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Archaeological Desk- Based Assessment Report

Lower Falinge,
Rochdale

Client:

Rochdale Boroughwide
Housing Ltd

Technical Report:

Steve Tamburello

Report No:

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Site Location: The site comprises part of the Lower Falinge housing estate, and is bounded by John Road to the west and Spotland Road to the south.

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Summary

Rochdale Boroughwide Housing Ltd is submitting a planning application for the renewal of housing in the Lower Falinge area of Rochdale, Greater Manchester (centred on NGR 389700 413734). The development proposals allow for the demolition of several maisonette blocks that have occupied the site since the 1960s, and the construction of new dwellings with enclosed private gardens to the rear. The new homes will be arranged around a landscaped area, the delivery of which will cumulatively necessitate considerable earth-moving works.

In order to inform and support the planning application, Rochdale Boroughwide Housing Ltd commissioned Salford Archaeology to undertake an archaeological desk-based assessment of the proposed development site. This was intended to identify the nature, extent and significance of the below-ground archaeological resource to enable informed recommendations to be made for the future treatment of any surviving buried remains.

The proposed development site does not contain any heritage assets that are afforded statutory protection and would require preservation *in-situ*, such as Listed Buildings and Scheduled Monuments, and it does not lie within a conservation area. Desk-based research of the area, however, has identified ten sites of potential archaeological interest within the boundary of the site, the majority of which pertain to 19th-century residential use of the site. Any well-preserved foundations of some of these workers' houses are likely to be of high local and potentially borough importance, pending their condition and extent, although some of the identified sites are of only low local or negligible interest.

Construction works necessitated by the proposed development will inevitably involve some disturbance to below-ground archaeological remains. Given the perceived high local importance of some buried remains that may survive *in-situ*, especially in the northern part of the site and along the eastern boundary, it would be appropriate to undertake a programme of intrusive investigation via evaluation trenching or a watching brief during earth-moving works associated with the proposed demolition. This should aim to establish the presence or absence, extent and significance of buried archaeological remains in the site, and particularly any physical remains of late 18th- or early 19th-century workers' housing in the western part of the proposed development area.

This would enable an appropriate strategy to be formulated to mitigate the harm of development on the archaeological resource, in line with the guidance provided by the National Planning Policy Framework and local planning policy. Any such scheme of archaeological investigation should be devised in consultation with the Greater Manchester Archaeological Advisory Service in their capacity as archaeological advisors to Rochdale Borough Council.

1. Introduction

1.1 Planning Background

Rochdale Boroughwide Housing Ltd is submitting a planning application for the regeneration of the Lower Falinge Estate in Rochdale. The redevelopment proposals allow for the demolition of several maisonette blocks that currently occupy the site, and the construction of new dwellings with enclosed private garden to the rear. The new homes will form a mix of two-, three- and four-bed affordable houses, and two- and three-bed single storey homes to Lifetime Homes standard. These will be arranged in blocks around a landscaped area.

In order to inform and support the planning application, Rochdale Boroughwide Housing Ltd commissioned Salford Archaeology to undertake an archaeological desk-based assessment of the proposed development site (referred to hereafter as the Site Area). The aim of the archaeological assessment was to identify, as far as possible, the nature, extent and significance of the archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains.

This study follows on from a previous archaeological investigation that was carried out in 2017 as part of an initial stage in the redevelopment of the Falinge Estate (Planning Ref: 16/01007/FUL), which comprised a desk-based study followed by targeted evaluation excavation (Salford Archaeology 2017).

1.2 Government and Local Planning Policies

1.2.1 National Planning Policy Framework

The significance of the archaeological resource identified within this report has been assessed as recommended in *National Planning Policy Framework* (Department for Communities and Local Government, March 2012). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three dimensions: economic; social; and environmental. Of the 12 core planning principles underpinning plan and 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 this and future generations' is one.

Section 12 specifically deals with the historic environment (paragraphs 126-41), and 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 128 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets. This should be sufficient so as to understand the potential impact on their significance and this should be done using the appropriate expertise where necessary.

Paragraph 135 indicates that the effect of a development proposal on non-designated assets (designated assets are covered in paragraphs 132-34) should be taken into account. In addition, Paragraph 141 requires developers to record and advance understanding of heritage assets to be lost, in a manner proportionate to their importance and impact.

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).

2. Methodology

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

2.1 Research Sources

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

- Cartographic, documentary and photographic sources;
- The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- The National Heritage List for England.

Archives consulted were:

- Touchstones Local Studies Centre in Rochdale;
- Greater Manchester Record Office, housed in Manchester Central Library;
- Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site Area.

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 Area since the late 18th century.

2.2 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 Site Area in order to identify any evidence for surviving below-ground remains.

2.3 The Document

The following presents the historical and archaeological evidence for the study area. A gazetteer (Chapter 5) is presented of potential heritage assets identified within the Site Area and this information, along with map regression (Figs 2-9), is used to assess the significance of the remains (Chapter 6) and impact of the 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, Geology, Designations and Setting

Rochdale lies at the heart of the Metropolitan Borough of Rochdale, in the north-eastern part of the modern county of Greater Manchester. The town 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 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. The ground levels across the Site Area reflect the slope of the river valley, rising gently from approximately 141m above Ordnance Datum (aOD) in the south to c 145m in the north.

The Site Area (centred on NGR 389700 413734) lies on the northern fringe of the town centre (Fig 1). It comprises part of the Lower Falinge housing estate, and is bounded by Falinge Road to the north, Waterhouse Street to the east, Spotland Road to the south and Abbeydale to the west (Plates 1-6).



Plate 1: Recent aerial view across the Lower Falinge Estate, showing the Site Area boundary



Plate 2: View looking north along the Pershore housing block, occupying the southern part of the Site Area



Plate 3: View looking north along the Ibsley housing block, occupying the eastern part of the Site Area



Plate 4: View looking north-west across the central recreation area, towards the Ollerton and Johnston housing blocks, occupying the north western part of the Site Area



Plate 5: View looking north-west across the central recreation area, towards the Ollerton and Johnston housing blocks, occupying the north western part of the Site Area



Plate 6: View looking south along the Ibsley housing block occupying the eastern part of the Site Area, towards a surviving component of the Hanging Road Mill,

3.2 *Geology*

The underlying solid geology consists of the Pennine Lower Coal Measures (Westphalian A) and millstone grit of the Carboniferous period. The predominant drift geology comprises glacial sands and gravels, with some alluvium (<http://www.bgs.ac.uk/geoindex/beta.html>).

3.3 *Designations*

The site does not contain any heritage assets that are afforded statutory protection and would require preservation *in-situ*, such as Listed Buildings. There are similarly no designated heritage assets, such as Scheduled Monuments and Registered Landscapes or other known assets of potential national significance within the boundary of the Site Area, although the edges of the St Edmund's Church Conservation Area and the Toad Lane Conservation Area, centred on the Grade I listed Church of St Mary (HER 11592.1.0), lie to the west and south respectively.

There are 29 designated heritage assets within 500m of the Site Area boundary, together with Falinge Park, a Grade II Registered Park. The designated buildings in the vicinity include the Town Hall (HER 11543.1.0), built on the Esplanade in 1866-71 to the south-west of the Site Area, the Church of St Edmund and the Church of St Mary in the Baum, which are all afforded statutory protection as Grade I listed buildings. Hope Chapel is Grade II* listed, and the other designated heritage assets within 500m are all Grade II listed buildings (Table 3.1).

HER ID	Designation	Name	Location
11543.1.0	Grade I Listed Building	Town Hall	SD 8959 1326
11592.1.0	Grade I Listed Building	Church of St Mary in the Baum	SD 8960 1360
10419.1.0	Grade II* Listed Building	Hope Chapel	SD 8964 1391
11557.1.0	Grade II Listed Building	19 Baillie Street	SD 8975 1350
11591.1.0	Grade II Listed Building	Lloyd's Bank	SD 8960 1343
11590.1.0	Grade II Listed Building	The Blue Bell	SD 8959 1338
11559.1.0	Grade II Listed Building	War memorial lamp posts	SD 8951 1331
5342.1.0	Grade II Listed Building	170-74 Yorkshire Street	SD 8999 1374
11556.1.0	Grade II Listed Building	10-16 Baillie Street	SD 8968 1345
16557.1.0	Grade II Listed Building	Oldham Joint Stock Bank	SD 8963 1339
11560.1.0	Grade II Listed Building	Rochdale Cenotaph	SD 8953 1331
5573.1.0	Grade II Listed Building	Town Head House	SD 8990 1365
11595.1.0	Grade II Listed Building	The Reed Hotel	SD 8970 1360
11601.1.0	Grade II Listed Building	120 Yorkshire Street	SD 8986 1366
11962.1.0	Grade II Listed Building	Pillar box	SD 8956 1357
11964.1.0	Grade II Listed Building	1 and 3 Whitehall Street	SD 8985 1370
16194.1.0	Grade II Listed Building	Union Bank of Manchester	SD 8967 1335
16189.1.0	Grade II Listed Building	5 Baillie Street	SD 8966 1347
691.1.1	Grade II Listed Building	Drake Street Hotel	SD 8976 1338
11555.1.0	Grade II Listed Building	The Vicarage	SD 8957 1361
11573.1.0	Grade II Listed Building	Church of St Edmund	SD 8914 1384
731.1.0	Grade II Listed Building	Rochdale Pioneers Museum	SD 8955 1358
11325.1.0	Grade II Listed Building	County Court building	SD 8967 1330
11329.1.0	Grade II Listed Building	188a-194 Yorkshire Street	SD 9004 1379
11330.1.0	Grade II Listed Building	Ukrainian Catholic Church of St Mary	SD 8994 1376
11553.1.0	Grade II Listed Building	Post office	SD 8956 1334
11554.1.0	Grade II Listed Building	Royds Bank	SD 8968 1344
2369.3.0	Grade II Listed Building	Falinge Park Hall Facade	SD 8918 1413
11562.1.0	Grade II Listed Building	Gateway to Falinge Park	SD 8929 1391

Table 3.1: Summary of designated heritage assets within 500m of the Site Area

3.4 Setting

The Site Area is occupied entirely by part of the Lower Falinge housing estate in a heavily developed urban environment, characterised by four-storey maisonette blocks (Plates 2-5). The dominance of concrete building materials and high-level walkways that provide a pedestrian connection between the residential blocks emphasise the 1960s construction date of the estate, in sharp contrast to the designated Georgian and Victorian buildings that lies within 500m. There is very little, if any, direct views of the Site Area from these historic buildings, and the proposed developed will have a negligible impact on the setting of the listed buildings. The sole surviving 19th-century building in the immediate vicinity of the Site Area is a four-storey, brick-built spinning mill, located to the immediate south-east of the Site Area and associated previously with the Hanging Road Mill (Plate 6 and 7).



Plate 7: 19th-century former spinning mill building associated with Hanging Road Mill, located to the south-east of the Site Area

4. Historical Background

The following section provides an historical and archaeological context to the present study, and is considered by period as detailed in Table 4.1 below. Key sites are summarised in the Gazetteer of Sites (*Section 5*), and are mapped on Figure 9.

Period		Date Range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2200 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 4.1: 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, well outside of the study area (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. With regard to Neolithic and Bronze Age (c 4000-600 cal BC), the direct evidence dating to these periods 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 lay 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, across the southern Pennines, particularly within Greater Manchester, even though during the later Iron Age the environmental evidence indicates that there was widespread anthropogenic clearance, the evidence for Iron Age activity is sparse (Middleton *et al* 1995, 141-89; Haslegrove *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, situated approximately 3km to the south-west of the Site Area. 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). It has been further suggested that these potential Iron Age carvings may have been originally placed next to springs or pools, which might have formed significant locales for Celtic rituals (Nevell 1992; Webster 1995, 449).

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. It is thus possible that the Site Area lay within a locality that was favourable for prehistoric activity, although any firm evidence is significantly lacking.

4.1.2 Archaeological Potential

The potential for buried archaeological remains deriving from prehistoric activity within the Site Area is considered to be low, although the possibility of isolated artefacts should not be dismissed entirely. It is considered most unlikely that any such artefacts will remain *in-situ*, however, given the intensive development of the area since the 18th century.

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 statue, 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).

However, 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*

There are no known Romano-British remains in the Site Area, and the potential for any buried remains dating to this period is considered to be low.

4.3 *Early Medieval/Medieval Period*

4.3.1 *Historical and Archaeological Evidence*

Evidence for early medieval activity in the region as a whole is drawn largely from place-names and the Domesday Survey of 1086 (Newman 1996). The Site Area 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 (Pounds 2000, 3; Newman 2006, 91). The parish may eventually have been coextensive with the manor of Rochdale, which according to the Domesday Survey was held in 1066 by Gamel the Thane (Morgan 1978).

The Anglo-Saxon settlement within the Rochdale parish was probably in the area now covered by the modern town. 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 8th 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 7th-century Anglo-Saxon bishop of Lichfield (Fishwick 1889, 127).

A motte-and-bailey castle had been established at the northern end of the triangular spur of Castle Hill by the late 12th century, half a mile to the south-west of the parish church. Whilst this site is now entirely destroyed and built over, 19th-century surveys show that it had consisted of an irregular bailey, some 30 x 35m, surrounded by earthen ramparts that were probably originally surmounted by a wooden palisade (GMAU 2010, 30).

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 (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 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 (Farrer and Brownbill 1911).

By 1212, the whole manor had been assigned to the Lord of Clitheroe, and was held by Roger de Lacy, and several under tenants. 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).

Following the death of Henry de Lacy, Earl of Lincoln, in 1311 Rochdale passed to the Earls of Lancaster who held the manor until the end of the 15th century (Fishwick 1889, 21). 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.

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 *et al* 2004, 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.

4.3.2 *Archaeological Potential*

There is little firm archaeological evidence for early medieval activity in the vicinity of the Site Area, and the potential for surviving buried archaeological remains dating to this period is considered to be low.

The likelihood for deposits of later medieval date to survive *in-situ* within the Site Area is similarly low, given the extent of development from the 18th century, and the distance from the probable centre of medieval settlement.

4.4 *Post-medieval 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 17th century (Fishwick 1913). The town certainly began to expand significantly during the 1600s, indicated to some degree by the Hearth Tax Returns; in 1666, 228 hearths were recorded for Rochdale (*ibid*).

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...' (Furbank *et al* 1991). The market had been held on the north bank of the river from at least the 16th century, and there were also water-powered corn mills and fulling mills in the area; it is possible, although unconfirmed, that both occupied the sites of medieval predecessors (Tindall *nd*, 13).

By the end of the 18th century, Rochdale had developed a formidable reputation as a centre for the production of woollen cloth (Aiken 1795, 248). Rochdale also became 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. One of the main roads leading northwards from Rochdale was Toad Lane, the original course of which crosses the Site Area. The road also formed the boundary between Spotland and Wardleworth.

4.5 *Development of the Site Area during the Industrial Period*

4.5.1 *Historical Evidence*

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).

Rochdale rapidly became a boomtown of the Industrial Revolution, and amongst the first-ever industrialised towns. The Rochdale Canal, one of the major navigable broad canals of Great Britain, was a highway of commerce during this time, used for the haulage of cotton, wool, and coal to and from the area. The canal was opened between Rochdale and Manchester by 1799, and was completed as the first trans-Pennine route in 1804 (Hadfield 1994). The growth of the population as Rochdale became a manufacturing centre led to the enlargement of the parish church, and the building of new ones: St Mary’s, Wardleworth, was consecrated in 1744; St James’s, Wardleworth, in 1821; St Clement’s, Spotland, in 1835; and Christ Church, Healey, in 1850 (Farrer and Brownbill 1911).

The earliest detailed surveys of Rochdale is provided by William Swire’s map of 1824 (Plate 8), and Murphy’s map of 1831 (Plate 9), which both show the Site Area to have had a semi-rural prospect, situated beyond the urban fringe of Rochdale town centre. Toad Lane and Falinge Road are shown to have been established, flanked by agricultural land and enclosed plots that may have been in use for horticulture. Several buildings are also shown within the boundary of the Site Area (Fig 2), which are likely to represent a range of houses, some of which may have been used jointly for domestic and commercial purposes. The south-east end of a long, narrow, reservoir (Site 03) is shown across the south of the Site Area, which later Ordnance Survey mapping shows to be associated with the Hanging Road Cotton Mill, located to the south-east of the Site Area.

The mill on Hanging Road was constructed in 1791, and was the first steam-powered mill to be built in Rochdale. Indeed, it was amongst the earliest steam-powered textile mills to have been built in the country. As a consequence of the change from water to steam power the Hanging Road Mill chimney was the first of many that would become a feature of the Rochdale landscape in the 19th century.

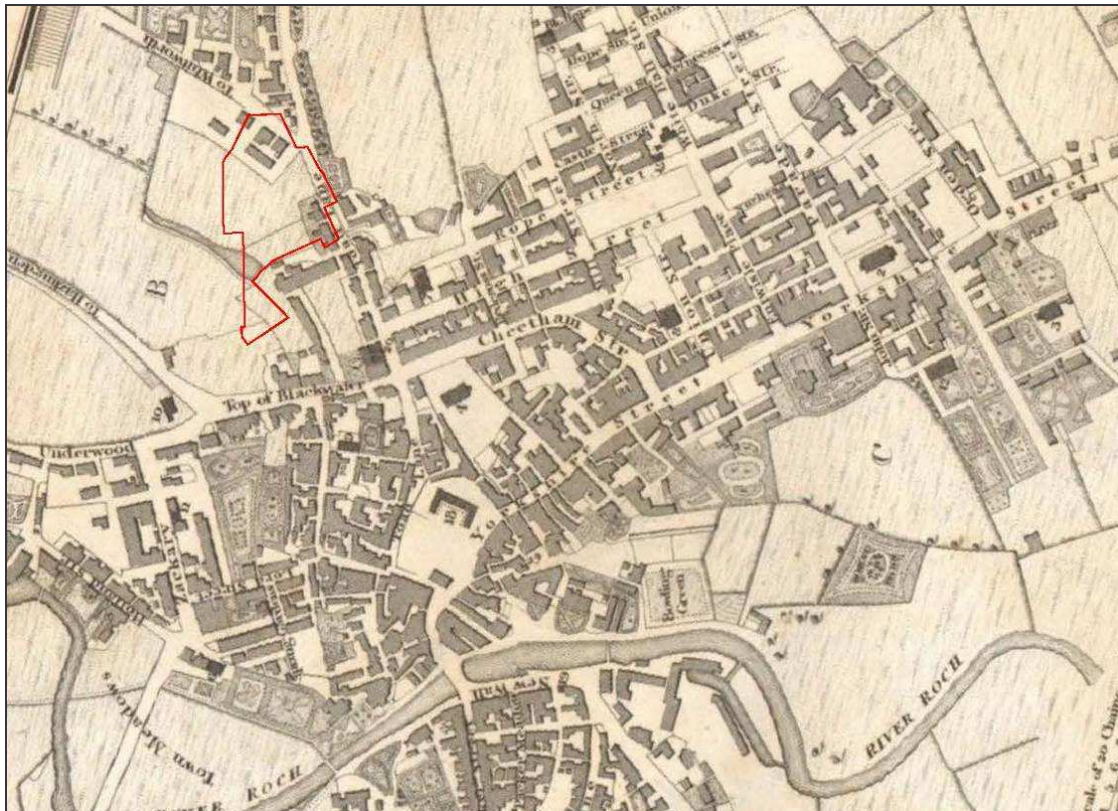


Plate 8: An extract from Swire's map of 1824 with the Site Area boundary indicated

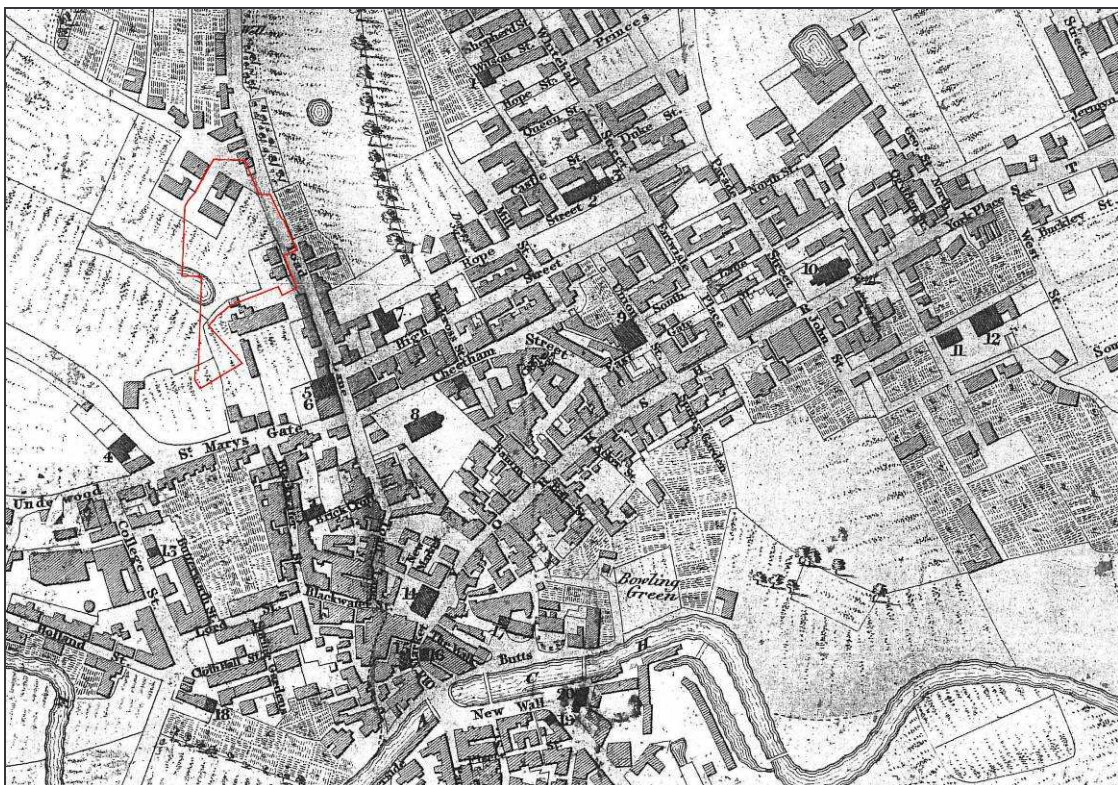


Plate 9: Extract from Murphy's map of 1831, marking the Site Area boundary

The next available plans of the area are provided by the Ordnance Survey 6":1 mile map (Plate 10) and the 1:1056 edition of 1851, which indicates that there had been considerable urban expansion during the 1830s and 1840s, and new development within the Site Area. The Ordnance Survey 1:1056 map also provides considerable detail of individual buildings, including some of those shown on Murphy's map. This earlier mapping depicts two small blocks of buildings on the eastern side of the Site Area, on the western side of Toad Lane, which are shown to have expanded to a continuous terrace of nine buildings by 1851 (Site **01**). This terrace comprised buildings of different sizes, suggesting that they derived from several separate phases of development. A formal garden area to the rear of the properties, extending to the south-west into a larger semi-circular communal garden, emphasise a degree of affluence that is likely to have been enjoyed by the residents. The footprint of the buildings is slightly different to that shown on Murphy's map, suggesting that they may have been remodelled or rebuilt.

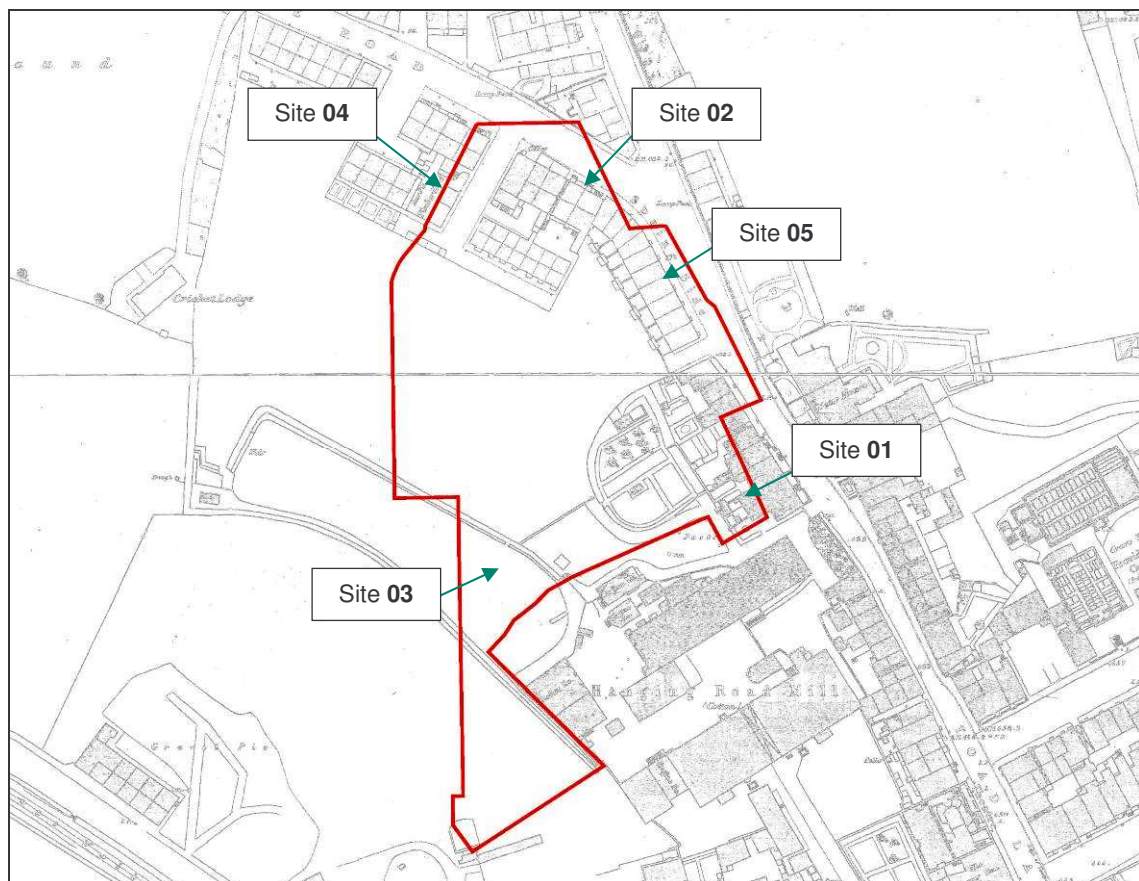


Plate 10: Extract from the Ordnance Survey 6":1 mile map of 1851, marking the Site Area boundary

In contrast to the middle-class residences on the eastern side of Toad Lane, the Ordnance Survey map of 1851 shows blocks of workers' housing had been erected along Falinge Road. These included blocks of back-to-back houses (Sites **02** and **04**) at the junction of Falinge Road and Toad Lane, which are shown on Swire's map of 1824 and Murphy's map of 1831, with an additional terrace of ten, double-depth houses annotated on the 1851 map as Spring Side, further south along Toad Lane (Site **05**).

The Ordnance Survey map also indicates that the central and southern parts of the Site Area, to the north and south of the Hanging Bridge Mill reservoir, remained largely undeveloped in the mid-19th century (Fig 3).

Rochdale enjoyed a ‘golden age’ during the Cotton Famine of the 1860s, when woollens became once more price-competitive with cotton goods; the population of the town increased by over 60% during this period (Williams with Farnie 1992, 43; Pigot 1822). The socio-economic change brought by the success of Rochdale’s textile industry in the 19th century led to its rise to borough status and it remained a dominant settlement in its region. An inevitable consequence of Rochdale’s population growth during this period was an increase of the town’s housing stock, and the eastern side of Toad Lane had been almost entirely developed for residential purposes by the end of the 19th century as part of Rochdale’s expansion northwards. A new thoroughfare, Hudson Street, was laid out, joining Spotland Road, to the south-west of the Site Area to Toad Lane to the north-east. Hudson Street incorporated a bridge across the mill reservoir to the immediate west of the Site Area and necessitated some alterations to the existing housing stock. In particular, three of the mid-19th-century houses forming Spring Side (Site 05) had been demolished by the early 1890s, to allow Hudson Street to join onto Toad Lane.

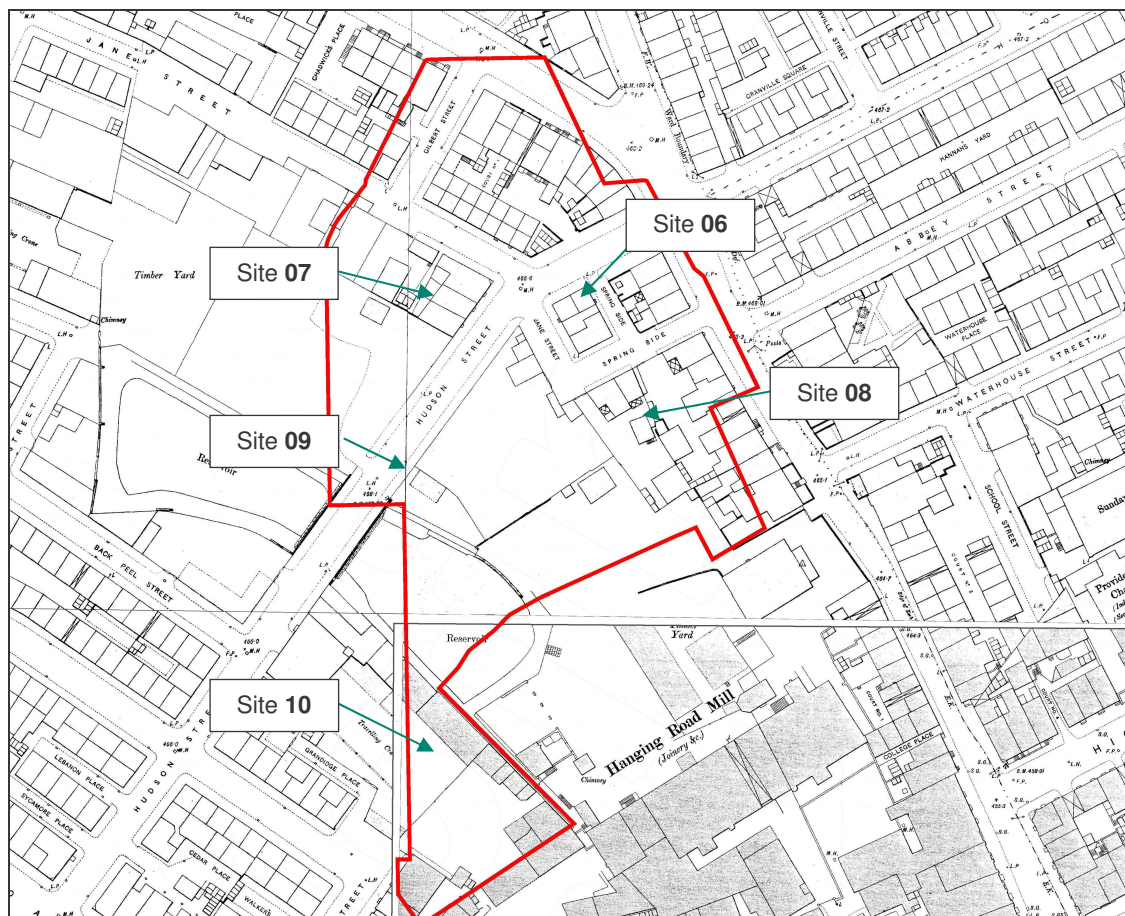


Plate 11: Extracts from the Ordnance Survey maps of 1892 and 1908, marking the Site Area boundary
gazetteer site locations

The development of housing within the Site Area at this time was less extensive than in the surrounding areas, although the Ordnance Survey of 1892 (Fig 4) shows a number of additional blocks had been constructed to the rear of the mid-19th-century Toad Lane houses, along a network of side streets at the junction of Hudson Street and Toad Lane. A mixed block of back-to-back houses (Site **06**) are shown between Spring Side and Jane Street with pavement lights suggesting the presence of cellar in least two of the houses. The semi-circular formal gardens (Site **01**) to the rear of the Toad Lane had also been replaced by an irregular assortment of houses (Site **08**) arranged around a courtyard, accessed from Spring Side. This detailed map indicates that the central house had steps on the south side, suggesting a possible cellar. A further block of houses (Site **07**), is shown on the north side of Hudson Street, at the junction with Jane Lane. These appear to have been through houses rather than back-to-backs, with yards to the rear and with pavement lights shown along the Hudson Street frontages. An area to the rear contained a two further houses and a number of outshuts extending to the north-west edge of the Site Area along Jane Street.

At the southern extent of the Site Area, buildings associated with a timber yard (Site **10**) are shown on the Ordnance Survey 1:1056 maps of 1892 and 1908 (Fig 4 and 5), arranged around the edge of a rectangular courtyard, extending south-east from the south-west end of Hudson Street. The tracks for a travelling crane are shown running along this courtyard on the map of 1892.

The central plot of the Site Area, between the reservoir and Hudson Street, is shown to gradually develop from the later 19th century. Initially, a number of structures are depicted around the edges of the plot on the Ordnance Survey of 1892, expanding along the road side of Hudson Street by the early 20th century and eventually culminating in the construction of a large saw mill by the 1930s.

Subsequent editions of Ordnance Survey mapping chart the development of the area during the 20th century (Figs 4-8). However, the footprint of most of the domestic and industrial buildings in the Site Area remained largely unchanged until the 1960s, when the area was cleared to enable the current Lower Falinge housing estate to be created.

4.5.2 Archaeological Potential

The Site Area has considerable potential to retain buried remains pertaining to the 19th-century residential development on the northern fringe of Rochdale town centre, interspersed with late 19th- and early 20th-century industrial yards.

4.6 Previous Archaeological Work

The study area was subject to a limited programme of intrusive archaeological investigation in 2017, which was carried out in response to a condition attached to planning consent for an initial phase in the redevelopment of the Lower Falinge Estate (Planning Ref: 16/01007/FUL). This comprised initial monitoring during demolition and site clearance works, targeted on locations that were highlighted in an archaeological desk-based assessment that was produced to support the planning application (Salford Archaeology 2017a). Well-preserved remains of the part-cellars of four early 19th-century workers' houses, first identified on the 1851 mapping of the area, were revealed off Toad Lane.

These cellars were subject to full archaeological excavation, which concluded that the block had been extended subsequently to the north with a further four houses and an alley to the rear (Salford Archaeology 2017b). The cellars were all of brick construction, with stone-built access stairs leading down from the ground floor (Plate 12).



Plate 12: The excavated remains of a series of cellars that served early 19th-century workers' houses off Toad Lane

5. Gazetteer of Sites

The following gazetteer entries summarise the sites of potential archaeological interest in the Site Area. The identification of these non-designated heritage assets are drawn primarily from the map regression analysis.

Site Number	01
Site Name	Toad Lane (West Side)
Grid Ref	389482 413740
HER Number	-
Designation	None
Site Type	Houses (Site of)
Period	19 th century
Source	Swire 1824, Murphy 1831, Ordnance Survey mapping
Description	Two small blocks of buildings shown on Swire's map of 1824 and Murphy's map of 1831, and depicted on the Ordnance Survey map of 1851 as a continuous range of nine properties separated by a covered passage, lying on the western side of Toad Lane and straddling the south-eastern boundary of the Site Area. The component buildings are all of different sizes, and are likely to have been dwellings, although were possibly used in addition for commercial or small-scale industrial trades. Several of the properties appear to have formal gardens to the rear, suggesting that the occupants enjoyed a degree of affluence. In the mid-19 th century there is also a larger, communal, semi-circular formal garden to the rear of the properties, which included a small orchard or grove. The Ordnance Survey does not show any pavement lights against the buildings, suggesting that they did not have cellars. The footprint of the buildings remains largely unchanged until the 1960s, when they were demolished to enable the modern estate to be constructed.
Assessment	The footprint of the houses lies within landscaped ground, and whilst buried remains are likely to have been damaged during the construction of the modern estate, some fragmentary elements of the foundations may survive <i>in-situ</i> .

Site Number	02
Site Name	Falinge Road
Grid Ref	389425 413800
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	18 th / early 19 th century
Source	Swire 1824, Murphy 1831; Ordnance Survey mapping
Description	Two blocks of buildings separated by a central yard shown on Swire's map of 1824 and Murphy's map of 1831, occupying the western part of the Site Area.

Further detail is provided by the Ordnance Survey map of 1851, which shows the buildings to have comprised two blocks of back-to-back houses. The northern block, fronting onto Falinge Road, are shown to have been separated by a central covered passage, providing access to the central courtyard. The western property of this block is shown to have been a double-depth property, with an additional building to the rear, perhaps representing a workshop/small-scale industrial premises. The southern block comprised two rows of seven back-to-back houses, the southern row of which appears to have had pavement lights, suggesting that they incorporated cellars. The same footprint is shown on the Ordnance Survey mapping of 1892 and 1910, although the latter indicates that some of the back-to-backs had been remodelled to form through houses, presumably in response to legislation that was intended to improve housing conditions. The houses had been demolished by 1959.

Assessment The footprint of the houses lies within landscaped ground, and whilst buried remains are likely to have been damaged during the construction of the modern estate, elements of the foundations may survive *in-situ*.

Site Number	03
Site Name	Hanging Road Mill Reservoir
Grid Ref	389409 413700
HER Number	-
Designation	None
Site Type	Mill reservoir (site of)
Period	18 th / early 19 th century
Source	Swire 1824, Murphy 1831; Ordnance Survey mapping
Description	A long, narrow reservoir orientated north-west/south-east shown on Swire's map of 1824, Murphy's map of 1831 and Ordnance Survey mapping. The reservoir crosses the southern half of the Site Area, and was located to the north-west Hanging Road Mill, which it was likely associated with the mill power systems building shown to the immediate east of the Site Area, adjacent to the reservoir. The reservoir was bridged to the west of the Site Area in the second half of the 19 th century during the construction of Hudson Road and subsequently made smaller in the early 20 th century, with the Ordnance Survey map of 1910 showing the reservoir confined to the east side of Hudson Road and the area portion on the west side of the road in-filled and built over. The remaining portion of the reservoir within the Site Area was infilled when the Lower Falinge Estate state was constructed in the 1960s
Assessment	The remains of the reservoir are likely to have been damaged during the 20 th -century development, and any future development will this have a negligible archaeological impact

Site Number	04
Site Name	Falinge Road
Grid Ref	389395 413822
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	18 th / early 19 th century
Source	Swire 1824, Murphy 1831; Ordnance Survey mapping
Description	Two blocks of buildings shown on Swire's map of 1824 and Murphy's map of 1831, straddling the western boundary of the Site Area. Further detail is provided by the Ordnance Survey map of 1851, which shows the buildings to have comprised two blocks of back-to-back houses and a timber yard. The same footprint is shown on subsequent editions of Ordnance Survey mapping, although the houses had been demolished by 1959.
Assessment	The foundations of the early 19 th -century buildings are likely to have been damaged or destroyed during the construction of the modern estate, and any future development will thus have a negligible archaeological impact.

Site Number	05
Site Name	Spring Side
Grid Ref	389455 413788
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	Mid-19 th century
Source	Ordnance Survey mapping
Description	A terrace of ten double-depth houses situated on the eastern side of Toad Lane at the junction with Falinge Road, first shown on mid-19 th -century mapping. These houses had enclosed private yards to the rear, each containing a small structure that almost certainly represented an ash closet. The Ordnance Survey map of 1851 shows pavement lights against the front of all the houses, suggesting that they all contained cellars. Three of the houses had been demolished by the end of the 19 th century to enable the construction of Hudson Street. The footprint of the other houses remained largely unchanged until the 1960s, when they were demolished to enable the modern estate to be constructed.
Assessment	The footprint of the houses lies beneath a block of modern garages and car parking, and whilst buried remains may have been damaged during the construction of the modern estate, the foundations and cellars of the former houses may survive <i>in-situ</i> .

Site Number	06
Site Name	Jane Street
Grid Ref	389439 413786
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	19 th century
Source	Ordnance Survey mapping
Description	A block of four houses shown on the Ordnance Survey map of 1892 between Spring Side and Jane Street on the west side of the Site Area. The map shows pavement lights along the frontages of the pair of square back-to-back houses at the northern end of the block, suggesting the presence of cellars on these properties. The southern two houses have larger interlocking L-shaped footprints with no steps or cellar lights indicated. The houses are still present on the Ordnance Survey map of 1930 but had been cleared by late 1950s.
Assessment	The footprint of the houses lies beneath a concrete courtyard area within the central area between modern blocks of flats and whilst buried remains may have been damaged during the construction of the modern estate, the foundations and cellars of the former houses may survive <i>in-situ</i> .

Site Number	07
Site Name	Hudson Street
Grid Ref	389404 413778
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	19 th century
Source	Ordnance Survey mapping
Description	A block of housing with, small yards and a number of detached building to the rear at the junction of Hudson Street and Jane Street, located at the north-west edge of the Site Area. The houses are first shown on the Ordnance Survey map of 1892, following the construction of Hudson Road in the second half of the 19 th century. Pavement lights are shown along the Hudson Street frontages of the houses, suggesting they all contained cellars. The houses are numbers 39 to 43a Hudson Street, with the corner house divided into two dwelling, on the Ordnance Survey of 1959. The houses were cleared shortly to enable the construction of the modern estate at the end of the 1960s
Assessment	The foundations of the 19 th -century buildings are likely to have been damaged or destroyed during the construction of the modern estate, and any future development will thus have a negligible archaeological impact.

Site Number	08
Site Name	Spring Side (south)
Grid Ref	389447 413749
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	19 th century
Source	Ordnance Survey mapping
Description	A number detached and semi-detached dwellings, first shown to the south of Spring Side and to the rear the Toad Lane houses (Site 01), on the Ordnance Survey of 1892. These houses are located on the footprint of the previous semi-circular formal garden shown on Ordnance Survey mapping from the mid-19 th century. A set of stairs, depicted on the south side of the central houses, suggests that at least one of the buildings contained a cellar. The Ordnance Survey map of 1959 notes that the houses at the north end were numbered 1 and 3 Spring Side, whilst at the south end the building is noted as being in ruins.
Assessment	The footprint of the houses lies partially below buildings on the modern estate and partially below the inner courtyard areas suggesting that whilst buried remains may have been damaged during the construction of the modern estate, some foundations and cellars of the former houses may survive <i>in-situ</i> .

Site Number	09
Site Name	Jane Street Saw Mills
Grid Ref	389430 413855
HER Number	-
Designation	None
Site Type	Industrial Works (site of)
Period	19 th / 20 th century
Source	Ordnance Survey mapping
Description	A number of non-domestic buildings around open land on the south side of Hudson Street and to the north-east of the reservoir. The buildings, varying in size and shape, are first depicted on the west side of Jane Street on the Ordnance Survey map of 1892. By the early 20 th century the buildings on the site have expanded to encompass a central yard on the south side of Hudson Street. The Ordnance Survey map of 1930 labels these buildings as saw mills, which now include a substantial building on the south side which remained largely unchanged until the construction of the modern estate in the 1960s
Assessment	The foundations of the late 19 th - and early 20 th -century saw mills are likely to have been damaged or destroyed during the construction of the Lower Falinge Estate, and any future development will thus have a negligible archaeological impact.



Site Number	10
Site Name	Hudson Street Timber Yard
Grid Ref	389406 413656
HER Number	-
Designation	None
Site Type	Timber Yard (Site of)
Period	Late 19 th / early 20 th century
Source	Ordnance Survey mapping
Description	A number of rectangular buildings arranged around a central yard first shown on the Ordnance Survey map of 1893, straddling the south end of the Site Area. The buildings are labelled as a timber yard with access from Hudson Street at the north-west and Leftkilm Street on the south-west side. The Ordnance Survey Town Plan of 1892, which covers the north-west end of the yard, shows that a travelling crane ran along the central yard. There is no indicated of any of the works buildings being cellared. The footprint of the works remains largely unchanged until the 1960s, when they were demolished to enable the Lower Falinge Estate to be constructed.
Assessment	The footprint of the timber yard building lies within landscaped ground, and whilst buried remains are likely to have been damaged during the construction of the modern estate, elements of the foundations may survive <i>in-situ</i> .

6. *Significance of the Remains*

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. NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan (*op cit*, Section 3.28). 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*

The most commonly 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
- Potential

6.3 *Baseline Significance Conditions*

Period

All of the non-designated heritage assets within the boundary of the Site Area developed as a direct result of the industrial development of Rochdale from the late 18th century, and specifically the growth of the town's population. There is very little potential for archaeological remains pertaining to any earlier periods.

Some of the sites identified during the course of the present assessment appear on the earliest available detailed mapping of the area, including surveys produced by William Swire in 1824 and William Murphy in 1831. This includes houses on the west side of Toad Lane and Falinge Road in the north and east part of the Site Area (Sites **01** and **02**). A reservoir (Site **03**) associated with the neighbouring Hanging Road Mill, established in 1791 is also depicted on mapping from the early 19th century, crossing the southern part of the Site Area. Additional houses had been erected by the mid-19th century, including the double-depth properties on Spring Side (Site **05**). Following the establishment of Hudson Street in the second half of the 19th century, further blocks of back-to-back housing (Site **06**) and double-depth dwellings (Site **07**) were constructed in the north-east part of the Site Area. The remaining open areas within the Site Area had been developed as sawmills (Site **09**) and timber yards (Site **10**) by the early 20th century. The north-west part of the Site Area thus largely developed as a primarily residential district on the northern fringe of 19th-century Rochdale, whilst the southern part was occupied by small-scale industrial works associated with the processing of timber.

Rarity

A considerable body of significant data has been generated from the archaeological investigation of workers' housing in Greater Manchester, enabling a variety of plan forms and construction details to be identified. Large-scale excavations in the Shudehill and Ancoats areas of Manchester city centre (Miller and Wild 2007), for instance, have recorded the foundations of workers' housing spanning the late 18th to early 20th centuries. These have included cellar dwellings, single-depth cottages, and numerous examples of double-depth houses. More recently, archaeological excavations carried out in Rochdale town centre by Salford Archaeology in 2018 enabled different types of early 19th-century workers' housing to be investigated. Relatively few back-to-back houses in region have been subject to investigation, however, and any physical remains of this monument type have a rarity value. In this respect, Sites **02**, **04**, and **06**, are potentially of interest, although only a small part of Site **04** lies within the Site Area.

Documentation

The historical development of the study area from the early 19th century can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, including more precise dating of the construction of the relevant buildings, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group Value

The sites of potential archaeological interest within the Site Area represent key elements of 19th-century housing types in Rochdale. In this respect, the non-designated heritage assets identified in the Site Area have a high group value.

Survival / Condition

The extent to which any buried archaeological remains survive beneath the modern ground surface is unknown. The redevelopment of the Site Area as the Lower Falinge housing estate in the 1960s will have undoubtedly impacted on the below-ground remains of the sites identified in this assessment, although the extent of this impact will depend on the construction methods employed. It certainly seems likely that the foundations of some of the back-to-back houses (Sites **04** and **07**) at the north of the Site Area, will have been removed during the construction of the exiting maisonette blocks, which occupy a similar footprint. The footprint of a few of the 19th-century houses, however, lie within landscaped areas, raising the possibility for buried foundations of some archaeological interest to survive *in-situ*. In particular, there is some potential for surviving buried remains of former houses along the eastern side of Toad Lane (Sites **01**, **02** and **05**), and back-to-back housing on Jane Street (Site **06**). There is also potential for the survival of below-ground physical remains within landscaped grassed areas in the southern part of the Site Area of the mill reservoir (Site **03**) and the late 19th-century timber yard (Site **10**).

Fragility/Vulnerability

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

Diversity

The remains relate to the 19th-century development of Rochdale's urban fringe, largely comprising workers' housing, and are not considered to be significant due to diversity.

Potential

There are no known prehistoric sites within the Site Area, and the potential for prehistoric remains is considered to be very low. There is no potential for Roman remains to survive *in-situ* within the Site Area, and the possibility for medieval and post-medieval remains is similarly considered to be very low.

The greatest potential for archaeological data lies in the development of the site from the early 19th century, and specifically the different types of workers' housing.

6.4 Significance

The physical remains of 18th- and 19th-century workers' housing has been recognised as a legitimate avenue of research. This is articulated in the current *Archaeological Research Framework for North West England* (Newman and McNeil 2007; McNeil and Newman 2007), which identified several initiatives that should be prioritised for archaeological research of the industrial and modern periods, including *Initiative 7.6*: 'A study of the development of workers' housing in Greater Manchester and East Lancashire should be undertaken to examine the development of different housing types...' (McNeil and Newman 2007, 139). Since the publication of the Research Framework, a considerable body of significant data has been generated from the archaeological investigation of workers' housing, particularly in Manchester and Salford, enabling a variety of plan forms and construction details to be identified. The remains of double-depth houses dating to the first half of the 19th century, in particular, have been recorded in detail, although some plan forms certainly merit further investigation, such as back-to-back houses and smaller cottages.

Whilst there have been numerous archaeological excavations of former workers' housing in Manchester and Salford, there is as yet comparatively little data for this monument type recovered from other urban centres in Greater Manchester. However, an archaeological excavation in Rochdale town centre in 2018 exposed the well-preserved remains of several blocks of 19th-century workers' housing that were of a different plan form to excavated examples in Manchester and Salford (Salford Archaeology forthcoming), whilst those revealed during the archaeological evaluation off Toad Lane in 2017 were of yet another plan type with an internal layout that was not represented on available historical mapping (Salford Archaeology 2017b). The results obtained from these excavations provided valuable comparative data on 19th-century workers' housing in the Rochdale area, and the Site Area has some potential to contain buried remains that could enhance the growing understanding of the local variation in plan forms of 19th-century workers' housing.

In view of the criteria discussed in *Section 6.3*, particularly rarity and survival, any structural remains of Sites **01**, **02**, **05** and **06** are likely to be of high local, and potentially borough importance, pending their condition and extent.

The other identified sites of workers' housing (Sites **04**, **07** and **08**) are considered to be of low local importance in view of their date, form and likely condition. The former saw mill and timber yard (Sites **09** and **10**) are similarly considered to be of local, or negligible, importance.

7. Impact of Development

7.1 Effect of Development on Below-Ground Remains

Ground works for the proposed development, including the reduction or other disturbance of ground levels, have the potential for having a direct impact by damaging or destroying any below-ground archaeological remains that survive *in-situ*.

The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential harm of redevelopment. This can only be determined conclusively through intrusive investigation, and whilst it is likely that the construction of the Lower Falinge Estate in the 1960s will have removed some of the foundations of 19th-century buildings entirely, excavation of the adjacent plot in 2017 demonstrated that some well-preserved foundations remained *in-situ*.

7.2 Impact Assessment

The potential importance and the significance of harm to the below-ground archaeological resource is summarised in Table 7.1.

Site Number	Site Name	Importance	Impact	Significance of Impact
01	Workers' Housing, Toad Lane West	Local/Borough	Slight	Minor
02	Workers' Housing, Falinge Road	Local/Borough	Slight	Minor
03	Hanging Road Mill Reservoir	Negligible/Low Local	Negligible	Neutral
04	Workers' Housing, Falinge Road	Negligible/Low Local	Negligible	Neutral
05	Workers' Housing, Spring Side	Local/Borough	Slight	Minor
06	Workers' Housing, Jane Street	Local/Borough	Slight	Minor
07	Workers' Housing, Hudson Street	Negligible/Low Local	Negligible	Neutral
08	Workers' Housing, Spring Side	Negligible/Low Local	Negligible	Neutral
09	Jane Street Saw Mill	Negligible/Low Local	Negligible	Neutral
10	Hudson Street Timber Yard	Negligible/Low Local	Negligible	Neutral

Table 7.1: Assessment of the potential harm to each site within the Site Area during development

8. Further Investigation

8.1 Heritage Assets

Where the loss of the whole or a material part of a 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 (NPPF para 141).

None of the non-designated known heritage assets identified within the application site are considered to be of National Importance, based on the information that is currently available. However, there are known and potential heritage assets of lesser archaeological significance, which may merit preservation by record, should they be directly affected by development. In particular, any physical evidence for the 19th-century workers' housing that could potentially survive as buried remains (Sites **01**, **02**, **05**, and **06**) may warrant archaeological investigation.

8.2 Further Investigation

Any redevelopment occurring within the Site Area may involve the loss and disturbance of some of the below-ground remains identified within this report. Where appropriate because of their significance, mitigation will need to be undertaken through an archaeological record (NPPF 2012, paras 141).

It is recommended that the site is subject to a programme of intrusive investigation in advance of, or during, implementation of the proposed development. Any such investigation may comprise a limited scheme of trial trenching, targeted on the sites of archaeological interest identified in this report, which should aim to establish whether any physical remains survive *in-situ*. An alternative approach may comprise a watching brief during earth-moving works associated with the proposed demolition. It should be noted that further site investigation may be necessary in the event of significant buried remains being identified in the initial trenches.

All archaeological works will require a Written Scheme of Investigation (WSI) to be produced in consultation with the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Rochdale Borough Council, and should be concluded at the earliest possible opportunity. It should be noted that trial trenching or a watching brief would form an initial phase of archaeological investigation, and further, more detailed archaeological investigation will may be required in the event of significant remains being encountered.

9. Conclusion

The assessment has concluded that there are no known buried remains within the Site Area that constitute heritage assets of National Importance that would require preservation *in-situ*. However, there are several potential non-designated heritage assets of local, and potentially borough, importance lying within the boundary of the Site Area. These all comprise elements of the site's development as a residential area on the northern fringe of Rochdale from the early 19th century.

The proposed development may involve the disturbance below-ground archaeological remains, and specifically physical remains of late 18th- or early 19th-century workers' housing in parts of the proposed development area. Where appropriate because of their significance, mitigation will need to be undertaken through an archaeological record (NPPF 2012, paras 141).

In the first instance, an intrusive investigation of the Site Area via evaluation trenching or a watching brief during earth-moving works associated with the proposed demolition may be merited to establish the presence or absence, extent and significance of buried archaeological remains. This would enable an appropriate strategy to be formulated to mitigate the harm of development on the archaeological resource, in line with the guidance provided by the National Planning Policy Framework and local planning policy.

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The archive comprises a historical map regression, photographs and historical research notes. This archive is currently held by the Centre for Applied Archaeology, and a copy of this report will be forward to the client and deposited with the Greater Manchester Historic Environment Record.

Appendix 1: Figures

- Figure 1: Site location
- Figure 2: Site Area boundary superimposed on Murphy's *Plan of Rochdale*, 1831
- Figure 3: Site Area boundary superimposed on the Ordnance Survey First Edition 60": 1 mile map, 1851
- Figure 4: Site Area boundary superimposed on the Ordnance Survey 10": 1 mile map, 1892
- Figure 5: Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map, 1908
- Figure 6: Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map, 1930
- Figure 7: Site Area boundary superimposed on the Ordnance Survey 1:2500 map, 1960
- Figure 8: Site Area boundary superimposed on the Ordnance Survey 1:1250 map, 1972-78
- Figure 9: Site Gazetteer and Areas of Archaeological Potential

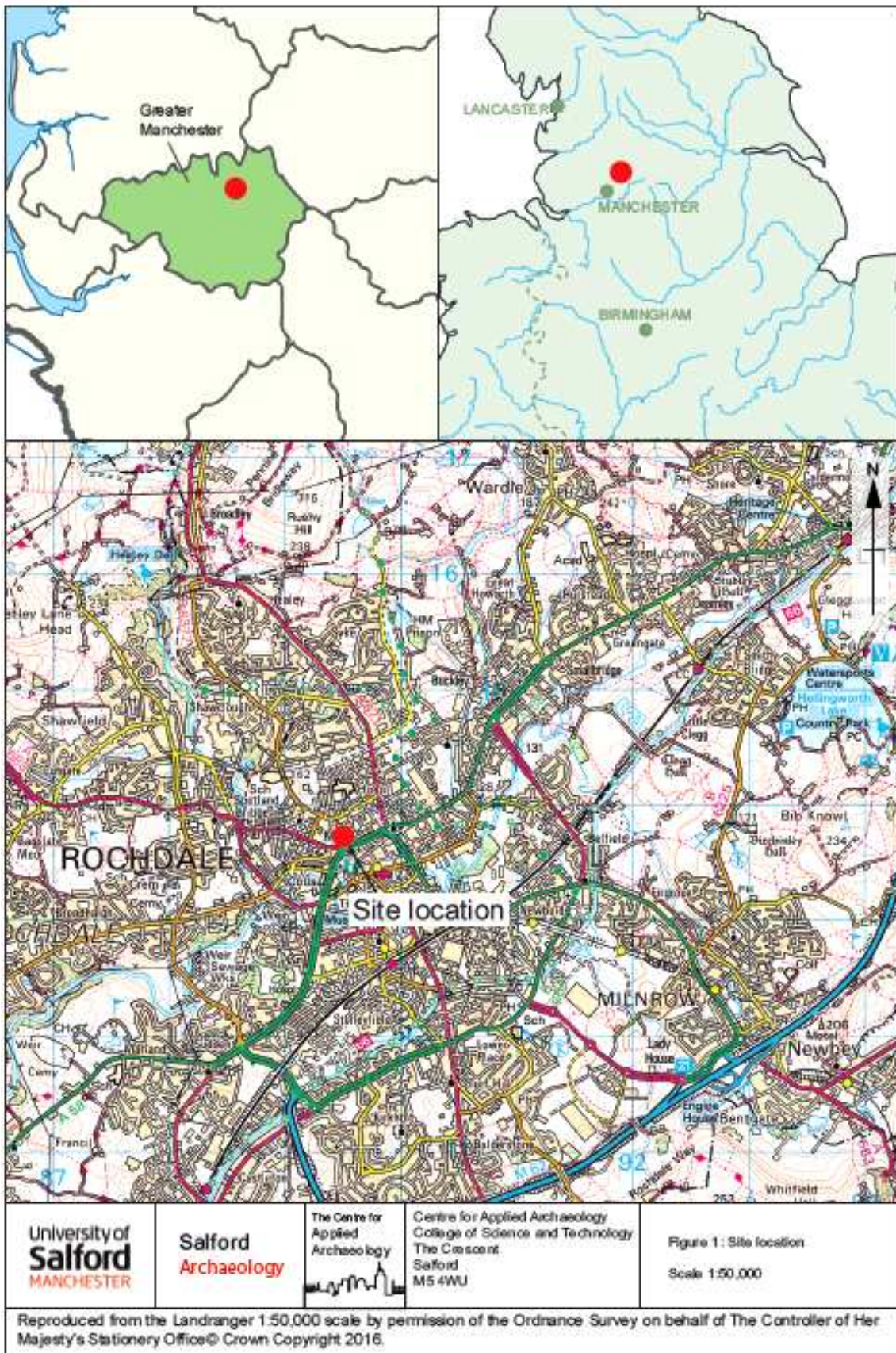


Figure 1: Site location

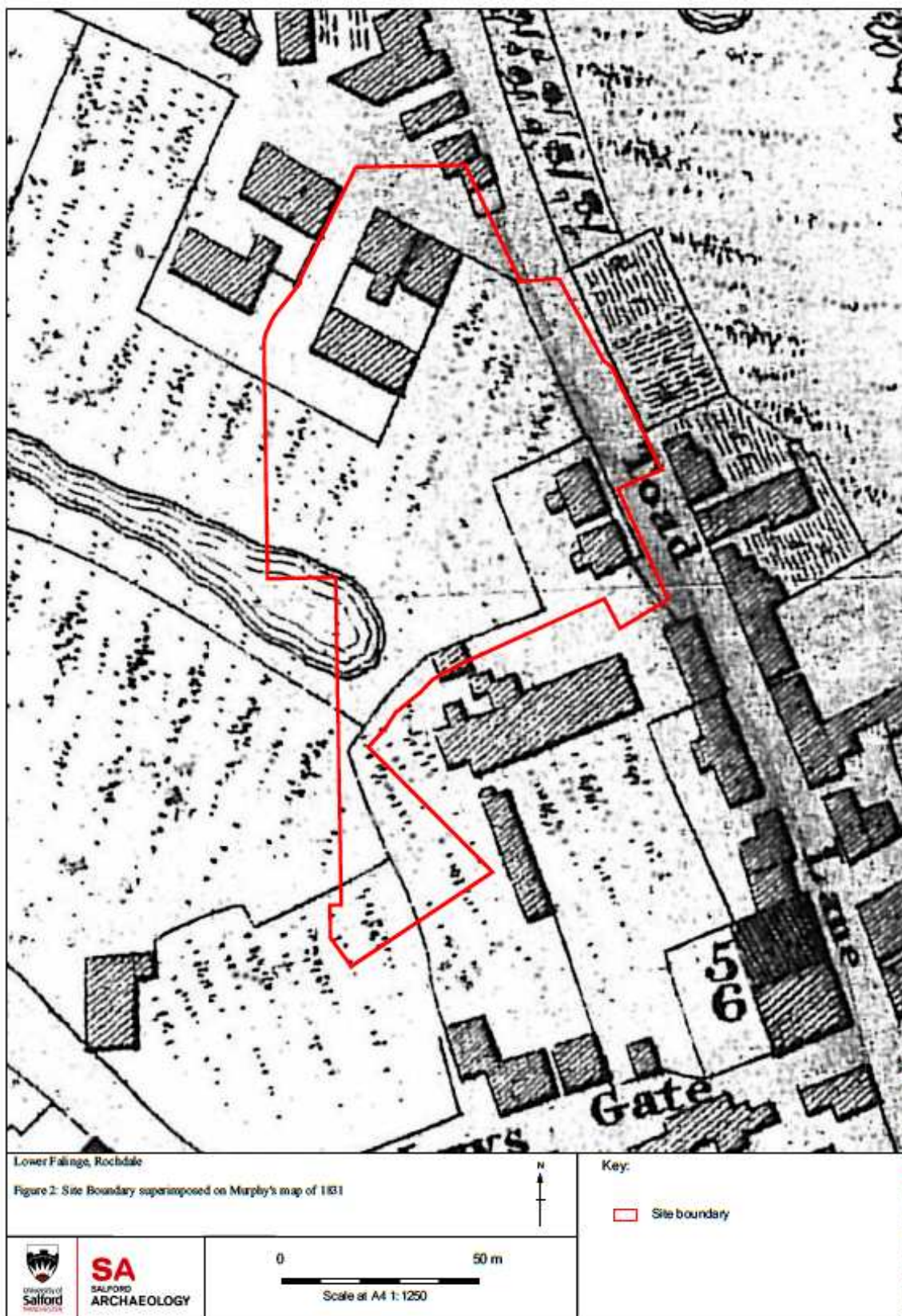


Figure 2: Site Area boundary superimposed on Murphy's *Plan of Rochdale*, 1831

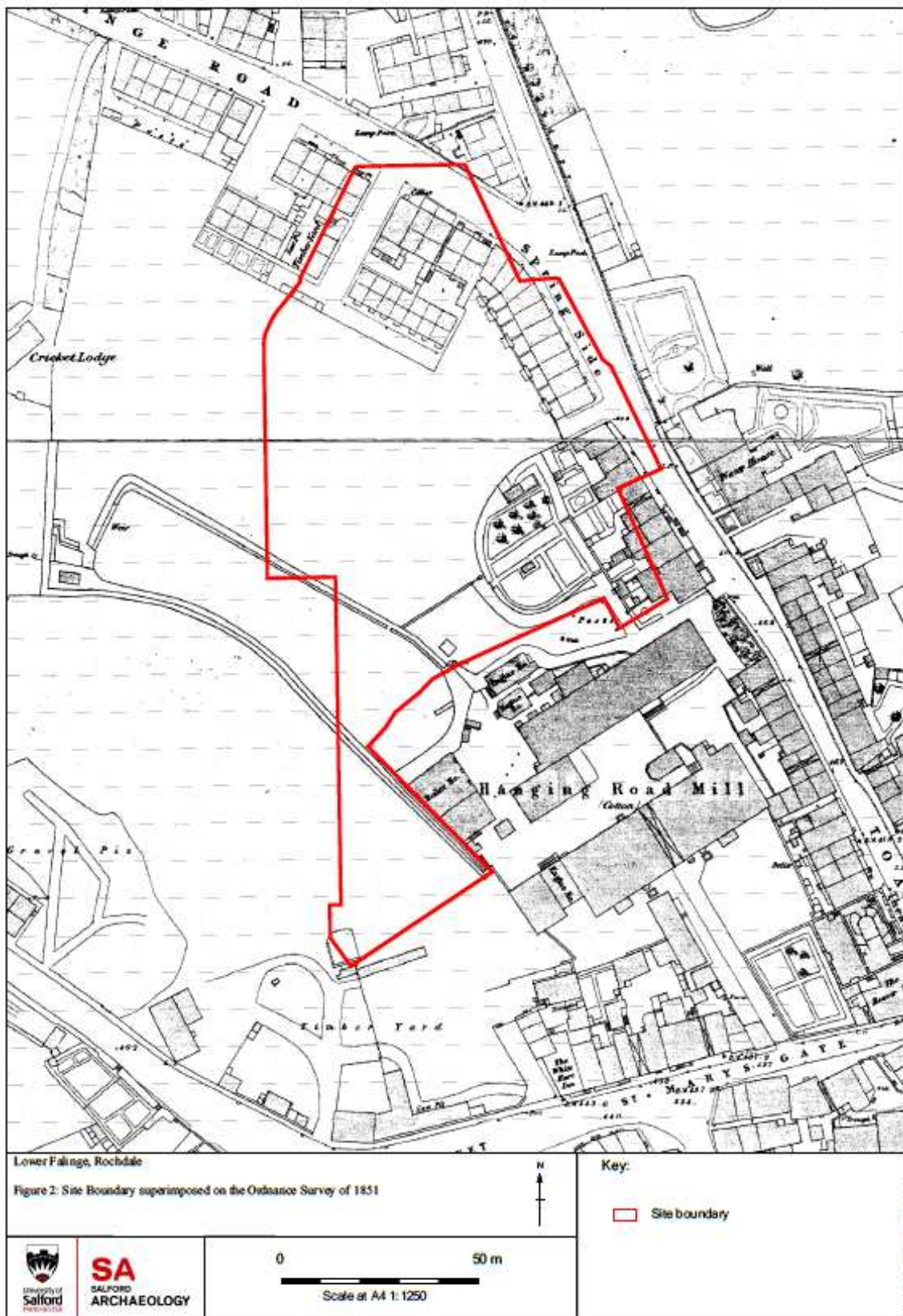


Figure 3: Site Area boundary superimposed on the Ordnance Survey First Edition 60": 1 mile map, 1851

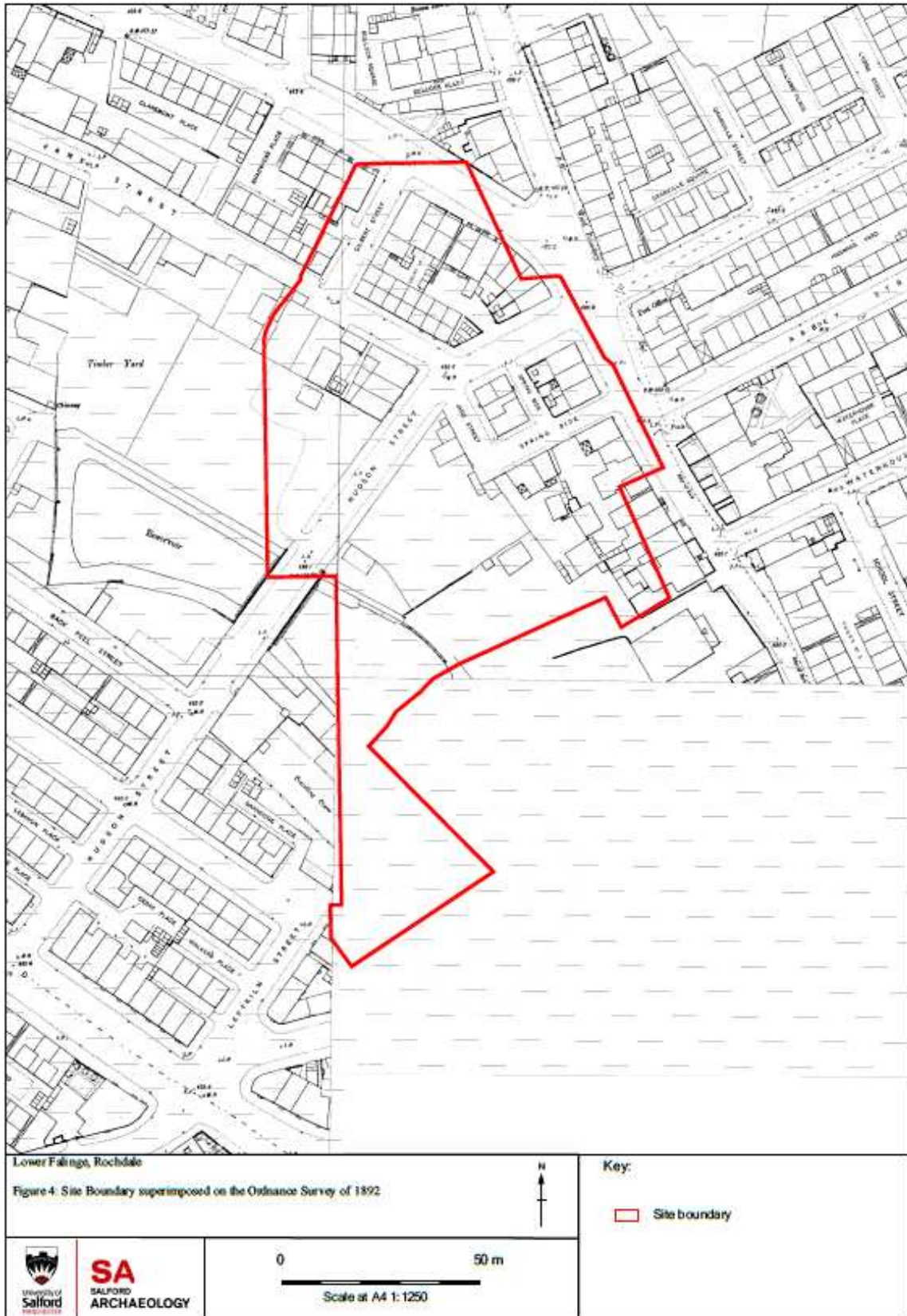


Figure 4: Site Area boundary superimposed on the Ordnance Survey 10': 1 mile map, 1892

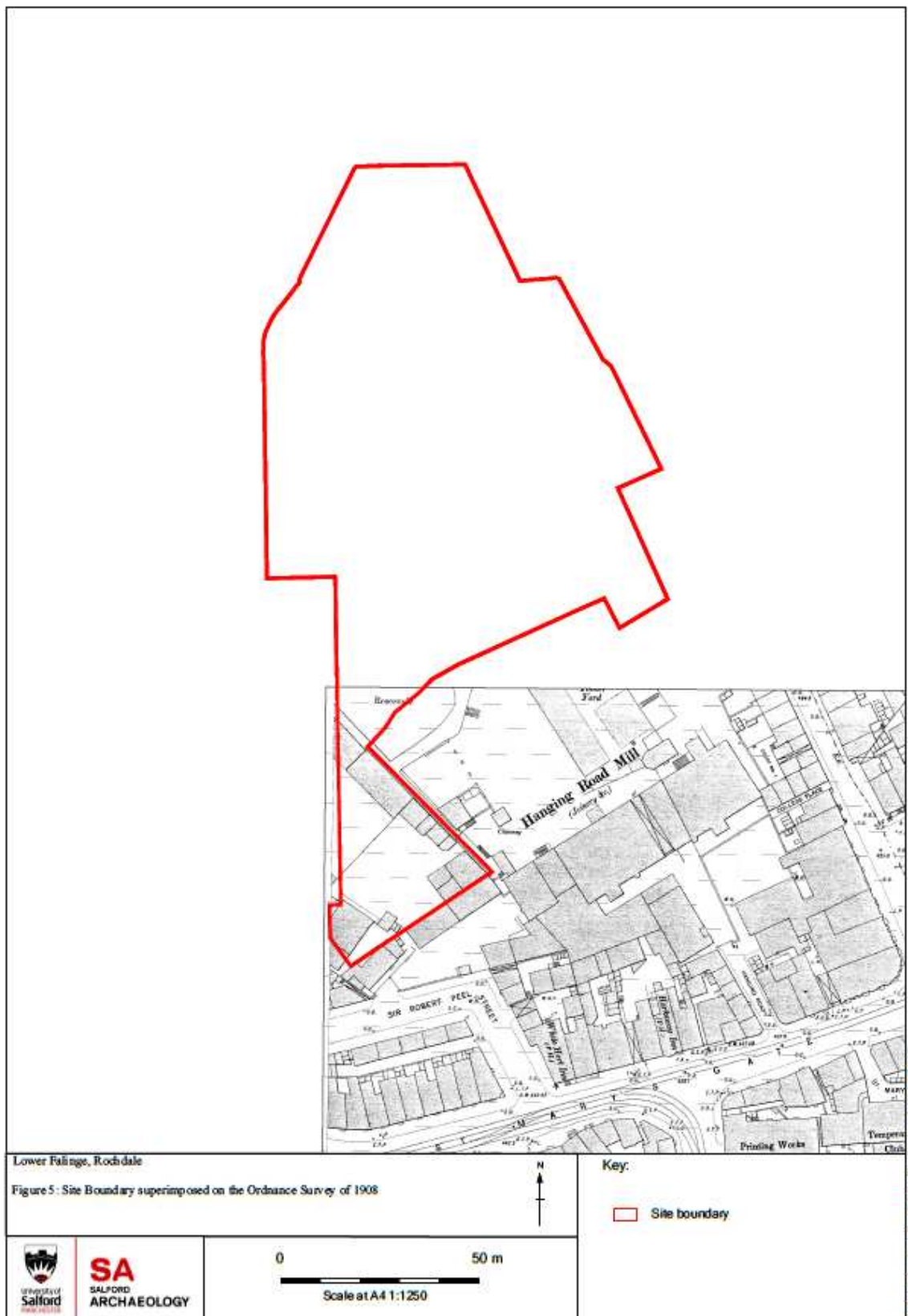


Figure 5: Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map, 1908

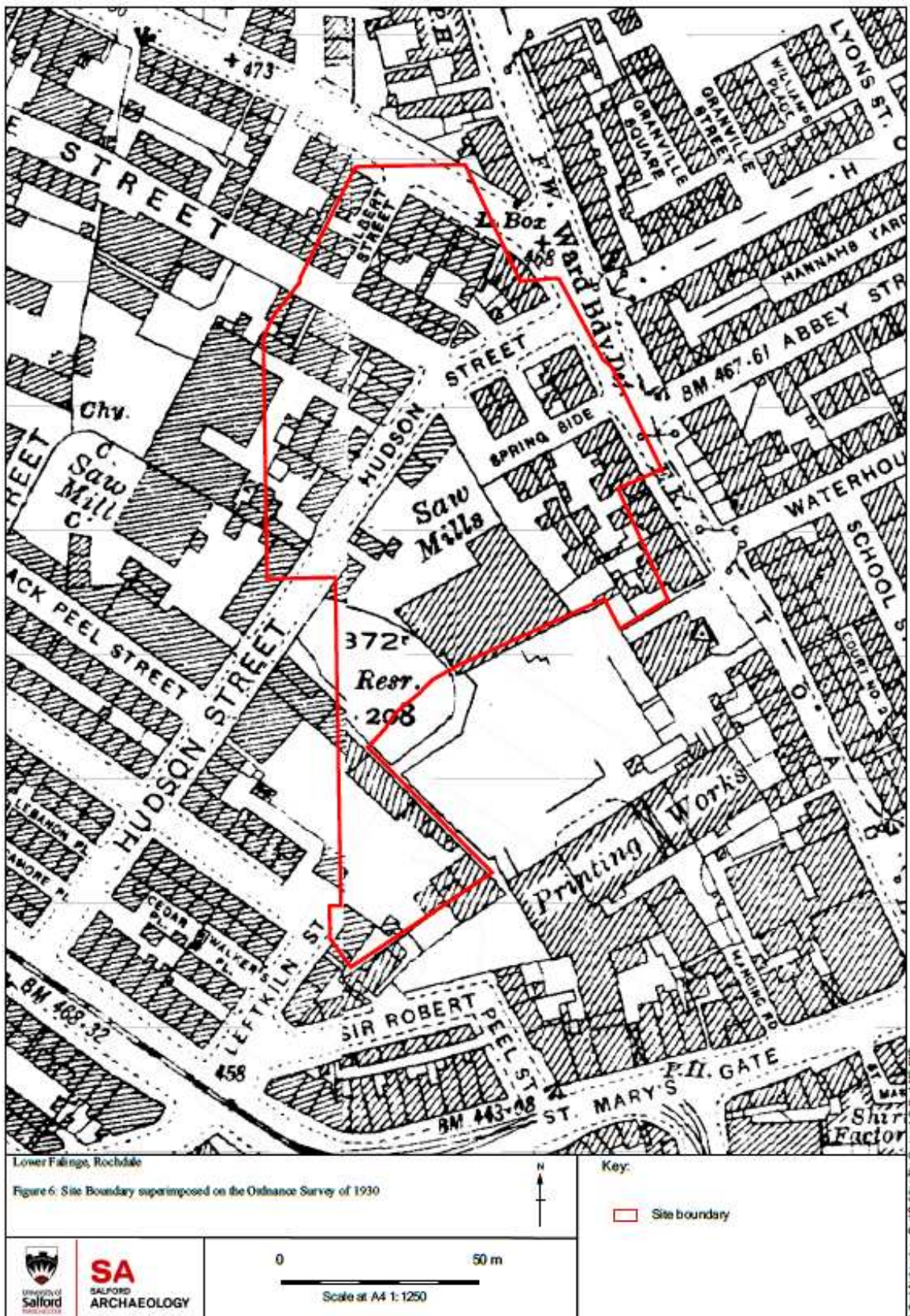


Figure 6: Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map, 1930

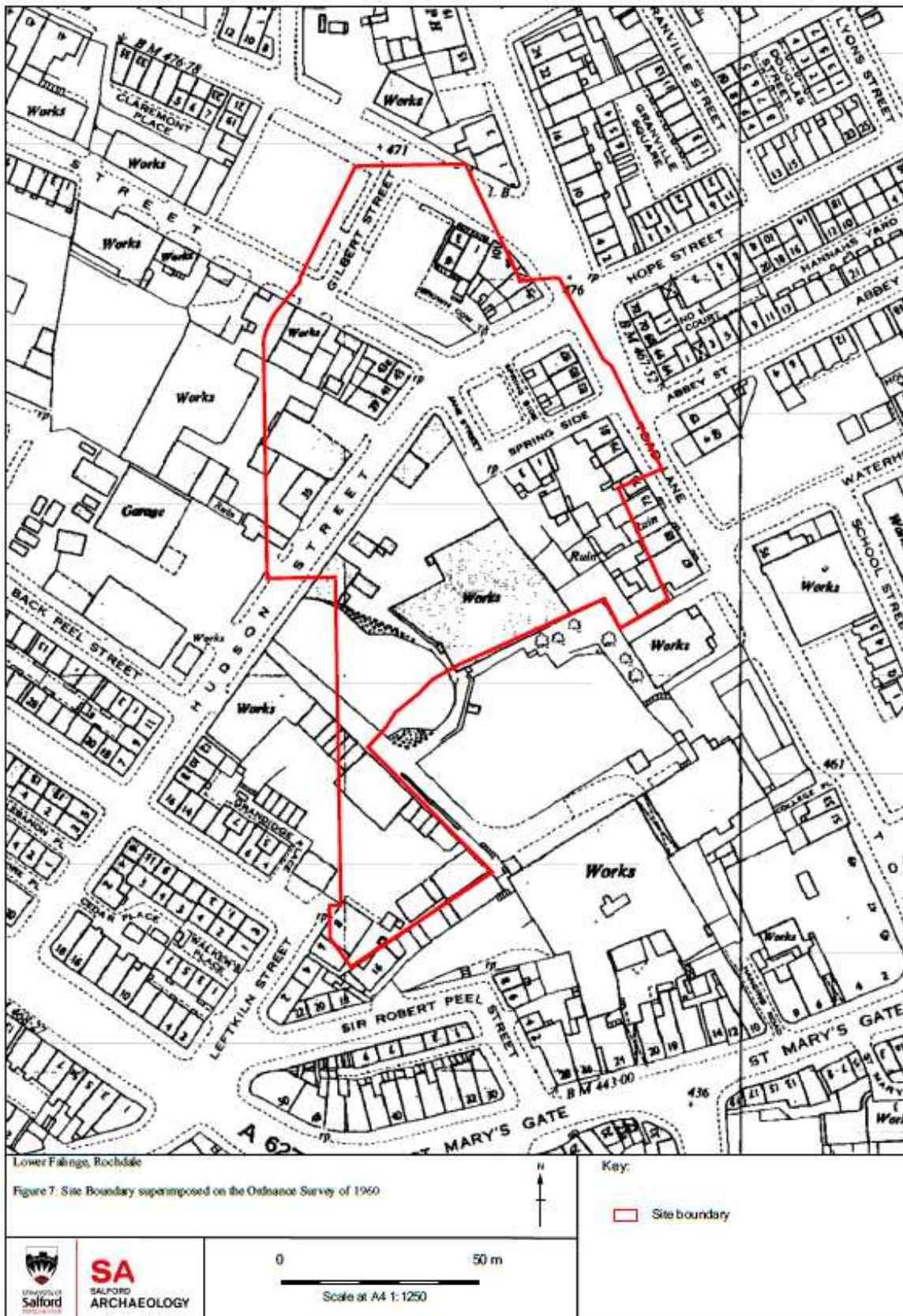


Figure 7: Site Area boundary superimposed on the Ordnance Survey 1:2500 map, 1960

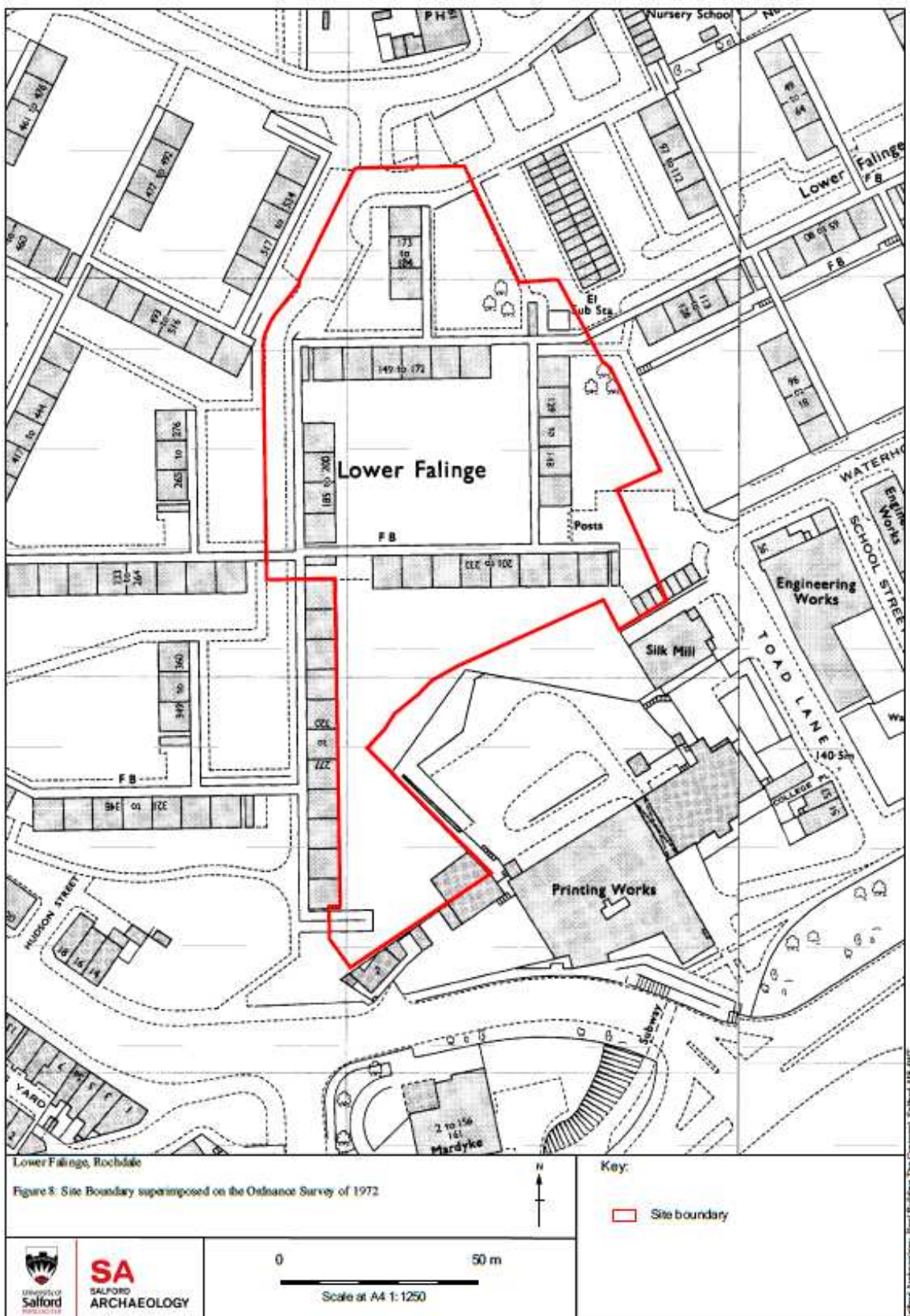


Figure 8: Site Area boundary superimposed on the Ordnance Survey 1:1250 map, 1972-



Figure 9: Site Gazetteer and Areas of Archaeological Potential

Appendix 2: Heritage Assets within 300m

The following is a table of heritage assets within 300m of the Site Area, courtesy of the Greater Manchester HER (Fig 11).

HER ID	Date / Period	Name	Site Type	Location	Description
Listed Buildings					
11543.1.0	19 th century	Rochdale Town Hall	Town Hall (Grade I listed building)	SD 8959 1326	Town Hall. 1866-71, W.H.Crossland; tower 1883 by A.Waterhouse. Ashlar, westmorland slate roof. Gothic revival in an elaborate form with Continental antecedents. Façade of 14 bays is asymmetrical but balanced with linking bay and tower added to left. Outer bays have triangular gables and are of three storeys. The next two on left and three on right have an arcade across the ground floor, then tiers of plate glass windows, mostly mullioned with cusped heads, and end above a corbelled balcony in a stepped gable richly panelled with blind tracery. The central 7 bays are flanked to left by a slim octagonal stair turret with stone spirelet and to right by an octagonal stair tower with tall two-light pointed windows and a steep pyramidal slate roof with cresting. The central 3 bays have a heavily buttressed porte-cochere supporting heraldic beasts and acting as a balcony to the Hall which is lit by tall three-light windows with geometric tracery.
11573.1.0	19 th century	Church of St Edmund	Church (Grade I listed building)	SD 8914 1384	Church. 1873. J.M. & H.Taylor for Hudson Royd. Irregularly coursed rubble with ashlar dressings and slate roof. Short wide nave with gallery and west porch. Large transepts with south porch and crossing tower with staircase and bell turret to northeast corner. North elevation: the whole building arises from a battered stone plinth; the nave is of 3 bays with weathered buttresses, square-headed 1, 2 and 3-light windows with "fancy tracery" (Pevsner) and hood mould, coloured stone banding, a castellated circular stair turret to the right and steeply pitched roof with coped gables. The tower has angled buttresses which become both clasping and diagonal at the lower level, square shaped blind arcading, two 2-light geometrical traceried openings to the lantern stage with blind arches in between and on either side. The vestry is of 1 bay and is approached by a flight of steps and a cusped doorway. Each is roofed separately. The church is probably James Medland Taylor's finest work.

HER ID	Date Period	Name	Site Type	Location	Description
Listed Buildings					
11592.1.0	18 th century	Church of St Mary in the Baum	Church (Grade I listed building)	SD 8960 1360	Church. Outer north aisle 1740, otherwise 1909-11 by J.N. Comper. Brick with stone dressings and tile roof. Continuous nave and chancel. North aisle has western entrance and takes the plan of the former church nave. Second (outer) north aisle has chapels to east and west, a vestry at its extreme east and a north porch. The outer aisle and porch are of the former building but the arcade was replaced in 1911.
10419.1.0	19 th century	Hope Chapel and Parson's House	Chapel (Grade II* listed building)	SD 8964 1391	Chapel built in 1810-11, chapel was enlarged at front, to present size in 1848, further renovation 1869. Datestones to front and rear. Walls of red brick and dressed stone with slate roof. South front of 1848; tall, wide, round-arched central window & 2 narrow side windows, divided by stone panel at gallery level. Central entrance replaces two round-arched doorways with fanlights. North wall of 1810; round-arched windows in end bays, central section rebuilt and chimney breast removed. Interior; refitted 1848; continuous round ended gallery supported by cast-iron columns and vestry below north gallery. Interior fittings original.
691.1.1	19 th century	Drake Street Hotel	Hotel (Grade II listed building)	SD 8976 133	Hotel (Wellington), now restaurant and nightclub. 1810. Brick, appearing to be of various dates. 5 bays, double-pile with 3- storeys. The original glazing pattern and some original brickwork is seen in the gable. Between 1825 and 1839 the Commissioners of Police met there.
731.1.0	19 th century	Rochdale Pioneers Museum	Museum (Grade II listed building)	SD 8955 1358	Prior to 1844 the building at 31 Toad Lane was a warehouse, but the Pioneers needed premises from which to trade and obtained a three-year lease for the ground floor for a rent [of] £10 per year. The 'store', as the Co-operative was affectionately known in the Rochdale area until the late 1900s, first opened for business on 21st December 1844, initially for two nights per week, selling four key items: butter, sugar, flour and oatmeal. The Pioneers continued to trade from the Toad Lane premises until 1867 when they opened their new Central Premises, built at a cost of £13,500. After the business transferred to the Central Premises, 31 Toad Lane was first used for storage and then, from 1868, as a tobacco factory. When the lease expired in 1870 the property passed into private hands and the tobacco factory was relocated to Milton Street. In the 1920s 31 Toad Lane was put up for sale. The building was bought by the Co-operative Union in 1925. The store was opened as a Museum in 1931

HER ID	Date Period	Name	Site Type	Location	Description
Listed Buildings					
2369.3.0	18 th century	Falinge Park Hall Façade and Pavilions	Great House (Grade II listed building)	SD 8918 1413	Façade, side walls and pavilions only of a mansion, now forming a pleasance and store rooms in a public park.
5342.1.0	18 th century	170–74 Yorkshire Street	Town House (Grade II listed building)	SD 8999 1374	Town house, now flats. 1793 with additions of c.1830. Brick with stone dressings and slate roof. 2 rooms deep by 2 rooms wide, with central entrance and stair, one-bay addition to right and 3-bay addition to left, each with separate doors. 9 bays in total, 2 storeys with hipped roofs. 5-bay central section has stone plinth and Roman Doric open-pedimented doorcase with fanlight and six-panel door. Sash windows throughout with flat brick arches and stone sills. Doors to both additions have semi-circular brick arches, fanlights, consoles, cornices and 4-panelled doors.
5573.1.0	19 th century	Town Head House	Town House (Grade II listed building)	SD 8990 1365	House, now offices. Brick with stone dressings and C20 roof covering. 2 rooms wide by 3 rooms deep with central entrance and staircase. 3-bay elevation with bracketed gable. 2 storeys plus attic storey. Door has attached Doric columns, cast-iron fanlight and open pediment. Stone plinth and first-floor banding course which runs around the entire building. Windows have stone sills and lintels which may be replacements for flat brick arches and stone keystones which are still to be found on the side elevations.
11325.1.0	19 th century	County Court Building	Court House (Grade II listed building)	SD 8967 1330	County Court, now offices. Late C19. Ashlar. 5 bays to Packer Street and 3 to Fleece Street; three storeys. Symmetrical main elevation but for door in left hand bay. Major and minor Doric pilasters to ground floor, coupled on side façade with Doric entablature. Windows have rectangular lights over framed by consoles. First floor windows have dentil cornices and moulded architrave. Second floor has guilloche sill band, moulded architraves and heavy entablatures with Greek key and dentil detail..
11329.1.0	19 th century	188a, 190, 190a, 192 & 194, Yorkshire Street	Town Houses (Grade II listed building)	SD 9004 1379	Terrace of houses, now flats and other uses. c.1800. Brick with stone dressings and stone slate roof. Numbers 190a, 192 and 194 were formerly one house, two rooms wide, with central entrance and stair. Numbers 190 and 188a are each single rooms in width with doors to right and left respectively. All are two rooms deep. The houses were (from left to right) of 4, 3 and 2 bays. Doors have stuccoed cornice and surround and overlight. Sash windows have flat brick arches, keystones and stone sills.

HER ID	Date Period	Name	Site Type	Location	Description
Listed Buildings					
11330.1.0	19 th century	Ukrainian Catholic Church of St Mary	Church (Grade II listed building)	SD 8994 1376	Former Anglican Church of St James. 1821. Ashlar with slate roof. Wide nave, central west tower with entrance porches attached to north and south, small chancel with vestry to north side. The church is in the style of a Commissioners' Church. 5-bay nave with weathered gabled plain buttresses, castellations and 3-light 2-tier Perpendicular-style windows. 3-stage castellated tower, diagonal weathered buttresses.
11553.1.0	20 th century	Post Office	Post Office (Grade II listed building)	SD 8956 1334	Post Office. 1920. C.P. Wilkinson. Portland stone with Westmorland slate roof. "L"-shaped plan with single-storey appendage to rear enclosing a yard. In a restrained Baroque style. 2 storeys plus attic with a 9-bay façade, the central 7 being brought forward. The ground floor is rusticated, has a projecting plinth, semi-circular headed openings with coved surrounds and large "S"-shaped scroll keystones. The first-floor sash windows have architraves, and sills and cornices supported by console brackets.
11554.1.0	19 th century	Royd's Bank	Bank (Grade II listed building)	SD 8968 1344	Building only houses a staircase which gives access to the upper floor of Williams & Glyn's Bank, c.1800. Brick with stone dressings and slate roof. Narrow frontage with central door, inner door and 3-flight staircase, apparently part of a former building. The two-storey building has an Ionic doorcase with attached columns, open modillioned pediment, semicircular enriched fanlight, a six-panel door, and rises from a flight of bowed steps. The upper floor has a sash window with gauged brick head and a modillioned timber eaves cornice.
11555.1.0	20 th century	The Vicarage	Vicarage (Grade II listed building)	SD 8957 1361	Vicarage, now offices. Dated 1906. Probably by J.N.Comper. Red brick with stone dressings and stone slate roof. Roughly "T"-shaped plan in Jacobean style. Two storeys with attic and basement.
11556.1.0	19 th century	10, 12, 14 and 16, Baillie Street	Bank and Shops (Grade II listed)	SD 8968 1345	William Deacon's Manchester and Salford Bank and shops, now shops and store. 1890 on door surround. Stone and brick with slate roof. From left to right: shop front, entrance to upper floor, shop front, grand entrance. The whole group is cranked to accommodate the curve of the road. The two original shop fronts are placed symmetrically about the entrance of No. 14. The main feature is the entrance to No. 10, having a small open triangular pediment with scrolls to either side surrounding the bank's coat of arms and crest, all on an open elliptical pediment supported on garland-enriched consoles.

HER ID	Date Period	Name	Site Type	Location	Description
Listed Buildings					
11557.1.0	19 th century	17a & 19, Baillie Street	Warehouse (Grade II listed building)	SD 8974 1350	Warehouse. Late C19. Brick with stone dressings and slate roof: Three bays (to Baillie Street) with central entrance, by five bays with central loading doors to each of three floors. Two giant pilasters to either side of the ground floor which support the first floor sill band. Windows are brick arched with stone keystone and sill, and have a rebated surround on the ground floor. All frames are replacements. The segmental-headed doorway has rusticated pilasters, keystone, entablatures and modillion cornice.
11559.1.0	20 th century	Lamp Posts at Corner of War Memorial	Lamp Posts (Grade II listed building)	SD 8951 1331	Four lamp-posts, c.1920. Granite base with cast iron pylon and details. Fluted cast iron pylon base rests on weathered granite plinth. Tapering square-section latticework pylon with central cartouche is surmounted by a cartouche set between diagonal scrolls supporting a moulded pedestal and a large cuboidal box with chamfered corners and crossed torches moulded on the outer face. Each post has two spherical white lamp-shades which hang off baluster-like drops from two moulded arms attached to either side of the cuboidal box.
11560.1.0	20 th century	Rochdale Cenotaph	Cenotaph (Grade II listed building)	SD 8953 1331	War Memorial and Great War Stone. 1922. E.Lutyens. Granite rectangular pier which recedes as it rises to a smaller pier with stout semi-columns. The abacus carries a further plinth which supports a catafalque with draped lying figure. Against plinth rest carved wreaths enclosing the arms of Rochdale.
11562.1.0	20 th century	Gateway to Falinge Park	Gate (Grade II listed building)	SD 8929 1391	Park gates and abutting walls, c.1900. Sandstone and cast iron. Central double vehicular gates with pedestrian gates on either side and curved walls terminating in square piers.
11590.1.0	18 th century	Yates's Wine Lodge	Hotel (Grade II listed building)	SD 8959 1338	Hotel (Blue Bell), now Yates's Wine Lodge. The building has two façades, the one on Yorkshire Street dated 1749 on a rainwater head, the one on Newgate inscribed "Wine Lodge 1911".
11591.1.0	18 th century	Lloyd's Bank	Bank (Grade II listed building)	SD 8960 1343	Union Flag Hotel, now bank. 1708. Brick with stone ground floor and dressings, slate and copper roofs. Corner entrance to roughly square-shaped plan. 3 storeys with 3 bays to Yorkshire Street. 2 to former Lord Street, and curved corner bay with large tripartite windows. Rusticated ground floor with accentuated voussoirs and keystones to flat window and door arches, all completely rebuilt in 1930.

HER ID	Date Period	Name	Site Type	Location	Description
Listed Buildings					
11595.1.0	18 th century	The Reed Hotel	Hotel (Grade II listed building)	SD 8970 1360	Hotel, now public house. Late C18. Brick with stone dressings and slate roof. 2 rooms wide by 2 deep with central door. 3 bays wide and of 3 storeys and basement.
11601.1.0	18 th century	128, Yorkshire Street	House (Grade II listed building)	SD 8986 1366	House, formerly police office, now offices. Late C18, altered c 1900. Front elevation brick, side and rear coursed sandstone with stone slate roof. 2 bays, 2 storeys, gable stacks and stone quoins.
16189.1.0	19 th century	5, Baillie Street	Office (Grade II listed building)	SD 8966 1347	Purpose-built shop, later railway parcel and enquiry office.
16194.1.0	20 th century	Former Union Bank of Manchester	Bank (Grade II listed building)	SD 8967 1335	Former bank building, now bar premises, offices and residential accommodation. c1906-7 by Manchester architects' practice Moulds and Porritt.
16557.1.0	19 th century	The Former Oldham Joint Stock Bank	Bank (Grade II listed building)	SD 8963 1339	The Oldham Joint Stock Bank was built in 1895 and replaced an earlier flannel warehouse belonging to John Leach & Sons which was shown on the First Edition 1:2500 Ordnance Survey map published in 1893. The labelled bank is shown on the Second Edition 1:2500 Ordnance Survey map published in 1910 situated in a prominent corner location at the foot of Yorkshire Street and adjacent to the main bridge over the River Roch. The architect is not known, but an historic photograph of c1902 shows that the main entrance had a classical porch of columns and entablature which was very similar in appearance to the porch of the Grade II former Oldham Joint Stock Bank (now HSBC) in Oldham.
11962.1.0	19 th century	Pillar Box surmounted by Gas Lamp adjacent to 31, Toad Lane	Pillar Box (Grade II listed building)	SD 8956 1357	Pillar box surmounted by gas lamp. Box dated 1866; by Cochrane Glove and Co. Lamp of similar date but attached later. Both box and lamp are resited. Cast iron. Pillar box is cylindrical on base with letters stating 'COCHRANE GLOVE & CO/WOODSIDE WORKS/DUDLEY 1866' The box is without royal cipher and has annulets and horizontal slit beneath hexagonal cap.
11964.1.0	19 th century	1 and 3, Whitehall Street	House (Grade II listed building)	SD 8985 1370	Two houses, each consisting of central entrance and staircase with rooms to either side. Yard to rear.

HER ID	Date Period	Name	Site Type	Location	Description
Buildings					
5130.1.0	19 th century	Magnetic Works (Alma Mill)	Textile Mill	SD 8999 1412	Weaving and spinning mill. 2 main buildings. No.1 is mid to late C19, brick built, of 4 storeys (plus basement) and 4x4 bays. Timber internal structure. Engine house (mid to late C19) is attached to the rear. No.2 is late C19, brick built, of 2 storeys and 9x2 bays.
5131.1.0	19 th century	Regent Mill	Textile Mill	SD 9002 1410	The mill building is of 2 storeys, brick built and of 8x2 bays. Prominent corner pilasters. Late C19 engine house added later to W end of the mill. Late C19 2-storey office building of 2x2 bays at the E end of the mill. A weaving shed was situated to the S of the mill. Now, however, no trace of this remains and the site is occupied by various late C20 buildings.
5370.1.0	19 th century	Duke Street Mill	Textile Mill	SD 8976 1394	A late C19 spinning mill of 4 storeys and stone and brick construction. 12x4 bays, brick- and stone-arched windows and quoins. Some embellishments. Late C19 engine house.
16724.1.1	19 th century	Town Hall Extension	Public Building	SD 8984 1354	A building on the corner of Baillie Street and Acker Street is labelled 'Town Hall' on the 1851 OS map.
16726.1.0	19 th century	Blue Ball Inn, Yorkshire Street	Inn	SD 8969 1353	The Blue Ball Inn was extant in 1822, as it is listed in Pigot's Directory of that year. Used presently as retail premises.
16728.1.0	19 th century	White Lion Inn, Yorkshire Street	Inn	SD 8980 1362	The White Lion Inn was extant in 1822, as it is listed in Pigot's Directory of that year. It is shown on the OS map of 1892, and is no 102 Yorkshire Street on the current map.
16729.1.0	19 th century	Buildings, Baillie Street/Bell Street	Buildings	SD 8975 1351	A group of five buildings fronting the north side of Baillie Street and west of Bell Street, with additional buildings behind, are first shown on the OS map for 1892. The western buildings of this block (HER 11557.1.0) are Grade II Listed. The adjacent building to the east (no 21 Baillie Street) is extant, but the remainder have been demolished in recent years.
16736.1.0	19 th century	4-6 Baillie Street	Inn	SD 8965 1345	A building, possibly extant in 1831 as buildings are shown in this area on Murphy's map, on the south side of Baillie Street, labelled 'Public House' on the OS map of 1910. The building is nos. 4-6 Baillie Street on the current map, located within the Town Hall Conservation Area.

HER ID	Date Period	Name	Site Type	Location	Description
Buildings					
16738.1.0	19 th century	Grapes Vaults, The Butts Avenue	Inn	SD 8964 13	An inn named Grapes is listed in Butt's Entry in Worrall's Directory of 1885. A building is shown on the south side of Butts Avenue on Murphy's map of 1831, and labelled 'Grapes Vaults (PH)' on the OS map of 1892. The building is labelled on the 1930 OS mapping and is located within the Town Hall Conservation Area.
Monuments					
703.1.0	Post-medieval	The Orchard (site of)	Manor House (?)	SD 8952 1332	There appears to have been no manor-house in Rochdale, the house so-called, a red-brick building of no architectural distinction, on the north side of the river opposite the town hall, being rightly styled the Orchard. This house was described as a new building in 1702, and was the residence of the Deardens before they purchased the manor. Now destroyed. Its site is now occupied by the memorial garden opposite the Town Hall.
723.1.0	19 th century	Holcroft Foundry (site of)	Iron Foundry	SD 8982 1382	Originally called Phoenix Foundry; founded by Petrie in 1815. Single McNaughted beam engine (with single cylinder) from Whitelees Mill preserved. (Moved to Ellenroad Engine House in 1989). Foundry ceased production in October 1988. Demolished in 1989.
2369.2.0	20 th century	Bandstand in Falinge Park (site of)	Bandstand	SD 8912 1426	Former site of a bandstand within Falinge Park. The bandstand was constructed early in the 20th century, soon after the site became a public park (1902; see HER 2369.1.0). It is shown on the 1920s OS map edition, but not on the previous edition of about 1910.
2459.1.0	17 th century	The Wood	House (site of)	SD 8955 1325	This house, the property of the Vicars of Rochdale, is first referred to in 1674 when a Captain Ogden lived here. In 1754, behind The Wood was "Ryehouse Field", and dyeing may have been carried on here much earlier. Robert Taylor, the tenant in 1708, was a dyer. In 1764 the property was divided into cottages, when it was leased to a John Hamer. One of the conditions of the lease was that the lessee was to take down the inner walls of 'post and patrell', and build walls of brick or stone instead. The Town Hall now stands on the site.

HER ID	Date Period	Name	Site Type	Location	Description
Monuments					
2403.1.0	Post-medieval	Quarry Hill/Heights Lane	Standing Stone	SD 8940 1400	Two dated standing stones in Rochdale.
2481.1.1	19 th century	Brownhill	Grounds to Hall (site of)	SD 8933 1414	Brownhill and its grounds were purchased by the Rochdale Corporation in 1923 and the site was turned into a school, although the house itself was demolished in the early 1960s and the school buildings were constructed.
2481.1.0	17 th century	Brown Hill	Hall (site of)	SD 8934 1424	Brownhill House was in the township of Spotland. The first known occupant was Randall Hamer, who died in 1620 leaving his estate to his wife and children. However, by the time of the 1626 manor survey the estate was owned by Robert Holt, with the Hamers as tenants. Brownhill house was one of several halls or houses in the local area mentioned in the 1626 manor survey. There is an extant datestone from the house in the grounds of the school. The house was demolished in the early 1960s, at the same time as the construction of the current school buildings at Brownhill.
2644.1.0	16 th century	Amen Corner	Hall (site of)	SD 8957 1337	Amen Corner, also known as the "Great House", is said to date back to at least 1565. It stood in Wheelpit Court which used to be behind Rochdale's present (1982) Post Office building. In the 17th century, this two-storeyed building was surrounded by a large garden that sloped down to the river. In 1692 the house was owned by Mr Charles Linney although, because of its size, it was let in several parts.
5376.1.0	19 th century	Hope Street Mill	Textile Mill (site of)	SD 8961 1385	A late 19th-century cotton spinning site.
10412.1.0	19 th century	Clover Street Chapel	Chapel (site of)	SD 8935 1356	Brick with three-bay front and central entrance, tablet below upper window 'Unitarian Chapel 1818'. Built for a 'Cookite' or Methodist Unitarian congregation, formed by Joseph Cooke after his expulsion from the Methodist ministry, which previously occupied Providence Chapel, High Street.

HER ID	Date Period	Name	Site Type	Location	Description
Monuments					
10416.1.0	19 th century	Former Wesleyan Chapel	Chapel (site of)	SD 8978 1369	Built for a Society whose first preaching-house was erected in Toad Lane c1760, followed in 1793 by the first Union Street Chapel. The chapel was built in 1825-6 with a seating capacity of 1,650. The walls were of brickwork with two tiers of round-arched windows. The front, of five bays, had a central segmental-arched recess of three bays; the lower stage was covered by a porch of 1910. The site had been cleared by the late 1990s.
11153.1.0	19 th century	Blackwater Street Chapel	Chapel (site of)	SD 8950 1350	Designed by Henry Bowman, 1856-7, for a Presbyterian (later Unitarian) congregation whose first meeting-house on this site was built in 1717. Gothic with small bell-cote and south aisle, north aisle added 1890. Demolished 1972, congregation moved to new building on site of Clover Street Chapel.
11155.1.0	19 th century	Wesleyan Methodist Association Chapel	Chapel (site of)	SD 8990 1350	Large brick chapel opened 1837 with five-bay pedimented front, central doorway with fluted Doric columns and pediment, side doorways added c.1912. Gallery added 1840. Seating capacity 1800. Closed c1965-70; since demolished
11156.1.0	19 th century	Friends Meeting House	Meeting House (site of)	SD 9000 1370	Plain stone meeting-house of 1808; demolished in the late 1960s.
13404.1.0	18 th century	Robert Street Warehouse	Warehouse (site of)	SD 9001 1372	This building was the earliest range, built in the latter part of the 18th century. The building had not originally been associated with the later warehouse range but very probably functioned as a stables and coach house to No. 170 Yorkshire St, which lay to the north of the complex.
13733.1.0	20 th century	Rochdale Bridge	Bridge (site of)	SD 8966 1338	On the 6th of June 1903, the Rochdale Observer reported the Borough Surveyor's proposals for the covering of the Roch between the Butts and South Parade. This was on the site of a traditional fording point of the River Roch. The Bridge is an early example of a Ferro-concrete construction (six-inch thick ferro concrete slabs lie beneath the road surface). The covering of the Roch began in July 1904 and the final stretch was completed in 1924.

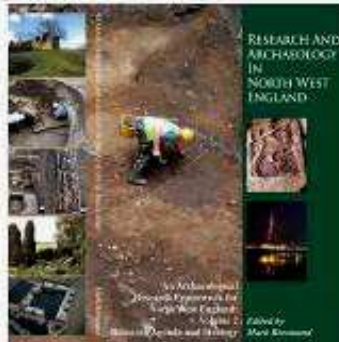
HER ID	Date Period /	Name	Site Type	Location	Description
Monuments					
15497.1.0	20 th century	Electric House, Smith Street	Offices (site of)	SD 89831340	Purpose-built electricity showroom and offices constructed in 1930.
15498.1.0	19 th century	Wellington Iron & Brass Foundry	Foundry (site of)	SD 8983 1336	Based on cartographic evidence, the plan of the eastern range of buildings dates from before 1850. Prior to construction of this range the foundry comprised only a western range. The eastern range is more likely a result of expansion, coinciding with the growth of the textile industry.
15499.1.0	19 th century	Bottom O'th Lane Mill	Textile Mill (site of)	SD 8984 1341	Former site of Bottom O'th Lane Mills, an early 19th century corn and seed mill. First shown on the Plan of Rochdale 1824.
15501.1.0	19 th century	Duncan Street Mill	Textile Mill (site of)	SD 8988 1348	Duncan Street Mill (Woollen) depicted on the OS 1st edition map (1851). Now demolished.
15502.1.0	19 th century	Bowling Green Mill	Textile Mill (site of)	SD 8984 1347	Bowling Green Mill (Cotton) depicted on the OS 1st edition 1851 map. Shown as a warehouse on the 1930 OS map.
16713.1.0	19 th century	Butts Factory	Textile Mill (site of)	SD 8976 1345	Henry Kelsall is listed as a woollen manufacturer in Pigot's directory of 1822. The area is shown as partially developed on Murphy's 1831 map, and a small building with a chimney is depicted on the OS map of 1851. 'Butts Factory (woollen)', is shown on the OS map of 1892.
16715.1.0	19 th century	Woollen Mill, Baillie Street	Textile Mill (site of)	SD 8979 1351	An area on the north side of Baillie Street is shown as undeveloped on the OS 1851 map, but had a woollen mill constructed on it by 1892.
16723.1.0	19 th century	Baillie Street School	School (site of)	SD 8995 1355	Baillie Street School, on the east corner of Baillie Street and Milton Street, was set up in 1837 and transferred to the Rochdale School Board in 1872. The school was altered in 1893, and by 1924 it had 682 pupils. Demolished between 1972 and 1990.
16724.1.0	19 th century	Town Hall, Baillie Street	Town Hall (site of)	SD 8984 1352	A building on the corner of Baillie Street and Acker Street is labelled 'Town Hall' on the 1851 OS map. The building had been extended to the north by the time of the 1892 OS map, and the entire building was labelled 'Public Hall' on this and the 1910 OS map. The hall had been demolished by the time of the 1972 OS map.

HER ID	Date Period /	Name	Site Type	Location	Description
Monuments					
16725.1.0	19 th century	Pack Horse Inn, Yorkshire Street	Inn (site of)	SD 8966 1350	The Pack Horse Inn was extant in 1822, as it is listed in Pigot's Directory of that year. It is named on the OS map of 1892. The building was extant on the 1938 OS mapping, but it had been replaced with a larger building by the time of the OS 1959 map.
16727.1.0	19 th century	Wheatsheaf Inn, Yorkshire Street	Inn (site of)	SD 8977 1360	The Wheatsheaf Inn is listed in Pigot's Directory of 1822. It is named on the OS map of 1892 and on the editions of 1910 and 1930, but is not labelled as a public house on the OS 1959 mapping. It had been demolished and replaced by the Wheatsheaf Centre by 1990.
16730.1.0	19 th century	Iron Foundry, Acker Street	Iron Foundry (site of)	SD 8979 1354	A building labelled 'Iron Foundry' is shown on the west side of Acker Street on the OS map of 1910, and was possibly extant in 1851, as the OS map shows the area as partially developed.
16732.1.0	19 th century	Fire Engine Station, Alfred Street	Fire Station (site of)	SD 8983 1348	The fire engine station on Alfred Street opened in 1893. The fire station building is marked as a Police Station on the 1959 OS map, but it was demolished to make way for the bus station in 1975.
16735.1.0	19 th century	Queen's Head Public House	Inn (site of)	SD 8969 1352	The Queen's Head is listed in Pigot's Directory of 1822, and a building is shown on the south side of Yorkshire Street on Murphy's map of 1831 and the OS maps for 1851 and 1892. The building was labelled on the 1930 OS mapping and buildings were still extant in this area on the 1938 OS map, but a new building stood in its place by the time of the 1959 OS map.
16737.1.0	19 th century	Education Offices, Baillie Street	Public Building (site of)	SD 8970 1346	A building labelled 'School Board Offices' is shown on the south side of Baillie Street on the OS map of 1892, and is labelled 'Education Offices' on the OS map of 1910. It was possibly extant in 1831, as a building is shown but not labelled in this location on Murphy's map. The building was still there in 1978, but had been demolished by 1990.
16747.1.0	19 th century	Back-to-Back Housing, Kelsall Street	Workers' Housing (site of)	SD 8999 1352	A block of housing is shown on the OS map for 1851 at the east end of the north side of Kelsall Street. The 1892 OS map depicts this as back-to-back housing with an inn [HER 16722.1.0] at its east end. The whole street had been demolished by the time of the 1975 OS map.

HER ID	Date Period /	Name	Site Type	Location	Description
Monuments					
16748.1.0	19 th century	Back-to-Back Housing, Hopwood Place	Workers' Housing (site of)	SD 9000 1356	A block of housing on the south side of Portland Street is shown on the 1851 OS map. By the time of the 1892 OS map this forms the northern side of three blocks of back-to-back housing around a rectangular courtyard, named Hopwood Place, the east side of which fronted John Street. This housing was marked on the OS map for 1959, except for the north-western area, which had been demolished, and the whole block had been demolished by the time of the 1972 OS map.
16749.1.0	19 th century	Housing, Milton Street	Workers' Housing (site of)	SD 8994 1349	Heape (1926) records that houses were erected on Milton Street in 1854 following a fire at the Duncan Street Mill (HER 15501.1.0), as a memorial of public regard for Henry Radcliffe and Abraham Taylor, who saved the lives of 21 people. The 1892 OS map shows a row of housing, fronting the west side of Milton Street, which appears to comprise terraced houses with shared yards, and possibly a pair of back-to-backs at the south end.
16750.1.0	19 th century	Housing, Cromwell Street (site of)	Workers' Housing (site of)	SD 8991 1348	Housing located on the west side of Cromwell Street and the east side of Penn Street is first shown on the OS map of 1851. The north end of this block comprised housing around a courtyard, and to the south of this were two rows of houses, named Tip Place and Harp Place, including some back-to-backs. By the time of the OS 1959 map, the eastern row of buildings had been demolished and much of the southern half of this area had also been cleared.

HER ID	Date / Period	Name	Site Type	Location	Description
Place					
2369.1.0	20 th century	Falinge Park	Park	SD 8918 1409	An early C20 public park derived from a donated private estate, laid out to a design by Thomas Mawson. Falinge Hall was built by James Royd in the late C18. The Hall was leased by Mr John Robinson between the 1860s, when it was first offered to the Corporation, and 1894. The Hall and grounds, also known as Mount Falinge, together with £3628 towards the laying out of a public park, were presented to the Corporation by Alderman Samuel Turner in 1902. The park is divided into northern and southern halves, with the original wide sweep of the Hall's open lawn occupying the southern half, and the pond with associated paths to the north and west of the Hall. The path system is a combination of that which already existed and that which was developed as part of the early C20 Mawson design with later additions. From the main entrance gates at the southern tip of the park a serpentine broadwalk swings north and east around the east side of the lawn to the Hall at the centre of the site. The broadwalk is flanked by stone edgings, a rockwork screen, particularly prominent at the southern end, and mature trees and shrubs. Further trees and shrubs run along the eastern boundary of the park and screen the surrounding houses.

CONSULTANCY



DESK BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



EXCAVATION



BUILDING SURVEY



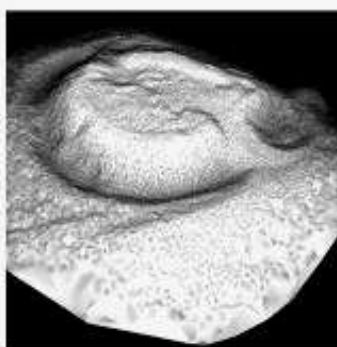
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



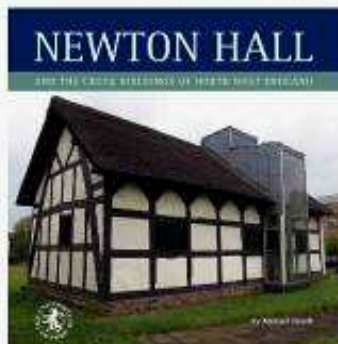
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