associated post-medieval rural activity and the nineteenth-century mill (GE04) and houses (GE08), low potential for prehistoric remains and moderate potential for medieval remains. Any such remains that do exist within the Site are likely to be of local, if not regional, significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

8. Further Investigation

8.1 Heritage Assets

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

8.2 Further Investigation

The requirement for any further archaeological investigation in advance of, or during, development works will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Rochdale Borough Council. However, it may be anticipated that further archaeological investigation via a programme of geophysical survey and evaluation trenching will be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

Sources

Cartographic Sources

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

Ordnance Survey 1:1056 Town Plan of 1851

Ordnance Survey 1:2500 Town Plan of 1893

Ordnance Survey 1:2500 County Series Map of 1910

Ordnance Survey 1:2500 National Grid Map of 1960

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Date accessed: 06/09/2021

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The desk-based research, illustrations and report were compiled by Ashley Brogan.

Appendix 1: Tithe Map Details

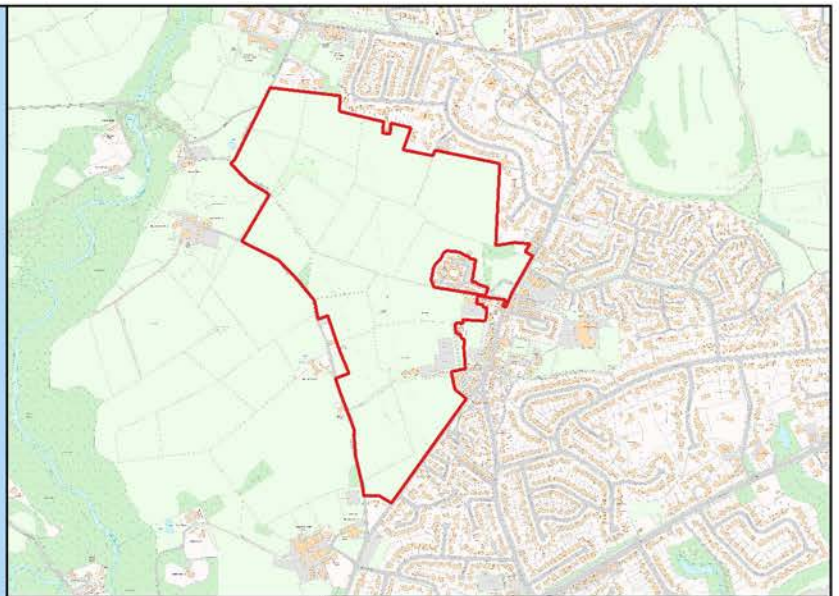
Plot Number on Figures 7 and 8	Plot Number on Original Tithe Map	Field Name	Landowner	Occupier
Tithe Map of Spotland				
6	46	Full Pot Lane	Jane Ramsbottom	Robert Kay
5	47	Full Pot Lane	Jane Ramsbottom	Robert Kay
4	48	Lower Jowkin	John Ashworth	Joseph Fenton
3	49	Lower Jowkin	John Ashworth	Joseph Fenton
1	50	Lower Jowkin	John Ashworth	Joseph Fenton
2	51	Lower Jowkin	John Ashworth	Joseph Fenton
Tithe Map of Birtle cum Bamford				
30	48	Marled Earth	Junior Schofield	Joseph Fenton
29	49	Meadow	Junior Schofield	Joseph Fenton
31	50	Flash Meadow	Samuel Nuttall	Joseph Fenton
Tithe Map of Heap				
28	681	Croft	John Jattersall (?)	Joseph Fenton
25	682	Great Close	John Jattersall (?)	Joseph Fenton
21	683	Great Close	John Jattersall (?)	Joseph Fenton
18	686	Middle Close	John Jattersall (?)	Joseph Fenton
15	687	Higher Close	John Jattersall (?)	Joseph Fenton
26	661	Wheat Field	Joseph Fenton	Joseph Fenton
32	710	Homestead and Garden	James Schofield	Joseph Fenton
7	711	Little Meadow	James Schofield	Joseph Fenton
8	712	Rough	James Schofield	Joseph Fenton
9	713	Crow Hill	James Schofield	Joseph Fenton
10	714	Rough	James Schofield	Joseph Fenton
11	715	Cow Field	John Widdup	Joseph Fenton

23	716	Near Field	John Widdup	Joseph Fenton
20	717	Three Nook	John Widdup	Joseph Fenton
19	718	Middle Field	John Widdup	Joseph Fenton
22	719	Little Field	John Widdup	Joseph Fenton
17	720	Higher Field	John Widdup	Joseph Fenton
24	721	Great Field	John Widdup	Joseph Fenton
27	723	Meadow	John Widdup	Joseph Fenton
12	724	Top Part of Old Meadow	John Holt	Joseph Fenton
13	725	Old Meadow	John Holt	Joseph Fenton
14	726	Higher Close	John Holt	Joseph Fenton
16	727	Back Field	John Holt	Joseph Fenton

Table 3: Details from tithe maps and apportionments

Appendix 2: Figures

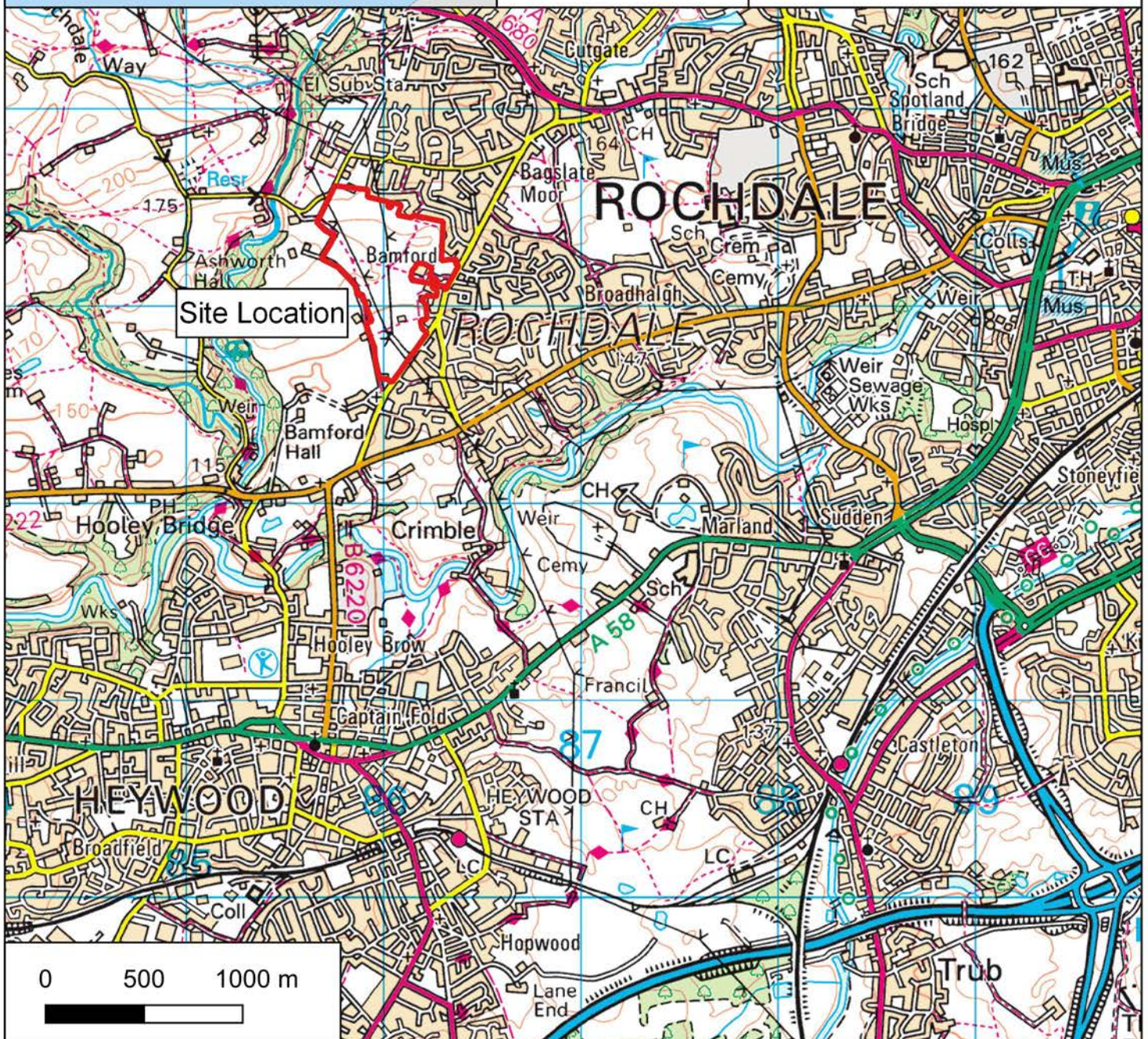
- Figure 1: Site location map
- Figure 2: Site boundary superimposed onto modern mapping
- Figure 3: Site Boundary Superimposed onto the Ordnance Survey 1:1056 Town Plan of 1851
- Figure 4: Site boundary superimposed on the Ordnance Survey 1:2500 Town Plan of 1893
- Figure 5: Site Boundary Superimposed onto the Ordnance Survey 1:2500 County Series Map of 1910
- Figure 6: Site Boundary Superimposed onto the Ordnance Survey 1:2500 National Grid Map of 1960
- Figure 7: Field names from the mid-nineteenth century tithe maps superimposed onto the 1:10560 Ordnance Survey map of 1851
- Figure 8: Field names from the mid-nineteenth century tithe maps superimposed onto modern mapping
- Figure 9: Locations of gazetteer entries (GE) superimposed onto modern mapping

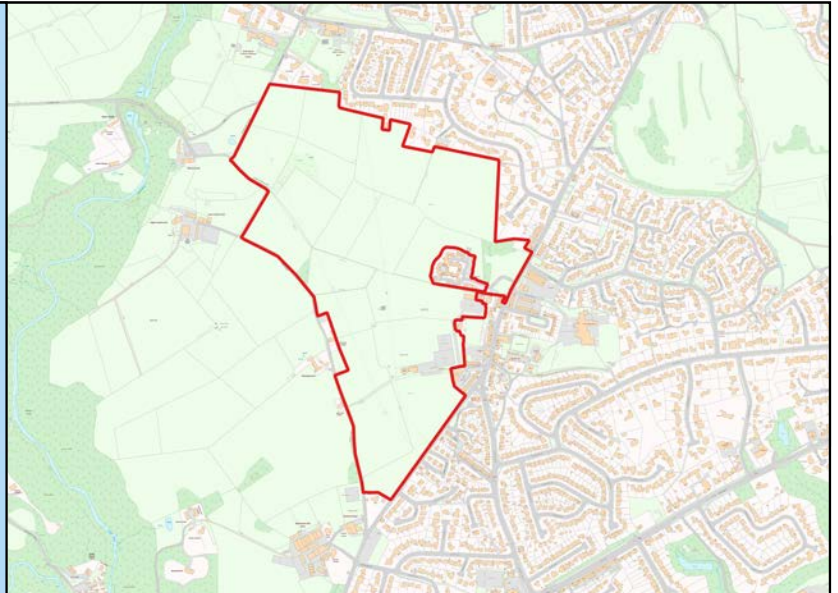


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Figure 1: Site location

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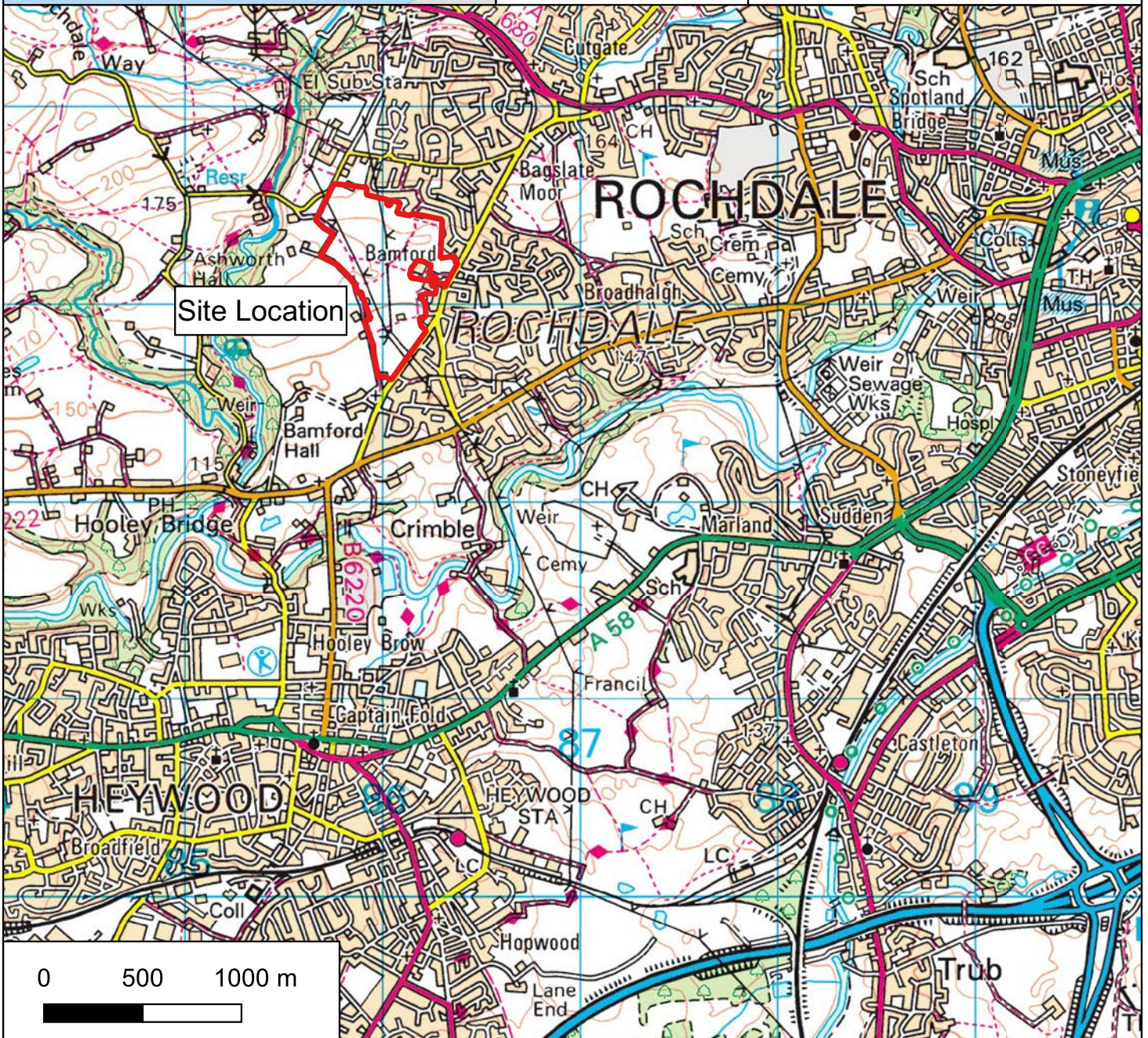




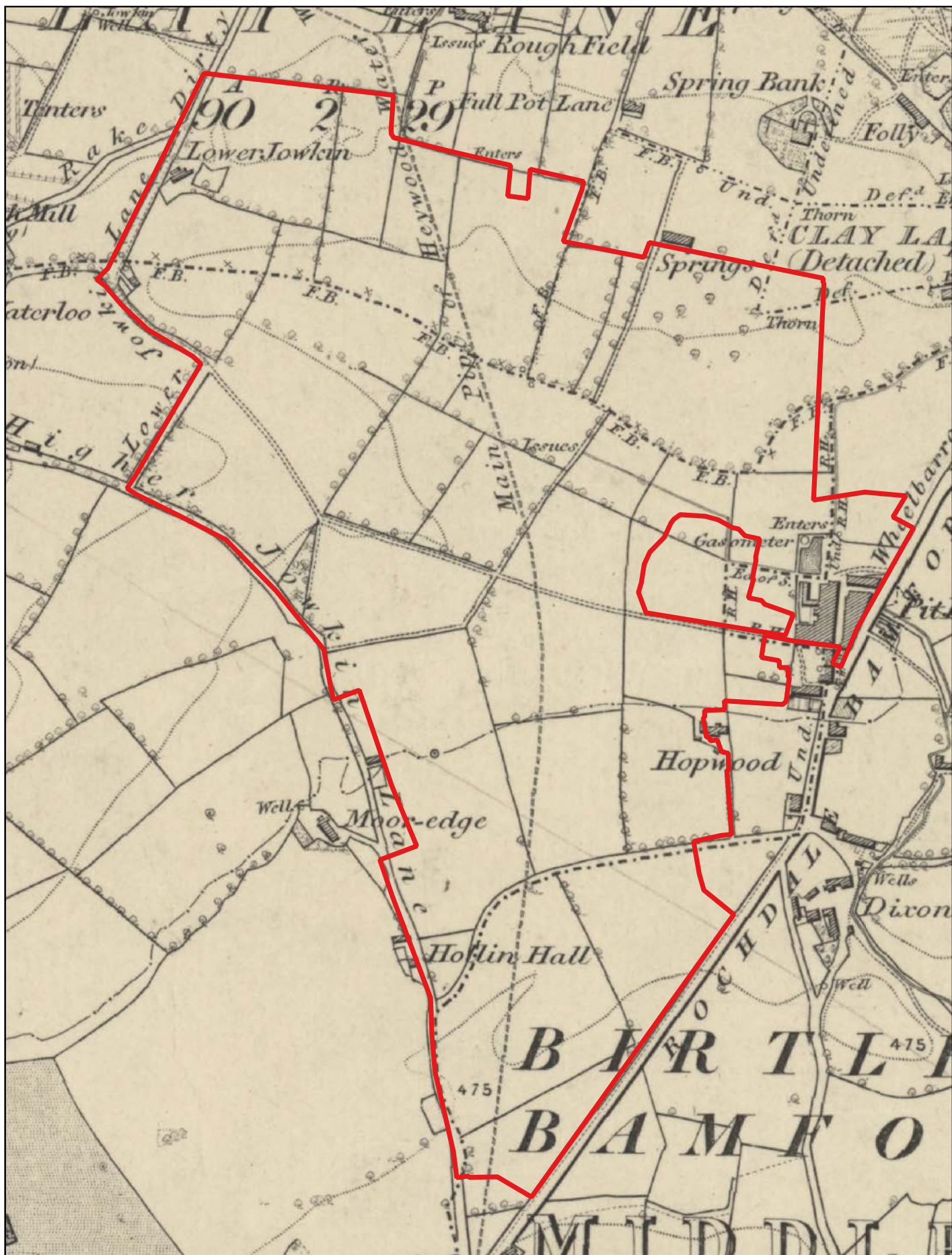
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Figure 1: Site location

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Figure 3: Site boundary superimposed onto the 1:10560 Ordnance Survey map of 1851

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0 100 200 m



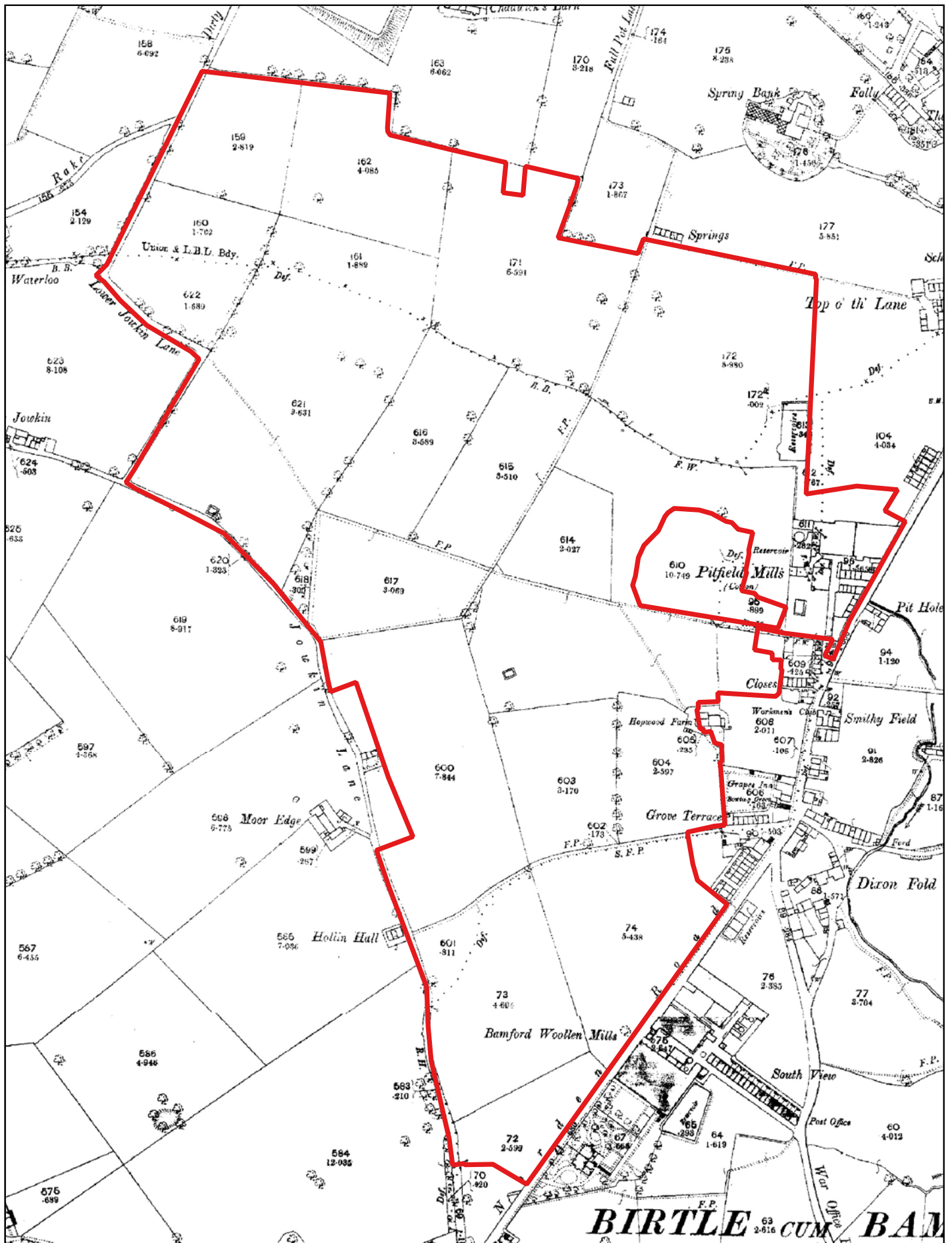


Figure 4: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1893

0 100 200 m



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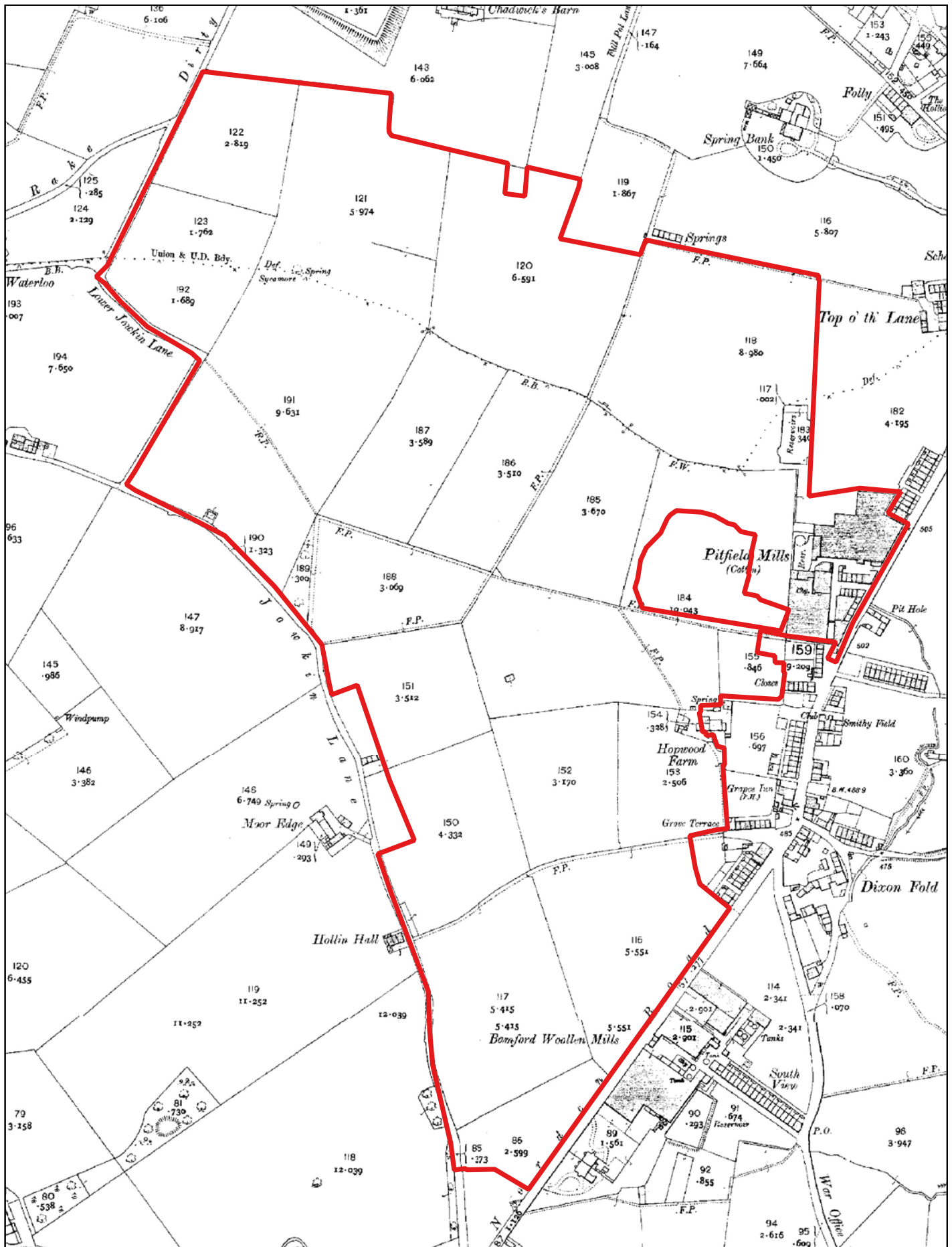


Figure 5: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1910

0 100 200 m



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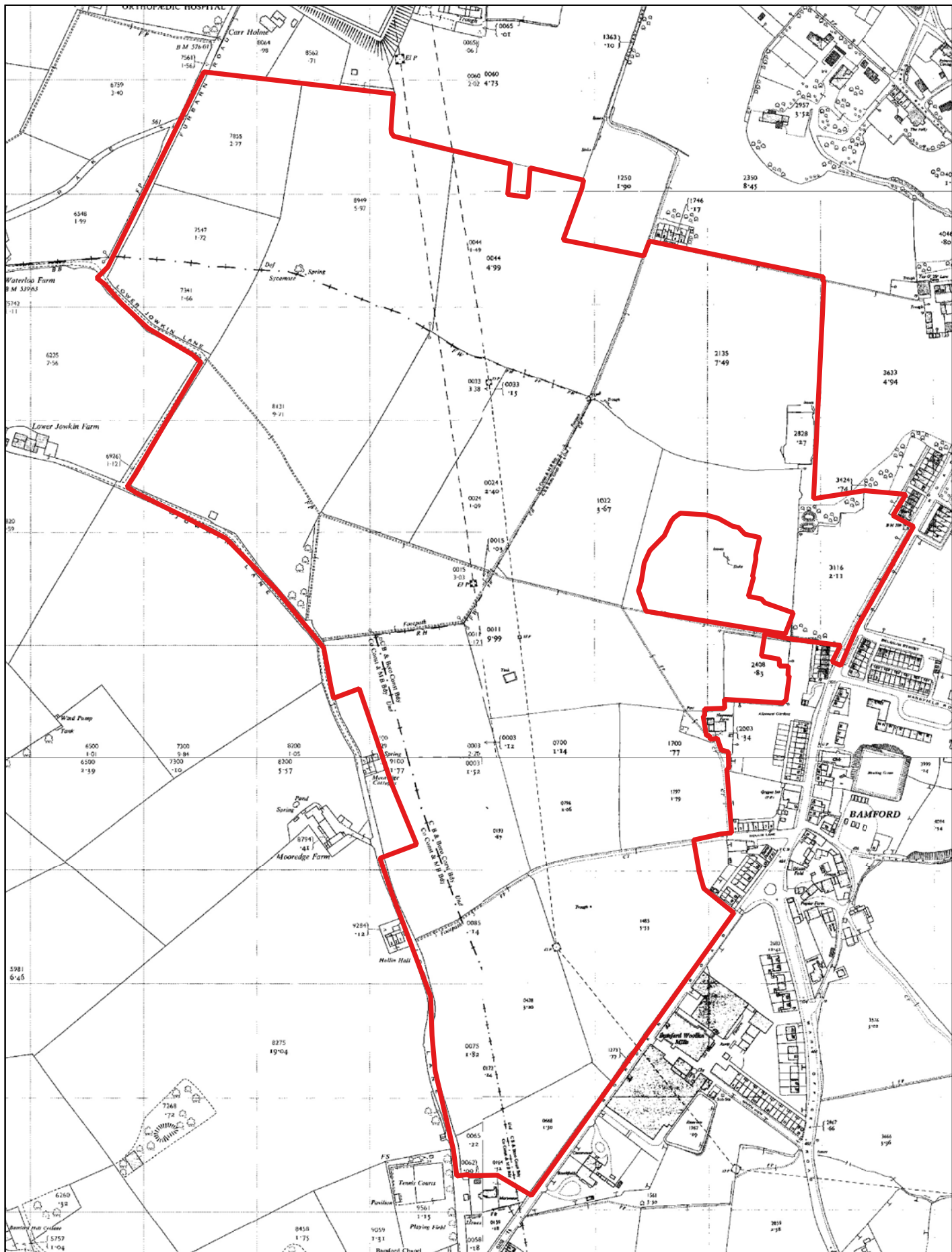


Figure 6: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1960





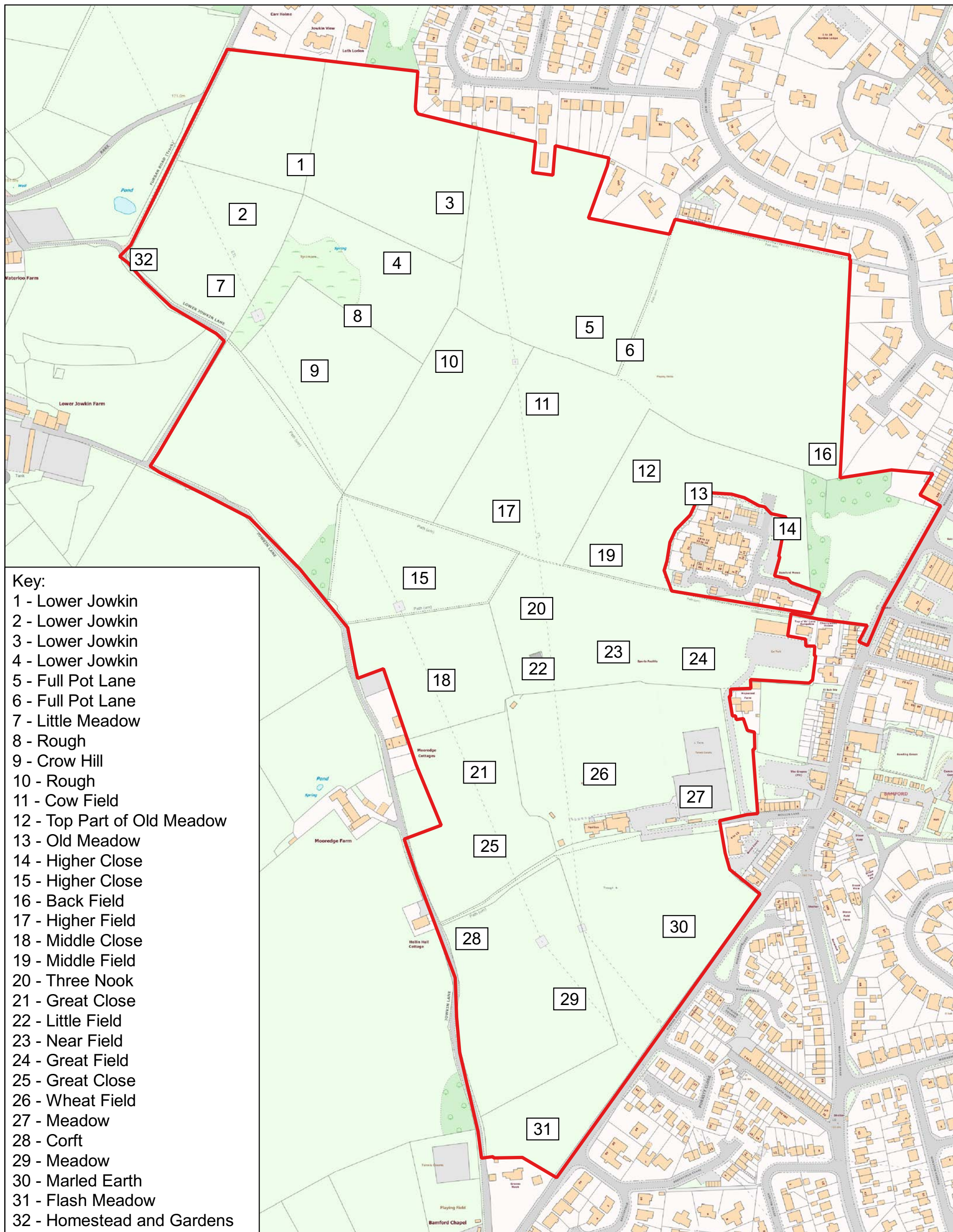
Figure 7: Field names from the mid-nineteenth-century tithe maps superimposed onto modern mapping

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0 100 200 m



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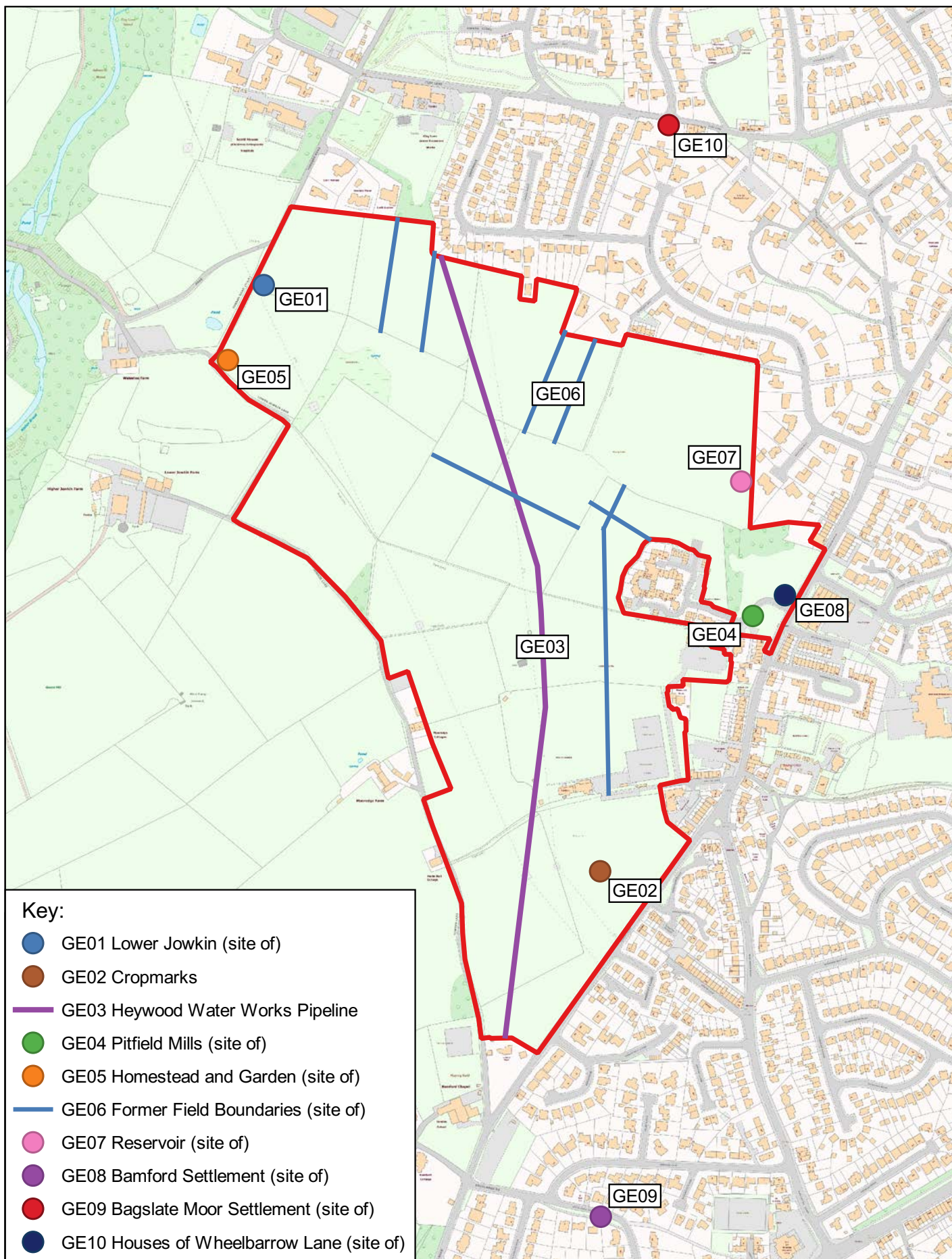


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Figure 8: Field names from the mid-nineteenth-century tithe maps superimposed onto modern mapping

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0 100 200 m



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Figure 9: Locations of Gazetteer Entries (GE)
superimposed onto modern mapping

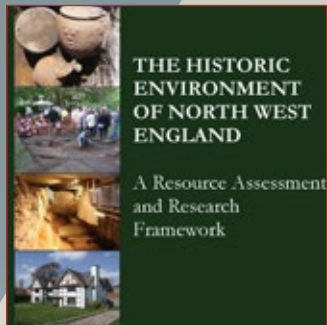
Contains Ordnance Survey data © Crown copyright and database right
2021

0 100 200 m

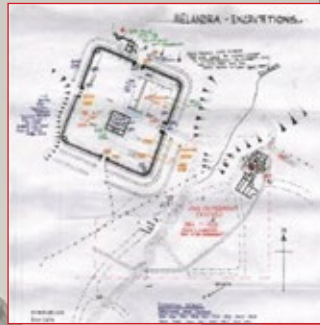




CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



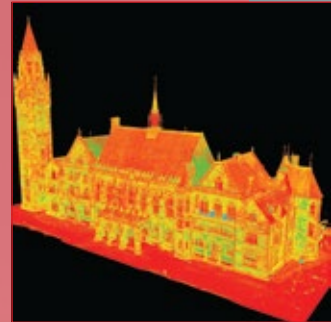
EXCAVATION



BUILDING SURVEY



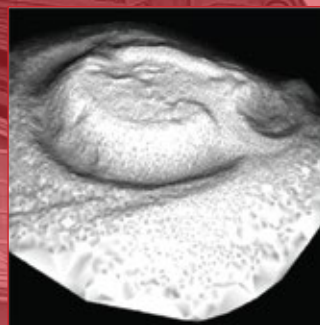
3D LASER SCANNING



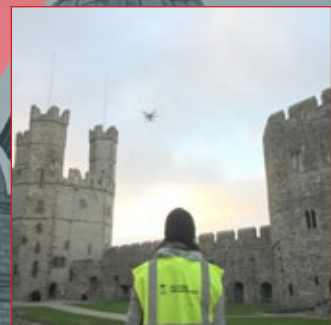
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



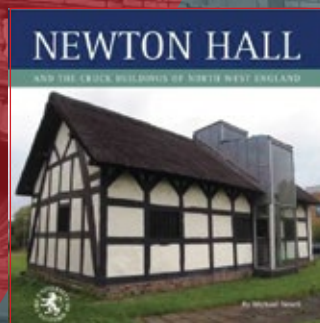
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

