

**Archaeological Desk-
Based Assessment
Report**

Rose Mill, Coalshaw
Green, Chadderton.

Client: Countryside
Properties UK (Ltd)

Technical Report:

Vicky Nash

Report No: SA/22/2016



Site Location: The study area occupies a large plot of vacant land on Coalshaw Green Road in Chadderton, Oldham, Greater Manchester.

NGR: NGR: SD 90379 03319

Internal Ref: (SA/22/2016)

Planning Ref: N/A

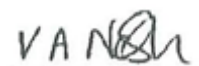
Prepared for: Countryside Properties UK (Ltd)

Document Title: Archaeological Desk-Based Assessment: Rose Mill, Coalshaw Green, Chadderton.

Document Type: Desk-Based Assessment.

Version: Version 1.0

Author: Vicky Nash, BA Hons, PG dip.
Position: Senior Archaeologist
Date: May 2016



Signed:.....

Approved by: Adam J Thompson BA Hons, MA, MIFA
Position: Director of Archaeology
Date: May 2016



Signed:.....

Copyright: Copyright for this document remains with the Centre for Applied Archaeology, University of Salford.

Contact: Salford Archaeology, Centre for Applied Archaeology, LG 19 – 25 Peel Building, University of Salford, the Crescent, Salford, M5 4WU.

Telephone: 0161 295 4009

Email: v.nash@salford.ac.uk

Disclaimer:

This document has been prepared by the Centre for Applied Archaeology, University of Salford for the titled project or named part thereof and should not be used or relied upon for any other project without an independent check being undertaken to assess its suitability and the prior written consent and authority obtained from the Centre for Applied Archaeology. The University of Salford accepts no responsibility or liability for the consequences of this document being used for a purpose other than those for which it was commissioned. Other persons/parties using or relying on this document for other such purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify the University of Salford for all loss or damage resulting therefrom. The University of Salford accepts no liability or responsibility for this document to any other party/persons than by whom it was commissioned.

Summary.....	3
1. Introduction	5
2. Methodology Statement	8
3. The Setting	9
4. Archaeological and Historical Background	11
5. Gazetteer of Sites	20
6. Significance of the Remains	26
7. Impact of the Development	31
8. Recommendations for Mitigation	34
9. Sources	36
10. Archive	38
11. Appendix 1: Figures	39
12. Appendix 2: Site Visit Photographs	48

In May 2016 the Salford Archaeology was commissioned by Countryside Properties UK (Ltd), to undertake an archaeological Desk-Based Assessment on land bounded by Coalshaw Green Road and Drury Lane, Chadderton, Greater Manchester, (centred SD 90379 03319).

The aim of the archaeological assessment was to identify as far as possible the nature, extent and significance of the archaeological resource so as to enable informed recommendations to be made for the future treatment of any surviving remains. This information was required in order to inform and support a planning application for the proposed erection of 124 houses within the study area.

Historical research has revealed that prior to the late 19th century the study area and much of its surroundings was comprised of open agricultural land truncated by route ways along which piecemeal development had occurred. Early 19th century mapping depicts the study area as being comprised of several large enclosed fields and a small cluster of structures which formed Coalshaw Green Farm and Coalshaw Green Cottages (**Sites 1 to 3**), (**Figure 11.1**). By the end of the 19th century the northern half of the study area remained vacant however the southern half had been fully developed with the construction of further housing along Coalshaw Green (**Site 4**) along with Rose Cotton Mill (**Site 5**), (**Figure 11.2**). The study area appears unaltered on early 20th century mapping however by the mid-20th century the Coalshaw Green Cottages (**Site 3**) had been cleared and two complexes of glasshouses labelled 'Nursery' had been constructed adjacent to Rose Mill (**Site 6**) and within the vacant land at the northern extent of the study area (**Site 7**), (**Figures 11.4 & 11.5**). By the end of the 20th century the nursery (**Site 7**) at the northern extent of the study area had been cleared and the site was labelled 'Playing Field'. During the same period the southern half of the study area had been subject to further change with the clearance of the nursery (**Site 6**) along with a large proportion of the terraced housing (**Site 4**), (**Figure 11.6**). In 2007 Rose Mill (**Site 5**) was destroyed by fire and soon after the site was cleared. The study area has remained unaltered since this date.

On the available evidence there are no remains within the study area which are considered to be a heritage asset of national significance. However, the study area does contain known and potential remains of early 19th century date and possibly earlier agricultural buildings (**Sites 1 & 2**), early 19th century to early 20th century workers housing (**Sites 3 & 4**) and a late 19th century Cotton Mill (**Site 5**), which could all be considered to be of low regional or high local significance, depending upon the full extent of survival and condition.

Where appropriate because of their significance, mitigation will need to be undertaken through an archaeological record (NPPF 2012, paras 141). Following consultation with the archaeological planning advisory body for the City (the Greater Manchester Archaeological Advisory Service – G.M.A.A.S) it is recommended that any re-development of the site would require further archaeological evaluation, through a programme of evaluation trenching or first stage strip clean and record which would focus specifically on the remains of Coalshaw Green Farm (**Site 1**), Weavers Cottages (**Site 3**) and Rose Mill (**Site 5**). Should these the evaluation reveal significant intact archaeological remains, further targeted archaeological works in the form of open area excavation would be required. This heritage work would need to be scheduled and completed prior to the redevelopment of the site. An archaeological hazard plan showing the location of these sites is contained within Appendix 1 of this report (**Figure 11.9**).

1. Introduction

1.1 *Planning Background*

In January 2016 the Salford Archaeology was commissioned by Countryside Properties UK (Ltd), to undertake an archaeological Desk-Based Assessment on land bounded by Coalshaw Green Road and Drury Lane, Chadderton, Greater Manchester, (centred SD 90379 03319).

The aim of the archaeological assessment was to identify as far as possible the nature, extent and significance of the archaeological resource so as to enable informed recommendations to be made for the future treatment of any surviving remains. This information was required in order to inform and support a planning application for the proposed redevelopment of the site for residential purposes (**Figure 11.8**).

1.2 *Government and Local Planning Policies*

1.2.1 *National Planning Policy Framework (NPPF)*

The significance of the archaeological resource identified within this report has been assessed as recommended in *National Planning Policy Framework* (Department for Local Communities, March 2012).

NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the twelve core planning principles underpinning plan and decision making, conserving "heritage assets in a manner appropriate to their significance, so 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 126-141) 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 the proposal on non-designated heritage assets (designated assets are covered in paragraphs 132-134) should be taken into account. Paragraph 141 requires developers to record and advance understanding of heritage assets to be lost, in a manner appropriate to their importance and impact.

1.2.2 *Local Development Framework*

NPPF outlines the need for local planning authorities to create local plans and frameworks to implement NPPF at a local level. The Oldham Local Development Framework: Policy 24 summarises the approach the local authority will take in determining planning applications which may affect the historic environment, (Oldham Council, 2011: 138 - 141).

Policy 24 states:

Oldham has a rich historic environment with many significant and valuable features, structures and characteristics. The council will protect, conserve and enhance these heritage assets and their settings which adds to the borough's sense of place and identity.

When allocating sites and determining applications for planning and advertisement consents, the council will seek to protect, conserve and enhance the architectural features, structures, settings, historic character and significance of the borough's heritage assets and designations including:

- a. Listed buildings.*
- b. Conservation areas.*
- c. Registered parks and gardens (their historic character and setting).*
- d. Scheduled ancient monuments (their archaeological value and interest).*
- e. Significant archaeological remains.*
- f. Locally significant buildings, structures, areas or landscapes of architectural or historic interest (including non-designated locally significant assets identified in the local lists compiled by the council).*

1.2.3 Oldham District Urban Historic Landscape Characterisation Project

In addition to this, there is the Oldham District Urban Historic Landscape Characterisation Project, which gives an overview of the complex aspects of Oldham's historic environment (Greater Manchester Archaeological Unit: 2010). This project provides a neutral and descriptive understanding of the cultural and historical aspects of Oldham's landscape, and provides a context in which other information can be considered within a framework for decision-making with regards to planning.

Oldham Council is advised on archaeological matters by the development control archaeologist at Greater Manchester Archaeology Advisory Service (GMAAS) formerly the Greater Manchester Archaeological Unit (GMAU).

2. Methodology Statement

The assessment comprised an archaeological desk-based study and a site inspection. The works followed the C IfA standard and guidance for undertaking archaeological desk-based assessments (*Institute for Archaeologists, Standard and Guidance for Archaeological Desk-based Assessment*, 1994, revised 2010).

2.1 Research

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

- *Published and unpublished cartographic, documentary and photographic sources.*
- *The Greater Manchester Historic Environment Record (HER), formerly the Sites and Monuments Record (SMR), held by the Greater Manchester Archaeological Advisory Service (GMAAS) at the University of Salford, Manchester.*
- *Oldham Local Studies & Archive Library.*
- *Historical Trade Directories, Census Returns & Rate Books.*

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 study area in order to identify any evidence of the structures which formally stood on the site along with the sites potential for surviving below ground remains. The site visit was conducted on Monday 16th May 2016, (See **Appendix 2**).

3. The Setting

3.1 Location, Topography and Land use

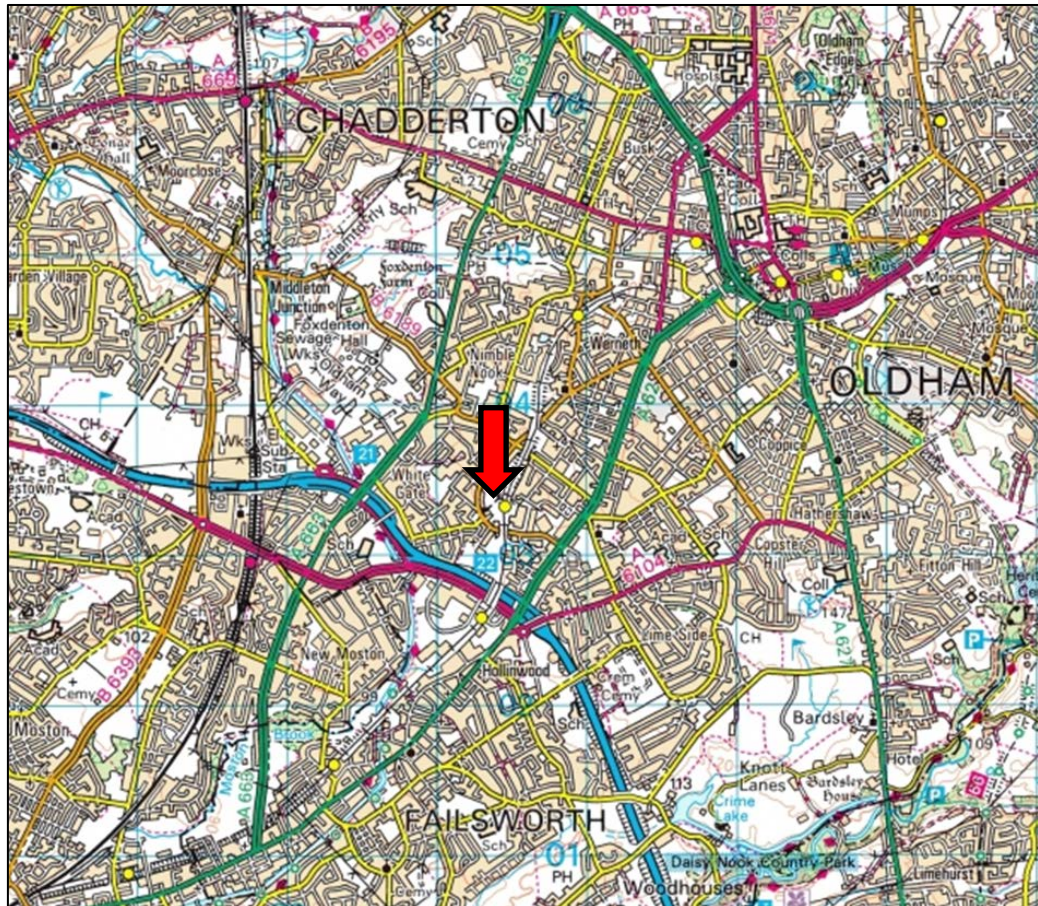


Figure 3.1: Map showing the location of the Rose Mill study area (red arrow). Reproduced by permission, OS Licence: 100050261.

The study area sits within Coalshaw Green which lies within the southern part of the township of Chadderton, approximately 2.3km south-west of Oldham town centre and 7.0km north-east of Manchester City centre, (centred SD 90379 03319). The study area is bounded to the north by Coalshaw Green Park, to the west by Coalshaw Green Road, to the south by Drury Lane and to the east by the Hollinwood branch of the London and Yorkshire Railway.

Historical research has revealed that prior to the late 19th century the study area and much of its surroundings was comprised of open agricultural land truncated by route ways along which piecemeal development had occurred. Early 19th century mapping depicts the study area as being comprised of several large enclosed fields and a small cluster of structures which formed Coalshaw Green

Farm and Coalshaw Green Cottages (**Sites 1 to 3**), (**Figure 11.1**). By the end of the 19th century the northern half of the study area remained vacant however the southern half had been fully developed with the construction of further housing along Coalshaw Green (**Site 4**) along with Rose Cotton Mill (**Site 5**), (**Figure 11.2**). The study area appears unaltered on early 20th century mapping however by the mid-20th century the Coalshaw Green Cottages (**Site 3**) had been cleared and two complexes of glasshouses labelled 'Nursery' had been constructed adjacent to Rose Mill (**Site 6**) and within the vacant land at the northern extent of the study area (**Site 7**), (**Figures 11.4 & 11.5**). By the end of the 20th century the nursery (**Site 7**) at the northern extent of the study area had been cleared and the site was labelled 'Playing Field'. During the same period the southern half of the study area had been subject to further change with the clearance of the nursery (**Site 6**) along with a large proportion of the terraced housing (**Site 4**), (**Figure 11.6**). In 2007 Rose Mill (**Site 5**) was destroyed by fire and soon after the site was cleared. The study area has remained unaltered since this date.

3.2 ***Geology & Topography***

The underlying solid geology of the study area as mapped by the British Geological Survey is comprised of the Pennine Middle and Upper Coal Measure Formations (mudstone, siltstone & sandstones). The overlying drift geology is comprised of a broad band of Glacial Till (formerly termed Boulder Clay), with a band of undifferentiated alluvium deposits of clay, silt, sand and gravel across the eastern edge of the study area, (<http://www.bgs.ac.uk>).

The study area sits on a relatively level plain which measures 107.0m AOD at its southern extent and 110.9m AOD. The northern half of the site is comprised of a large playing field which contains a small enclosed compound within its north-west corner. The southern half of the site is comprised of an enclosed area of brownfield land.

3.3 ***Designations***

There are no known designations within the study area however the site of Rose Mill is recorded on the Historic Environment Record for Greater Manchester, (**GMHER: 5999.1.0**).

4. Archaeological & Historical Background

This section of the report is based on cartographic and documentary research in addition to previous historical research undertaken by the University of Manchester Archaeological Unit (Craig: 2002) and the Centre for Applied Archaeology (Nash: 2011).

4.1 Prehistoric Period

No prehistoric finds are known to have come from within the study area however within the north-west evidence for prehistoric activity tends to be sporadic and is based on chance finds, which maybe largely due to the local geology, as the poorly drained and heavy boulder clays were not conducive to early farming techniques or settlement. In addition the intensity of the development which has occurred within the region over the past 200 years means that the chances for any prehistoric remains to survive, is generally slight.

However there is growing regional evidence for prehistoric settlement and other activities to be concentrated on well grained sand and gravel sites adjacent to rivers and moss lands. One such site which lies approximately 3.2 km to the north-west of the study area is a pre-historic Tumulus (burial mound), possibly Bronze Age, which is located on the south-eastern border of Chadderton Hall Park. Although largely destroyed by 20th century development the tumulus is recorded as being partly excavated in the late 18th century which uncovered several relics of antiquity, (Arrowsmith, 2009:163)

4.2 Roman Period

Documentary and cartographic research has confirmed that there are no known sites of Roman date to be found within the study area or located within its immediate surroundings. However the Roman road from York to Chester, via Manchester ran over Copster Hill, approximately 0.6km to the south-east of the study area. The road is generally believed to have been constructed by Agricola about the year 80 AD, but was largely removed by the construction of the Copster Hill Reservoir in 1801 (Craig, 2002: 6). However, the intensity of the development which has occurred within the study area over the last 200 years means that the potential for any Roman remains to survive within the study area is slight.

4.3 Medieval Period

Archaically known as Caule Shaw (1212), Colesha (1507), Coleshaw (1672) and Coltshaw (1841), Coalshaw Green is a hamlet within the south-eastern extent of Chadderton, (Farrer & Brownbill, 1911: 115 – 121). Chadderton is first attested in a land survey of 1212 when it is recorded as being a member of the Montbegon or Tottington fee, which passed to the Lacy family and the Crown. During this period the land including the study area had been given to the ancestors of Gilbert de Notton, Lord of Barton, in right of his wife, (Farrer & Brownbill, 1911: 115 - 121). During this period Gilbert granted some lands within Chadderton to Stanislaw Abbey and these lands were recorded as beginning at ‘the Constables Oak and going by Netherlee Brook and the Moss, as the moss and dry land divide to Tache Lache and the bounds of Caule Shaw (Coalshaw), (Farrer & Brownbill, 1911: 115 - 121). This is the first known reference to the study area.

Upon Gilbert’s death the lands descended to his son Roger who in 1234-5 granted the manor of Chadderton to his nephew Gilbert de Barton, (Farrer & Brownbill, 1911: 115 - 121). In 1255 Gilbert, released to Sir Edmund de Lacy the homage and service of Richard de Trafford for the manor of Chadderton and its appurtenances and from this time on the Trafford’s held the title of Lords of Tottington and Clitheroe. Richard soon after made a partition of his estates, and the manor of Chadderton came into the possession of his youngest son Geoffrey who adopted the local surname ‘de Chadderton’, (Farrer & Brownbill, 1911: 115-121).

A Geoffrey de Chadderton is recorded as holding the manor of Chadderton in 1302 and his son William was still in possession in 1332. William’s son Geoffrey left a daughter and heir Margery who in 1367 married John de Radcliffe. Having survived his wife and child John died in 1407 and the manor passed to his grandson John de Radcliffe, (Farrer & Brownbill, 1911: 115-121). John’s heir Richard died in 1436 leaving a young son and three older daughters (Joan, Margery and Elizabeth) who succeeded their brother and divided the manor between themselves. Joan married Edmund Ashton of the Ashton under Lyne family and their descendants the Asheton’s of Chadderton Hall held this part of the manor including the study area, until the end of the 17th century, (Farrer & Brownbill, 1911:115 - 121). Margery married Ralph Standish of Standish, and a third of the manor long remained in the possession of this family. Whilst Elizabeth married Robert Radcliffe of the Ordsall family, and their descendants settled at Foxdenton, (Farrer & Brownbill, 1911: 115 – 121).

4.4 Post Medieval Period

A part from the lords of the manor there were not any freeholders of note in Chadderton before the 17th century. Land assessments records from the 1507 record the mesne tenants of the manor and list a John Chadderton, son and heir of

Richard Chadderton as passing his tenement called ‘Colesha’ (the study area) for twenty one years to a Nicholas Whitehead and his wife, (Farrer & Brownbill, 1911: 115 – 121).

In 1684 Chadderton Hall, with its third part of the manor (including the study area), was purchased by Joshua Horton of Sowerby, Yorkshire, who resided at the hall. Upon his death the estate was inherited by his son Thomas who was succeeded by his son William, high-sheriff in 1764, when he was made a baronet, (Farrer & Brownbill, 1911: 115 – 121). William died ten years later, and his son Sir Watts Horton inherited the lands, which passed to his only daughter, Harriet, who married Major Charles Rees of, Carmarthenshire. Major Rees retained Chadderton till his death in 1852, when it was sold to the Lees of Clarksfield in 1865. The trustees of the late Colonel Edward Brown Lees continued to hold the lands into the early 20th century.

4.5 Early to Mid-19th Century



Figure 4.1: Butterworths Map of Oldham dated 1817. Study area marked by red arrow.

One of the earliest cartographic sources to depict Chadderton in detail is Butterworths map of Oldham dated 1817, (Figure 4.1). The map shows that much of Chadderton was comprised of open agricultural and moss land which

was dissected by a number of roads flanked by piecemeal development, mainly cottages and farms and several collieries. Butterworth notes that these roads were all denominated as lanes and lists the main thoroughfares as being Burnley Lane, Stock Lane, Block Lane, Old Lane, Denton Lane, Thompson Lane, Dowry (Drury) Mought Lane, Turf Lane, Tonge Lane, and Bawtry Lane (Butterworth, 1817: 163).

Butterworths map depicts the study area as being comprised of a large plot of open agricultural land which was intersected by an unnamed roadway (**Site 2**). Historical researched has revealed that this roadway was named Coleshaw Lane and in 1672 the right of way through the Lane was recognised on payment of ½ d a year, (Farrer & Brownbill, 1911: 115 – 121). At the southern extent of the study area, where Coleshaw Lane, Turf Lane and Drury Lane intersected two unnamed structures/dwellings (**Site 1**) were depicted.

The tithe map of 1841 shows the study area in more detail and depicts it as being comprised of a series of twelve enclosed fields which were mixed arable, pasture and meadow. The unnamed structures (**Site 1**) which flanked Coleshaw Lane appeared to be comprised of a long range of buildings and a smaller single structure which sat within a rectangular enclosure which also contained a pond. The tithe apportionment record along with the 1841 census list the site as Coltshaw (Coalshaw) Green Farm which was owned by a Miss Alsop and occupied by a Farmer named Benjamin Walker. The tithe map and OS survey of 1848 also depict a roughly square enclosure to the south-east of the farm, which comprised a culvert, a large ‘L’ shaped structure and a smaller rectangular structure (**Site 3**). The 1841 census lists the site as cottages which were occupied by several families whose occupations were listed as Hand Loom Weavers (Silk).

4.6 Late 19th Century

During the mid to late 19th century Chadderton became increasingly industrialised. The OS survey of 1893-4 shows that several industrial works had emerged within the study areas immediate surroundings which included Glebe and Victoria Cotton Mills and Hardmans Works to the east, Gordon Cotton Mill to the west, Richmond Cotton Mill and Bottoms Iron Works to the north, (**Figure 4.2**). During the same period the Hollinwood Branch of the Lancashire and Yorkshire Railway had been constructed along the eastern boundary of the study area. The increasing industrialisation of the area resulted in the laying out of several new roads and the construction of more housing to accommodate the increasing working population. This population increase also brought the erection of new public buildings such as the Emmanuel Church off Drury Lane and a School at the junction of Turf Lane and Coalshaw Green.

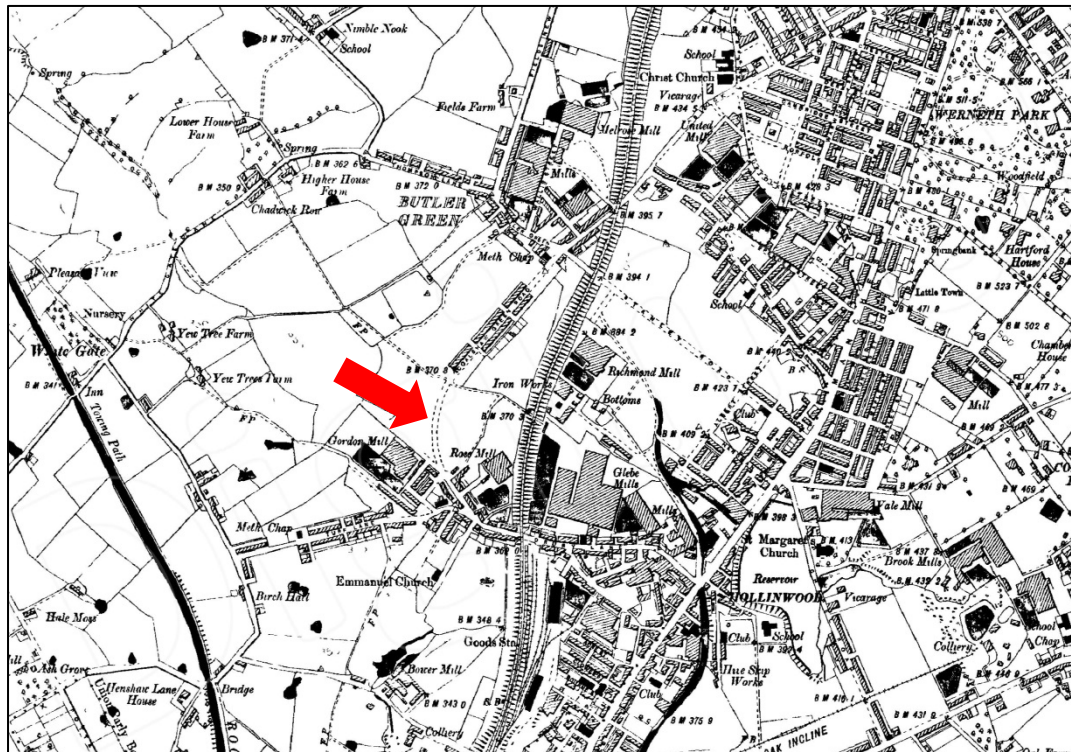


Figure 4.2: OS survey of 1893-4 (reproduced by permission OS licence: 100050261). Study area marked by red arrow.

During this period the northern half of the study area remained unaltered and still appeared to be comprised of enclosed agricultural plots and Coalshaw Green Farm, (**Figure 11.2**). Along the western edge of the study area Coalshaw Green Road had been laid out and the older roadway (**Site 2**) which ran through the study area appeared to have been partially truncated and downgraded to a footpath. In contrast the southern half of the study area had been subject to substantial redevelopment which included the erection of two blocks of terrace housing fronting Coalshaw Green (**Sites 4a & 4c**) and a small roadway named Rose Street. Within the agricultural land to the rear of these houses, Rose Cotton Mill (**Site 5**) had been erected, which comprised a large mill, a lodge and offices, a weighing machine, chimney, reservoir and filter beds, (**Figure 11.2**).

Documentary sources have established that Rose Mill was constructed in 1885 for the Rose Spinning Company formerly of Hollinwood, (Gurr & Hunt, 1989: 89). The mill was designed by Philip Sydney Stott, the third son of A H Stott (Snr) who is regarded as Oldham's greatest architect, (Oldham Archives: D-SRJS). Mid to late 19th century census returns list the houses fronting Coalshaw Green (**Sites 3 & 4**) as being occupied by several families all employed within the cotton spinning or iron working trades.

4.6 Early 20th Century

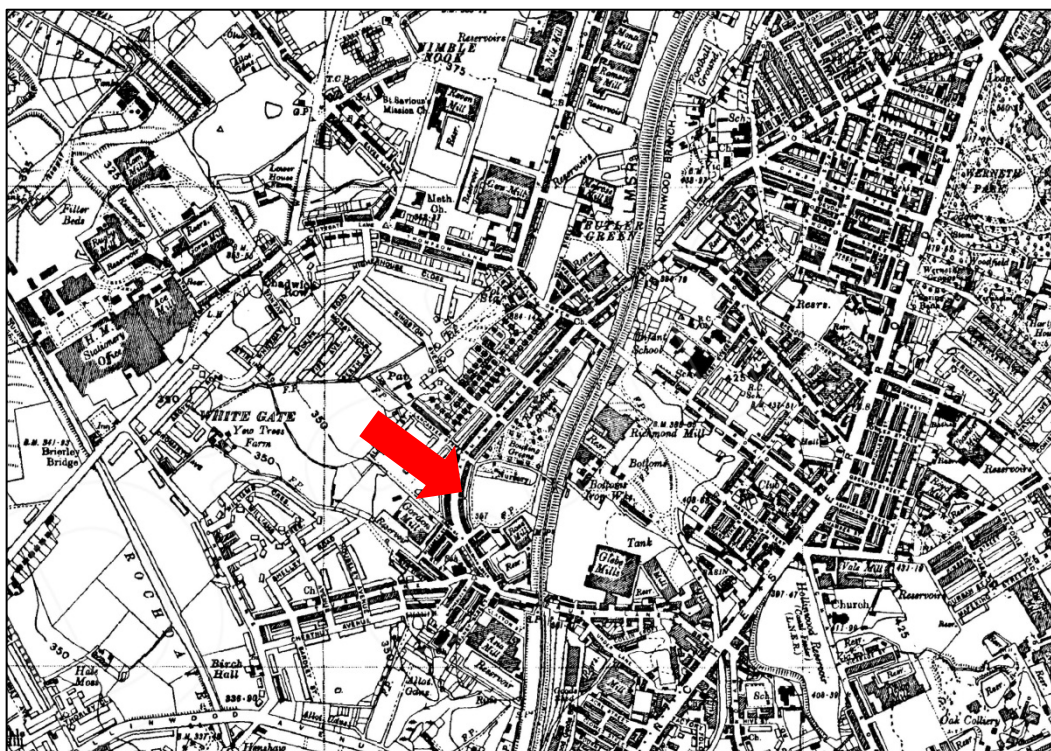


Figure 4.3: OS survey of 1922 (reproduced by permission OS licence: 100050261). Study area marked by red arrow.

During the early 20th century Chadderton continued to be increasingly industrialised with most of the land to the east of the study area being filled with development whilst the land to the west retained large portions of agricultural land. In contrast to its surroundings the OS survey of 1910 shows the study area to be relatively unaltered. The only notable change was the erection of a further three houses along Coalshaw Green (**Site 4c**) and construction of several enclosed yards to the immediate south and east of the farm (**Site 1**), (**Figure 11.3**).

By the OS survey of 1922 the former agricultural plots within the northern half of the study area had been replaced by a large playing field which formed part of Coalshaw Green Park, (**Figure 11.4**). Documentary sources have revealed that the agricultural land which once formed part of the farm was gifted to the Chadderton Urban District Council by Marjorie Lees of Werneth Park who wished the site to be used as a recreational ground in honour of her late father C. E. Lees who owned the land, (<http://www.chadderton-historical-society.org.uk/>).

Within the southern half of the study area the yards associated with Coalshaw Green Farm had been cleared and replaced by a single enclosed yard containing several glasshouses (**Site 6**). The 1911 census return shows that the then occupant of the farm William Lees had retired presumably a result of the farmland being

gifted to the Council for use as a park. The survey also showed that Rose Mill (**Site 5**) had been extended north-westwards and documentary sources confirm that this extension was to increase the size of the mills carding room, (Gurr & Hunt, 1989: 89).

4.7 Mid-20th Century

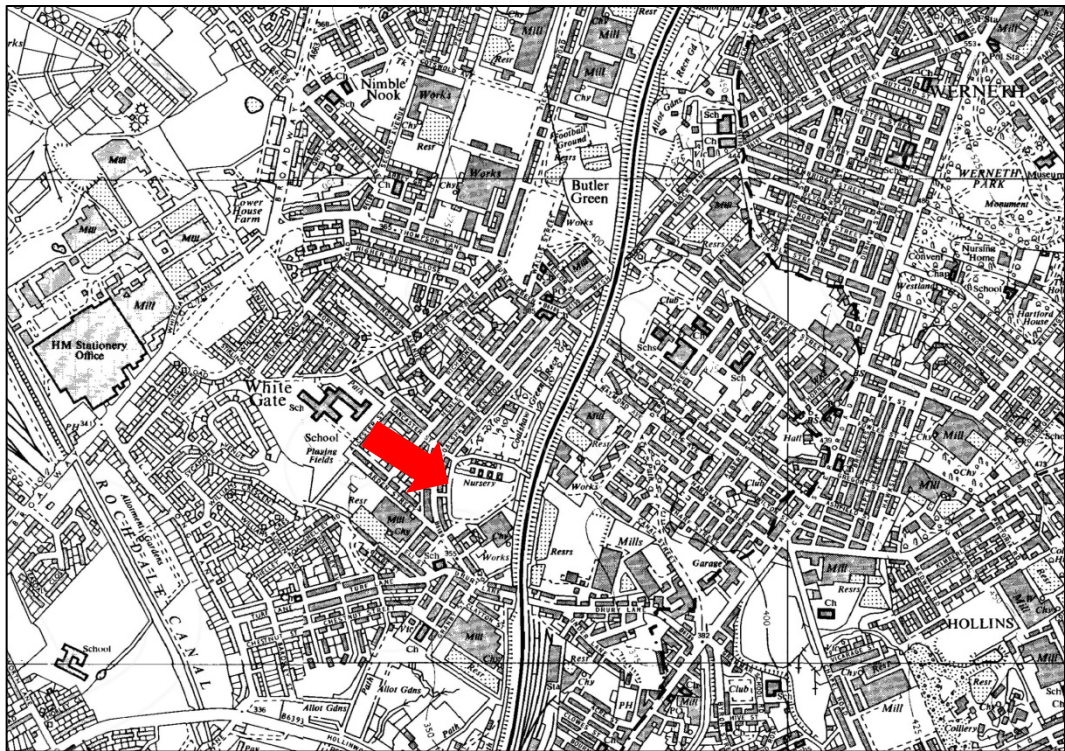


Figure 4.4: OS survey of 1959 (*reproduced by permission OS licence: 100050261*). Study area marked by red arrow.

During the mid-20th century Chadderton became increasingly urbanised resulting in large areas of rural land to the west of the study area being redeveloped for residential and commercial purposes. Within the study area there had been some small scale alterations, (**Figure 4.4**).

The OS survey of 1954 shows that at the northern extent of the study area a large enclosure containing a complex of glasshouses (**Site 7**) had been constructed next to the playing field, (**Figure 11.5**). The complex was labelled 'Nursery' and although documentary research could not glean much information about the site it is likely that it was used to cultivate plants and flowers for Coalshaw Green Park.

Within the southern half of the study area the enclosed yard containing glasshouses (**Site 6**) had been extended southwards and several new, larger glass houses had been erected. The site was labelled 'Nursery' and presumably like

(**Site 7**) this was utilised for the growing of plants and flowers for Coalshaw Green Park. To the south of the nursery, the early 19th century silk weavers cottages (**Site 3**) had been cleared and landscaped over, (**Figure 11.5**). During the same period, Rose Mill (**Site 5**) had changed function from a Cotton Mill to Engineering Mill and the reservoir to the south of the mill had been infilled. Documentary sources confirm that the mill ceased producing cotton in 1946 from which time onwards it was used for cotton waste sorting (Gurr & Hunt, 1989: 89).

By the OS survey of 1960-70 Rose Mill had been relabelled 'Works' and appeared to have been extended westwards. During the same period both nurseries had been extended through the addition of several new glasshouses (**Site 7**) and small rectangular structures (**Site 6**).

4.8 Late 20th Century to the Present Day



Figure 4.5: Aerial photograph of the study area, dated 1986. Image reproduced with permission from Greater Manchester Archaeological Advisory Service (GMAAS).

The study area remained unaltered on all subsequent OS mapping until 1982 when the larger, northern nursery (**Site 7**) appeared to have been cleared and replaced by a smaller enclosed yard. Within the southern half of the study area the early 19th century farm buildings (**Site 1a**) and the late 19th century terraced

housing (**Sites 4a & 4b**) fronting Coalshaw Green had been cleared along with the glasshouses within the southern nursery (**Site 6**), (**Figure 4.5**).

Since the clearance of (**Sites 1, 4, 6 & 7**) in the late 20th century the study area remained largely unaltered until 2007 when Rose Mill (**Site 5**) was demolished due to damage caused by repeated arson attacks. The site has remained unaltered since this date.

5. Gazetteer of Sites

The following gazetteer provides a summary of the sites identified within the study area. For their location please see **(Figure 11.7)**.

Site Number: 1

Site Name: Coalshaw Green Farm

NGR: SD 90318 03252

Site Type: Agricultural

Butterworths map of Oldham dated 1817 depicts a structure within Coalshaw Green, close to the junction of Drury Lane and Turf Lane **(Figure 4.1)**. The tithe map of 1841-8 depicts the site as being comprised of a series of large enclosed fields and a rectangular enclosure which contained a linear range of structures to the north **(Site 1a)**, a small rectangular structure to the south **(Site 1b)** and a pond to the east. By the OS survey of 1893-4 the pond had been infilled and a small square structure possibly an animal pen appeared within the northern corner of the enclosure. The 1893-4 survey also showed that the larger building range **(Site 1a)** was comprised of five adjoining units with a small enclosed garden which abutted Coalshaw Green Road, **(Figure 11.2)**. By the OS survey of 1910 the southern half of the enclosure had been truncated through the erection of three terraced properties **(Site 4c)** which fronted Coalshaw Green. During the same period the smaller rectangular structure **(Site 1b)** had been demolished and replaced by two smaller structures and the larger range occupying the southern extent of the enclosure **(Site 1a)** had been subject to further subdivision. To the immediate east and north of **(Site 1a)** within the former enclosed fields, a series of enclosed yards containing a handful of small structures had been constructed, **(Figure 11.3)**. The site appears unaltered on the OS survey of 1922, however by the 1952-5 survey **(Site 1a)** had been truncated and the yards to the north and east had been occupied by a series of glasshouses that were labelled Nursery, **(Site 6)**, **(Figures 11.4 & 11.5)**. Between the OS surveys of 1970 and 1990 **(Site 1a)** had been cleared and the site has remained vacant since.

The earliest documentary evidence which could be found for Site 1 was the Chadderton Land Tax Assessment of 1832 which records the site as being comprised of 'Land and a House' owned by a Miss Alsop but occupied by a Benjamin Walker (Oldham Archives MF:GB4). The tithe apportionment record of 1841 records the site as 'Coltshaw Green' which was comprised of 46 acres, 1 rood and 20 perches of land which contained buildings, a garden and a road plus twelve enclosed fields which were mixed arable, pasture and meadow. The site had an annual rent of £1.17s.4d and the census return of 1841 list the occupier Benjamin

Walker as a Farmer. Benjamin Walker appears on the 1851 census however by 1861 his son Robert is listed as the occupier of the Farm. The Census return of 1881 lists the site as Coalshaw Green Farm, 26 Coalshaw Green and lists William Lees 'Farmer' as being the occupier. William Lees continues to occupy the site until the census of 1911 when he is listed as 'Retired Farmer'. In the same period the agricultural land to the north of the site, which once formed part of the farm was gifted to the Chadderton Urban District Council by Marjorie Lees of Werneth Park who wished the site to be used as a recreational ground for all time, in honour of her late father C.E. Lees who owned the land, (<http://www.chadderton-historical-society.org.uk/>).

Site Number: 2

Site Name: Farm Road

NGR: SD 90367 03325

Site Type: Route way

Butterworths map of 1817, depicts a roadway aligned north-south running between Coalshaw Green and Butler Green, (**Figure 4.1**). By the tithe map of 1841-8 the northern extent of the roadway appeared to have been cleared and only the southern extent survived which ran northwards from Coalshaw Green Farm (**Site 1**) then branched off into several footpaths which led eastwards towards Bottoms, northwards to Butler Green, and westwards to Yew Tree and White Gate, (**Figure 11.1**). By the OS survey of 1893-4 the roadway had been labelled as a footpath (**Figure 11.2**). Between the OS surveys of 1910 and 1922 the footpath had been cleared and the site was occupied by playing fields which formed part of Coalshaw Green Park, (**Figures 11.3 & 11.4**).

Although late 19th and early 20th century mapping records the site as a footpath the tithe apportionment document of 1841 records the site as being a road (Plot No: 985). Further documentary research has established that during the 17th century Chadderton was comprised of a great number of roads, which were denominated as lanes. In 1672 the right of way through 'Coalshaw Lane' was recognised on payment of ½ d a year and it is likely that the roadway depicted on Butterworths map of 1817 and the tithe map of 1841-8 is the remains of Coalshaw Lane. (Farrer & Brownbill, 1911: 115-121 – fn 3).

Site Number: 3

Site Name: Cottages, Coalshaw Green

NGR: SD 90371 03171

Site Type: Residential/Commercial

The OS survey of 1848 depicts a roughly square enclosure to the south-east of Coalshaw Green Farm (**Site 1**), fronting the junction of Coalshaw Green and Drury Lane, (**Figure 11.1**). Within the enclosure there was a large 'L' shaped structure (**Site 3a**) and a smaller rectangular structure (**Site 3b**), and a culvert which ran between the enclosure and Wash brook to the north. The OS survey of 1893-4 depicts the SW/NE range of the 'L' shaped structure (**Site 3a**) as being comprised of a large rectangular unit, whilst the SE/NW range was comprised of four smaller rectangular units. The small rectangular structure (**Site 3b**) appeared to be comprised of two square units with several enclosed yards to the south-west, (**Figure 11.2**). The site appears unaltered on the OS surveys of 1910 and 1922, however by the survey of 1954 the site had been cleared and grassed over. The site has remained vacant to this date.

Documentary research revealed very little information about the site. Mid-19th century census returns (1841-1861) list the site as being occupied by several families who are all listed as Hand Loom Weavers (Silk). Later census returns (1871 to 1891) number the site as 1 to 4 off 138 Drury Lane and list the properties as being occupied by families employed within the Cotton Spinning industry. By the census of 1911 the site appears occupied by four families employed as Coal Miners and one of the properties is recorded as possibly being a Green Grocers shop. No further information could be gleaned with regards to this site.

Site Number: 4

Site Name: Terraced Housing, 2 – 32 Coalshaw Green

NGR: SD 90332 03212

Site Type: Residential

Between the OS surveys of 1848 and 1893-4, two rows of terraced housing had been constructed along the eastern side of Coalshaw Green, between (**Sites 1 & 3**), (**Figures 11.1 & 11.2**). The larger block (**Site 4a**) was comprised of eight houses with a large rear communal yard containing privy buildings. To the north of this the smaller block (**Site 4b**) was comprised of a further four houses the most northerly of which was much larger than the rest and this block also had a communal yard with privy buildings. By the OS survey of 1910 a third block comprising three houses each with an enclosed rear yard (**Site 4c**) had been erected at the northern extent of Coalshaw Green, adjacent to Coalshaw Green Farm (**Site 1**), (**Figure 11.3**). The OS survey of 1954 shows the houses to be unaltered and names the blocks as 2 – 16 (**Site 4a**), 18 – 24 (**Site 4b**) and 28 - 30 Coalshaw Green (**Site 4c**), (**Figures 11.4 & 11.5**). Between the OS surveys of 1970 and 1976 the earlier blocks of housing (**Sites 4a & 4b**) had been demolished and the site has remained unaltered to this date.

Census returns from the late 19th century have revealed that the early structures (**Sites 4a & 4b**) were constructed between 1871 and 1881 and were occupied by local industrial workers employed in the Cotton and Iron industries. Early 20th century census returns show the occupants to still largely be comprised of working class families mostly employed within the Cotton, Coal and Iron industries and the Building Trade.

Site Number: 5

Site Name: Rose Mill

NGR: SD 90399 03255

Site Type: Industrial

Between the OS surveys of 1848 and 1893-4 a large enclosed yard had been constructed within the south-eastern extent of the study area, which could be accessed via Rose Street, (**Figures 11.1 & 11.2**). Within the northern extent of the yard there was a large roughly square structure (**Site 5a**) labelled Rose Mill (Cotton) and a circular structure labelled Chimney (**Site 5b**). To the south of the Mill, adjacent to the entrance gates the yard also contained two smaller un-named structures (presumably the lodge & offices) and a weighing machine (**Site 5c**). The southern extent of the yard was occupied by a large Reservoir (**Site 5d**) and a series of Filter Beds (**Site 5e**). By the OS survey of 1910 a small square structure had been attached to the Chimney (**Site 5b**) and by the OS survey of 1922 the Mill had been extended northwards and a third out building (**Site 5f**) had been constructed to the immediate north of the Lodge (**Site 5c**), (**Figures 11.3 & 11.4**). Between the OS surveys of 1938 and 1954 the Reservoir (**Site 5d**) had been infilled and the Mill (**Site 5a**) had changed use from Cotton to Engineering (**Figure 11.5**). By the OS survey of 1959 the Mill had been labelled 'Works' and had been extended south-westwards over (**Site 5f**) and a small linear structure (**Site 5g**) had been erected within the south-western corner of the yard. The site appears largely unaltered on subsequent OS mapping and aerial photographs from the late 20th century, (**Figure 4.5**). However in 2007 Rose Mill was demolished due to damage caused by repeated arson attacks. The site has remained vacant to this date.

Documentary research has established that Rose Mill was constructed in 1885 for the Rose Spinning Company formerly of Hollinwood, (Gurr & Hunt, 1989: 89). The mill was designed by Philip Sydney Stott, the third son of A H Stott (Snr) who is regarded as Oldham's greatest architect, (Oldham Archives: D-SRJS). In 1915 the Mill is recorded as having a Spindleage of 45, 972 and its Engine is recorded as being made by Timothy Bates & Co, (Gurr & Hunt, 1989: 89). The extension depicted on the OS survey of 1922 was to enlarge the Cardroom and this was completed in 1920. The Mill is recorded as ceasing production in 1946 from which time onwards it was used for cotton waste sorting (Gurr & Hunt, 1989: 89).

The mill was subject to survey in 1986 as part of the Greater Manchester Textile Mill Survey (Williams, M: 1986) and the following detail is given:

'The mill is brick built and of 4 storeys and 10 x 4 bays. 5 aisle roof. Brick-arched rectangular windows. Corner Pilasters. Tower has some stone embellishments. Engine House is attached to the SW corner of the mill. Rope drive is attached to the S side. Possible Boiler House. Warehouse No.1 late C19, brick built, 1-aisle roof, single storey, 12 x 1 bays, added to N side of mill. No.2: late C19, brick built of 3 storeys, 4 x 3 bays added to the S of the mill, 3 aisle roof, attached to Roe Drive.'

Site Number: 6

Site Name: Nursery 1, Coalshaw Green

NGR: SD 90354 03262

Site Type: Horticultural

Between the OS surveys of 1910 and 1922 an enclosed rectangular yard had been constructed on the former agricultural land located between Coalshaw Green Farm (**Site 1**) and Rose Mill (**Site 5**), (**Figures 11.3 & 11.4**). The yard contained a large glasshouse (**Site 6a**) within its northern extent and a three small glasshouses (**Site 6b**) to the south. By the OS survey of 1954 the yard had been extended southwards and was accessed from Rose Street. Within the yard the three small glasshouses (**Site 6b**) had been replaced by a complex of larger glasshouses and tanks (**Site 6c**) and the site was named 'Nursery'. By the OS survey of 1959 the yard had been subdivided with the glasshouses remaining unaltered within the northern half of the yard whilst the southern half of the yard had acquired a series of twelve small, un-named rectangular structures (**Site 6d**), (**Figure 11.5**). Between the OS surveys of 1976 and 1990 the glasshouses had been cleared along with four of the rectangular structures. The site visit revealed that the entire site had been cleared, however the brick foundations of some of the small un-named rectangular structures were still visible.

Documentary research could not glean any further information about the nursery. However its appearance on cartographic sources ties in with the establishment of Coalshaw Green Park which was opened in 1912. It is therefore likely that the site along with the surviving farm buildings (**Site 1b**) were used as part of the Councils nursery which was used to supply plants and flowers to the park.

Site Number: 7

Site Name: Nursery 2, Coalshaw Green Park

NGR: SD 90390 03399

Site Type: Horticultural

Between the OS surveys of 1922 and 1938 a nursery had been established within the southern extent of Coalshaw Green Park between the Bowling-Green and Playing Field. The OS survey of 1954 depicts the site as being comprised of a large enclosed yard which contained a rectangular structure with a large attached glasshouse and two tanks (**Site 7a**) to the north and a smaller rectangular structure, a series of ten small linear glasshouses and further tanks (**Site 7b**) to the south, (**Figure 11.5**). By the time of the 1959-63 survey (**Site 7a**) had acquired a further rectangular structure and a second large glasshouse, whilst (**Site 7b**) had acquired a further twenty four small glasshouses. Between the OS surveys of 1976 and 1990 the Nursery had been cleared and a small enclosed compound which contained three small structures (**Site 7c**) occupied the site. The small compound still survives on site today and appears to be used as a storage facility used by the park.

Documentary research has established that the land on which the nursery was built once formed part of Coalshaw Green Farm. The tithe apportionment record of 1841 names the site as 'Great Meadow' (Plot No: 986). In the first decade of the 20th century Great Meadow was gifted to the Chadderton Urban District Council by Marjorie Lees of Werneth Park who wished the site to be used as a recreational ground, (<http://www.chadderton-historical-society.org.uk/>). It is therefore likely that the Nursery formed part of the park and was used to supply plants and flowers to the park.

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, as Scheduled Ancient 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* (National Planning Policy Framework, March 2012) sets out the Secretary of State's policy on planning and includes a section on the conservation of the historic environment (including historic, archaeological, architectural and artistic heritage assets, *NPPF* paras 126-141), and its wider economic, environmental and social benefits. *NPPF* emphasises the significance of an individual heritage asset within the historic environment and the value that it holds for this and future generations in order to minimise or avoid conflict between the heritage asset's conservation and any aspect of the planning proposals. *NPPF* draws a distinction between designated heritage assets of national importance and heritage assets that are not designated but which are of heritage interest and are thus of a material planning consideration (paras 134 and 135). In the case of the former, the presumption should be in favour of conservation; in the case of the latter, where this is warranted by its significance, the developer is required to record and understand the significance of the heritage asset before it is lost, in a way that is proportionate to the nature and level of the asset's significance, by the use of survey, photography, excavation or other methods.

NPPF states that non-designated assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments should be considered in the same manner as designated sites (*NPPF* para 139). Regarding this policy a lack of formal designation does not itself indicate a lower level of significance; in this instance the lack of designation reflects that the site was previously unknown and therefore never considered for formal designation. Wherever possible, development should be located and designed so as to avoid damage to archaeological remains, ensuring that they are preserved in situ. Where this is not possible, or appropriate, the developer will be required to make suitable provision to ensure that the archaeological information is not lost, and in many cases to secure the preservation of the remains.

The Greater Manchester Archaeological Advisory Service (GMAAS) act as archaeological curator for the Greater Manchester Region and provide archaeological advice to Oldham Council and have been consulted for the present assessment.

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
- Diversity
- Potential

6.3 *Baseline Significance Conditions for the land within the Study Area*

Period

Cartographic and documentary sources have identified the following surface and below-ground remains within the study area. These remains belong to four main types of activity:

- Farming - **Sites 1 & 2:** early 19th structures and possibly late 17th century road.
- Housing - **Sites 3 & 4:** early 19th through to early 20th century.
- Industrial - **Site 5:** late 19th through to early 20th century.
- Horticultural - **Sites 6 & 7:** early to mid-20th century.

Rarity

The sites identified within the study area are all common historic elements within industrialising towns of 19th century Greater Manchester. Although the sites identified are relatively common, they do still provide an opportunity for increasing our understanding of the regions industrial development.

Farm & Cottages

The remains of the early 19th century (possibly earlier) farm buildings (**Site 1**), road way (**Site 2**) and cottages (**Site 3**), would provide an opportunity to increase our understanding of early settlement patterns within Oldham and the impact which industrialisation had on the rural landscape.

Workers Housing

The remains of the late 19th and early century workers housing (**Sites 1 to 7**) would provide an opportunity to increase our understanding of the industrial development of the Chadderton area. Within the Archaeological Research Framework for the North West, Richard Newman and Robina McNeil suggest that there are many aspects of 19th century urban life which are insufficiently covered within the documentary record and archaeological research is needed to shed light on the children, servants, domestic based workers and the urban working classes within the region (Newman & McNeil, 2007: 144).

Rose Mill

Large architectural designed, cotton spinning complex's came to the end of their peak in the early 20th century and many were demolished once their production had ceased (Nash, 2011: 21). However within the north-west region there are many surviving examples of these mill complexes which have been the subject of much archaeological and historic study. Therefore the archaeological remains within the study area are not in themselves rare but they do provide an opportunity to increase our understanding of this industrial process (**Site 5**) and provide both locally and regionally significant archaeological and historic information.

Documentation

The landscape history of the site has been recovered from the historic map base, the use of archival material such as the census returns and trade directories, from local historical sources and previous historical research and archaeological work. More detail could undoubtedly be learned about the development and use of the site through the examination of further documentary sources, but these are unlikely to alter significantly the archaeological and historical importance of the sites identified in this report.

Group Value

The remains of the early 19th century farm and cottages (**Sites 1 to 3**) along with the remains of the late 19th century workers housing (**Site 4**) and Cotton Mill (**Site 5**) represent a relatively contemporary group of structures which cumulatively

represent the early industrialisation of the Chadderton district of Oldham and its subsequent urbanisation.

Survival / Condition

Cartographic sources alongside the site visit have established that the only archaeological site to have survived the study area is a row of three early 20th century workers houses (**Site 4c**), which front Coalshaw Green. However some partial surface remains relating to the mid-20th century Coalshaw Green Nursery (**Site 6d**) were identified within the scrub land to the immediate south-east of the houses.

The extent and survival of the below ground archaeological remains identified within the study area is presently unknown. Cartographic sources confirm that the majority of the archaeological remains identified were not cleared until the mid to late 20th century and since this clearance large areas have remained undeveloped (**Figures 11.1 to 11.7**). Therefore the study area does have the potential to contain intact archaeological remains relating to the early 19th century farm, road and cottages (**Sites 1 to 3**), the late 19th century workers housing (**Sites 4a & 4b**) and Cotton Mill (**Site 5**) and the mid-20th century Nurseries (**Sites 6 & 7**).

Fragility/Vulnerability

See below section 7.1 The Identification and Evaluation of the Key Impacts on the Archaeology.'

Diversity

The diversity of the below-ground remains with the study area is presently unknown. However cartographic sources suggest that any intact remains would most probably relate to the early 19th century farm, road and cottages (**Sites 1 to 3**), the late 19th century workers housing (**Sites 4a & 4b**) and Cotton Mill (**Site 5**) and the mid-20th century Nurseries (**Sites 6 & 7**).

Potential

Documentary sources suggest that the remains associated with Coalshaw Green Farm (**Sites 1 & 2**), which appear on early 19th century mapping (**Figure 4.1**), may have much earlier origins (17th / 18th century) and as such have the potential to yield intact archaeological remains relating to the early rural settlement of Chadderton.

In addition the study area also has the potential to yield intact archaeological remains relating to the subsequent industrialisation of the Chadderton district of Oldham specifically with regards to the production of cotton (**Sites 3 to 5**).

6.4 *Significance*

On the available evidence there are no remains within the study area which are considered to be a heritage asset of national significance.

However, the study areas contains known and potential remains of early 19th century (possibly earlier) agricultural buildings (**Sites 1 & 2**), early 19th century to early 20th century workers housing (**Sites 3 & 4**) and a late 19th century Cotton Mill (**Site 5**), which could all be considered to be of low regional or high local significance, depending upon the full extent of survival and condition.

The remains relating to the mid- 20th century Nurseries could be considered to be of low local significance.

7. Impact of the Development

7.1 *The Identification and Evaluation of the Key Impacts on the Archaeology*

There are no nationally recognized standard criteria for assessing the significance of the impact of development on archaeological remains. However, the following criteria have been adopted from *the Highways Agency's Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2, Annex 5, August 2007*. Although designed for use in transport schemes, these criteria are appropriate for use in other environmental impact assessments.

The value of known and potential archaeological remains that may be affected by the proposed development has been ranked using the following scale: Very High, High, Medium, Low, and Negligible:

- **Very High** includes World Heritage Sites and archaeological remains of international importance.
- **High** includes Scheduled Ancient Monuments and undesignated archaeological remains of national importance.
- **Medium** includes undesignated archaeological remains of regional importance.
- **Low** includes undesignated archaeological remains of local importance.
- **Negligible** includes archaeological remains of little or no significance.
- **Unknown** applies to archaeological remains whose importance has not been ascertained.

The study area contains archaeological remains of Medium (regional) and Low (local) significance.

Impacts on archaeological remains can be adverse or beneficial, direct or indirect, temporary or permanent. The magnitude of sensitivity for the study area has been assessed using the following scale:

- **Major** involves change to archaeological remains or their setting such that the resource is totally altered.

- **Moderate** involves change to archaeological remains or their setting such that the resource is significantly modified.
- **Minor** involves change to archaeological remains or their setting such that the resource is slightly altered.
- **Negligible** involves very minor change to archaeological remains or their setting such that the resource is hardly affected.
- **No Change** involves no change to archaeological remains or their setting. Assessment of the magnitude of the impacts has been ranked using the following scale:

Assessment of the magnitude of the impacts has been ranked using the following scale:

- **Very Large**
- **Large**
- **Moderate**
- **Slight and**
- **Neutral**

This assessment combines the value of the archaeological resource and the magnitude of impact, as shown in the table below:

Table 7.1: Significance of Impact Matrix

Value of Remains	Magnitude of Change				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Moderate/ Slight
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

The proposed redevelopment of the study area would see the construction of 124 houses, (**Figure 11.8**). This development would involve substantial foundation works, along with associated service works and landscaping all of which could result in the removal and destruction of a large proportion of the below ground archaeological remains discussed within Chapters 5 & 6.

Table 7.2: Impact Matrix for the archaeological remains contained within the Coalshaw Green study area and its immediate surroundings.

Archaeological Remains	Value	Magnitude of Sensitivity	Magnitude of Change	Direct or Indirect Impact
Sites 1: Coalshaw Green Farm	Medium/Low	Major	Moderate/Large	Direct
Site 2: Coalshaw Green Lane	Medium/Low	Major	Moderate/Large	Direct
Site 3: Coalshaw Green Cottages.	Medium/Low	Major	Moderate/Large	Direct
Site 4: 2 to 32 Coalshaw Green.	Medium/Low	Major	Moderate/Large	Direct
Site 5: Rose Mill	Medium/Low	Major	Moderate/Large	Direct
Site 6: Coalshaw Green Nursery.	Low	Major	Moderate/Slight	Direct
Site 7: Coalshaw Green Park Nursery.	Low	Major	Moderate/Slight	Direct

8. Recommendations for Mitigation

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 known heritage assets identified within the study area are considered to be of national importance. However, there are known and potential heritage assets of lesser archaeological significance which would merit preservation by record.

8.2 *Mitigation Measures*

The impact of development can be seen to be moderate/ slight on (**Sites 6 & 7**) however the impact of development on (**Sites 1 to 5**) would have a moderate to large effect, (see Table 7.2). Thus, any redevelopment occurring within the study area would involve the loss and disturbance of a large proportion of the below-ground archaeological 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). Following consultation with the archaeological planning advisory body for the City (the Greater Manchester Archaeological Advisory Service – G.M.A.A.S) it is recommended that any re-development of the site would require further archaeological evaluation, through a programme of evaluation trenching or first stage strip clean and record which would focus specifically on the remains of Coalshaw Green Farm (**Site 1**), Weavers Cottages (**Site 3**) and Rose Mill (**Site 5**). Should these the evaluation reveal significant intact archaeological remains, further targeted archaeological works in the form of open area excavation would be required. This heritage work would need to be scheduled and completed prior to the redevelopment of the site. An archaeological hazard plan showing the location of these sites is contained within Appendix 1 of this report (**Figure 11.9**).

All archaeological works will require a Written Scheme of Investigation (WSI) to be produced in consultation with the Greater Manchester Archaeological Advisory Service and should be concluded at the earliest possible opportunity.

8.2 *Residual Effects*

As a consequence of the proposed mitigation measures, following development, there will be no significant residual impact on the archaeological resource.

However it will be necessary to disseminate the results of the archaeological works, to the local and wider community in order to meet the public benefit requirements set out in (NPPF 2012, para 141). This may include the deposition of the final archaeological report with Oldham Local Studies and Archive Library, information boards and displays set within the public realm area of the development, a public open day or guided tours towards the end of the investigations, and possibly publication as part of the Greater Manchester Past Revealed Series.

9. Sources

Bibliography

Arrowsmith, P. 2009, *Dig Greater Manchester Pilot Study Part II: Oldham*. University of Manchester Archaeological Unit (Unpublished Report).

Craig, S. 2002, *Copster Hill, Oldham: An Archaeological Excavation*. University of Manchester Archaeology Unit, (Unpublished Report).

Department for Communities & Local Government, March 2012. *National Planning Policy Framework (NPPF)*.

Farrer, W & Brownbill, J. 1911, *A History of the County of Lancaster: Volume (Chadderton 115 – 121)*. Victoria County History, London.

Greater Manchester Archaeological Unit. 2010, *Greater Manchester Urban Historic Landscape Characterisation; Oldham District Report*. University of Manchester, January 2010.

Gurr, D. & Hunt, J. 1989, *The Cotton Mills of Oldham* (2nd Revision). Oldham Education & Leisure Services.

Institute for Archaeologists. 1994, revised 2010. *Standard and Guidance for Archaeological Desk-Based Assessment*.

Oldham Council. 2009, *Oldham Local Development Framework: Landscape Character Assessment Final*, (August 2009).

Oldham Council. 2011, *Oldham Local Development Framework: Development Plan Document – Joint Core Strategy and Development Management Policies* (Adopted 9th November 2011).

Palmer, M. Nevell, M & Sissons, M. 2012, *Industrial Archaeology: A Handbook*. CBA Practical Handbook 21.

Nash, V. 2011, *Archaeological Desk-Based Assessment: Oak Mills, Spencer Street, Chadderton*. Unpublished Report, No: CfAA/27/2011, Centre for Applied Archaeology, University of Salford, (Unpublished Report).

Shaw, G. 1904, *Annals of Oldham and District: Chronological History from 1784 to 1798*. Published Oldham: "Standard" Office.

Williams, M. 1986, *The Greater Manchester Textile Mill Survey*. Greater Manchester Archaeological Unit (GMAU).

Maps

- Butterworths Map of the Parish of Oldham, 1817.
- Tithe Map of Oldham (Chadderton Sheets 13 & 14), 1840-1848.
- OS County Series 1: 2500 First Edition, 1844-9, Lancashire Sheet XCVII.9.
- OS County Series 1:500 Town Plan – Oldham, 1892, Lancashire Sheet 97 SW
- OS County Series 1: 2500 Edition, 1893-4, Lancashire Sheet XCVII.9.
- OS County Series 1: 2500 Edition, 1910, Lancashire Sheet 97 SW.
- OS County Series 1: 2500 Edition, 1922, Lancashire Sheet XCVII.9.
- OS County Series 1: 2500 Edition, 1932, Lancashire Sheet XCVII.9.
- OS Plan 1:2500 Edition, 1952-5, Plan 90 SW
- OS Plan 1:1250 Edition, 1959, Plan 90 SW
- OS Plan 1:2500 Edition, 1960-70, Plan Sheet 90 SW
- OS Plan 1:10,000 Edition, 1983, Plan SD 90 SW.
- OS Plan 1:10,000 Edition, 1990, Plan SD 90 SW.

Trade Directories

- Slater's Directory of Oldham - 1861.
- Worrall's Directory of Oldham – 1875.
- Worrall's Directory of Oldham – 1884.
- Cotton Spinners & Manufacturers, Lancashire Directory, 1891.
- Slater's Directory of Oldham – 1895.
- Kelly's Directory of Oldham – 1905.
- Kelly's Directory of Oldham – 1924.

Web Sources

- Ancestry: <http://ancestry.co.uk> (accessed 18/05/2016)
- Find My Past: <http://www.findmypast.co.uk/> (accessed 19/05/2016)
- British Geological Survey: <http://www.bgs.ac.uk/> (accessed 19/05/2016)
- Spinning the Web: <http://www.spinningtheweb.org.uk/> (accessed 20/05/2016)

10. Archive

The archive comprises a historical map regression, historical photographs and historical research notes. This archive is currently held by the Centre for Applied Archaeology and a copy of this report will be forwarded to Countryside Properties UK Ltd, following the publication of the site report.

A copy of this report will be deposited with the Greater Manchester Historic Environment Record held by the Greater Manchester Archaeological Advisory Service (GMAAS).

11. Appendix 1: Figures






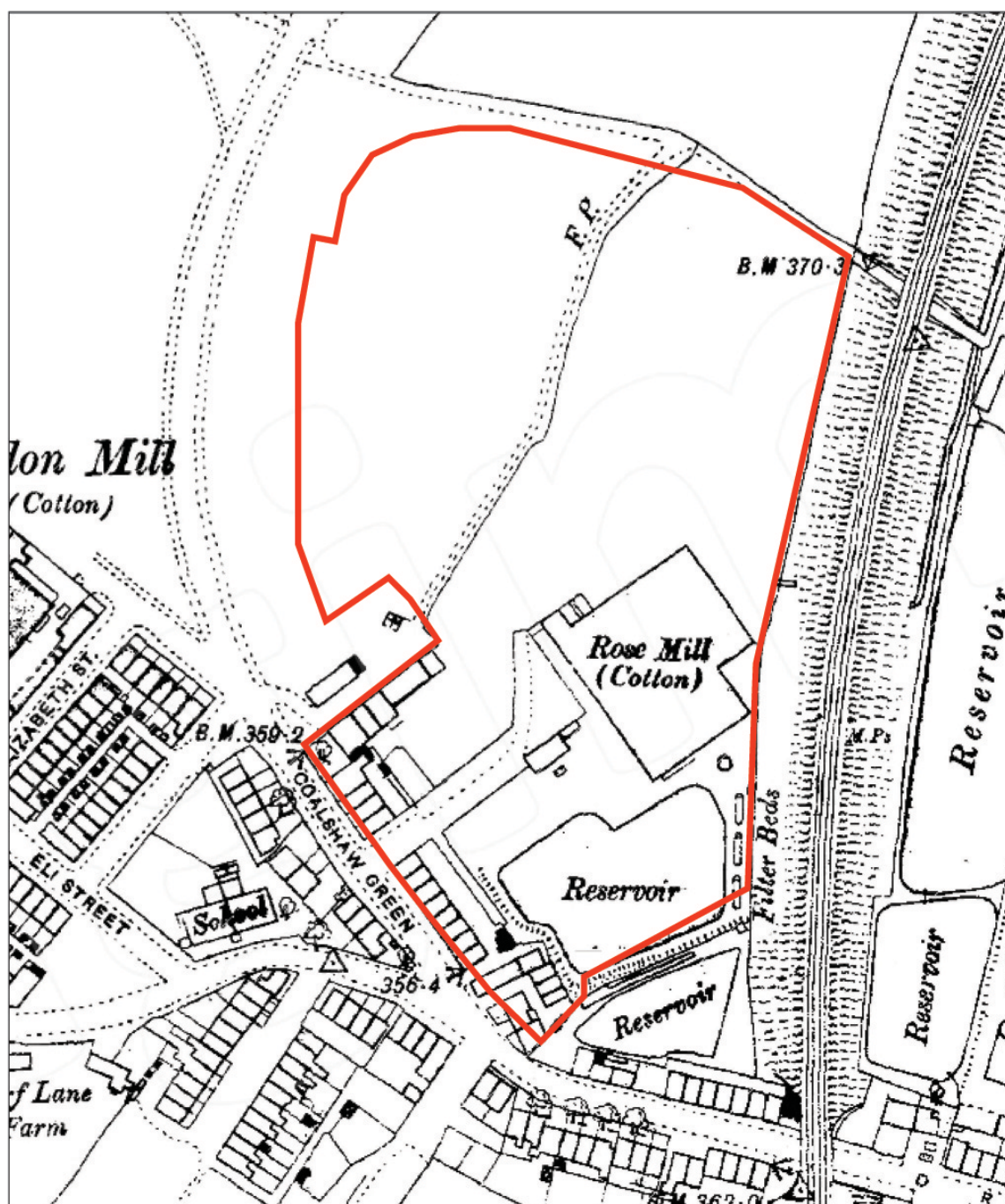
<p>University of Salford MANCHESTER</p>	<p>Salford Archaeology</p>	<p>Title: OS Survey of 1848</p>	<p>Site Name: Rose Mill, Chadderton Site Code: RMC6 Drawing Ref: DBA-RMC-16-1 Date Drawn: 27-05-2016 Drawn By: VN</p>	<p>Key:</p>  Study Area
<p>The Centre for Applied Archaeology</p>	<p>Centre for Applied Archaeology College of Science and Technology The Crescent Salford M5 4WU</p>	<p>Scale:</p> 	<p>N</p> 	

Figure 11.1: OS survey of 1848, study area outlined in red.






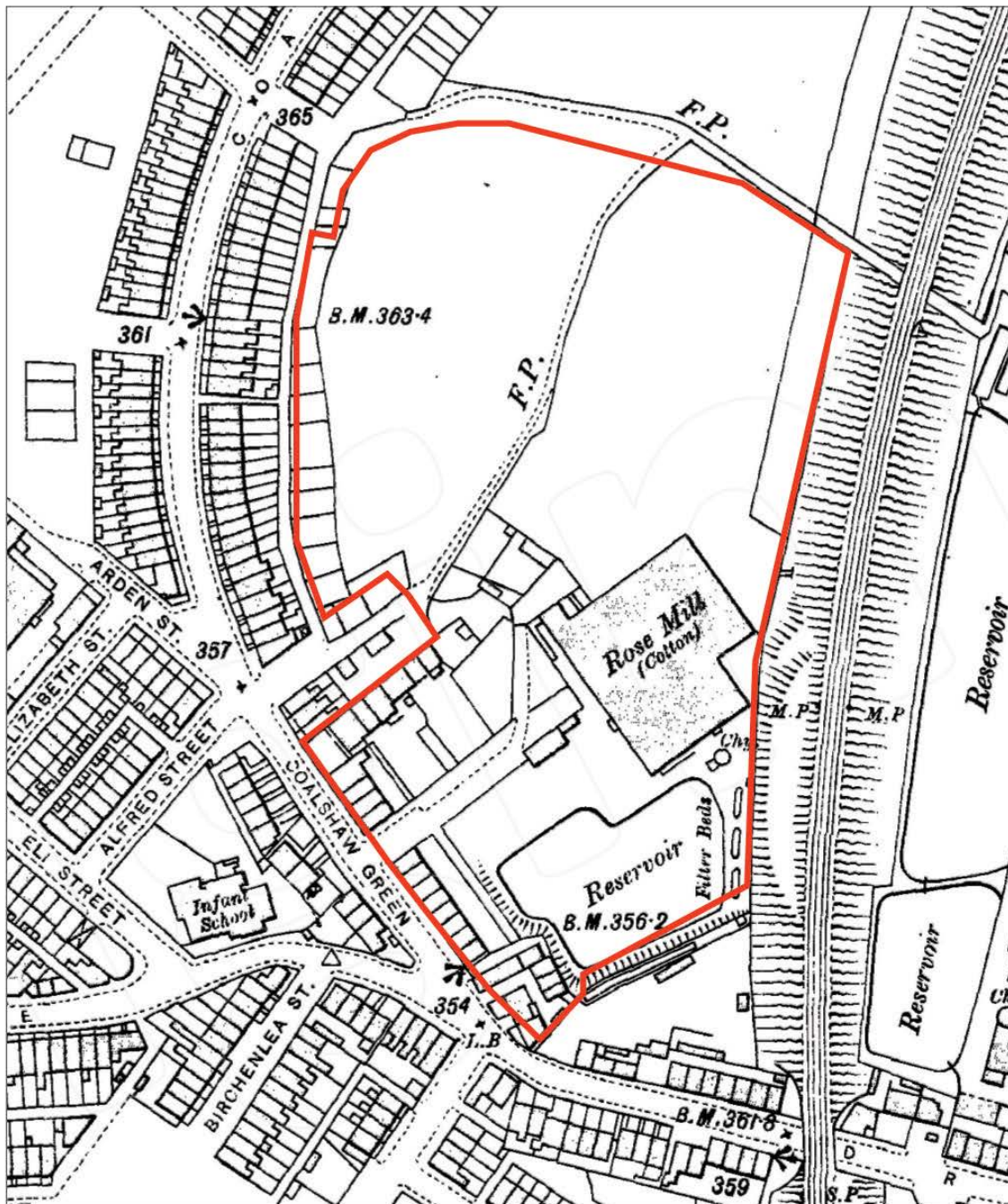
University of Salford MANCHESTER	Salford Archaeology	Title: OS Survey of 1893-4	Site Name: Rose Mill, Chadderton Site Code: RMC6 Drawing Ref: DBA-RMC-16-2 Date Drawn: 27-05-2016 Drawn By: VN	Key:  Study Area
The Centre for Applied Archaeology	Centre for Applied Archaeology College of Science and Technology The Crescent Salford M5 4WU	Scale: 		

Figure 11.2: OS survey of 1893-4, study area outlined in red.






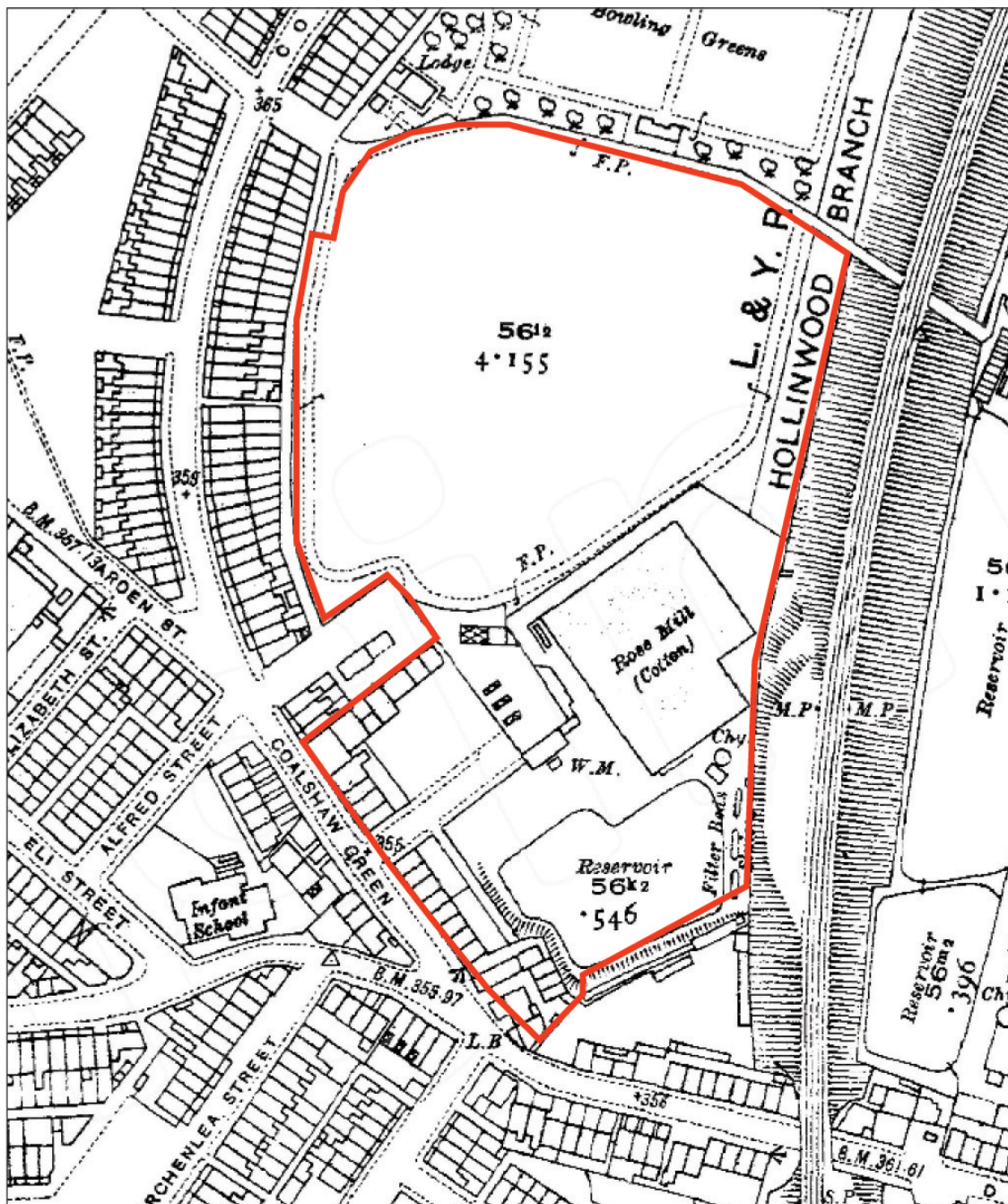
University of Salford MANCHESTER	Salford Archaeology	Title: OS Survey of 1909	Site Name: Rose Mill, Chadderton Site Code: RMC6 Drawing Ref: DBA-RMC-16-3 Date Drawn: 27-05-2016 Drawn By: VN	Key:  Study Area
The Centre for Applied Archaeology	Centre for Applied Archaeology College of Science and Technology The Crescent Salford M5 4WU	Scale: 0  50m		

Figure 11.3: OS survey of 1909, study area outlined in red.




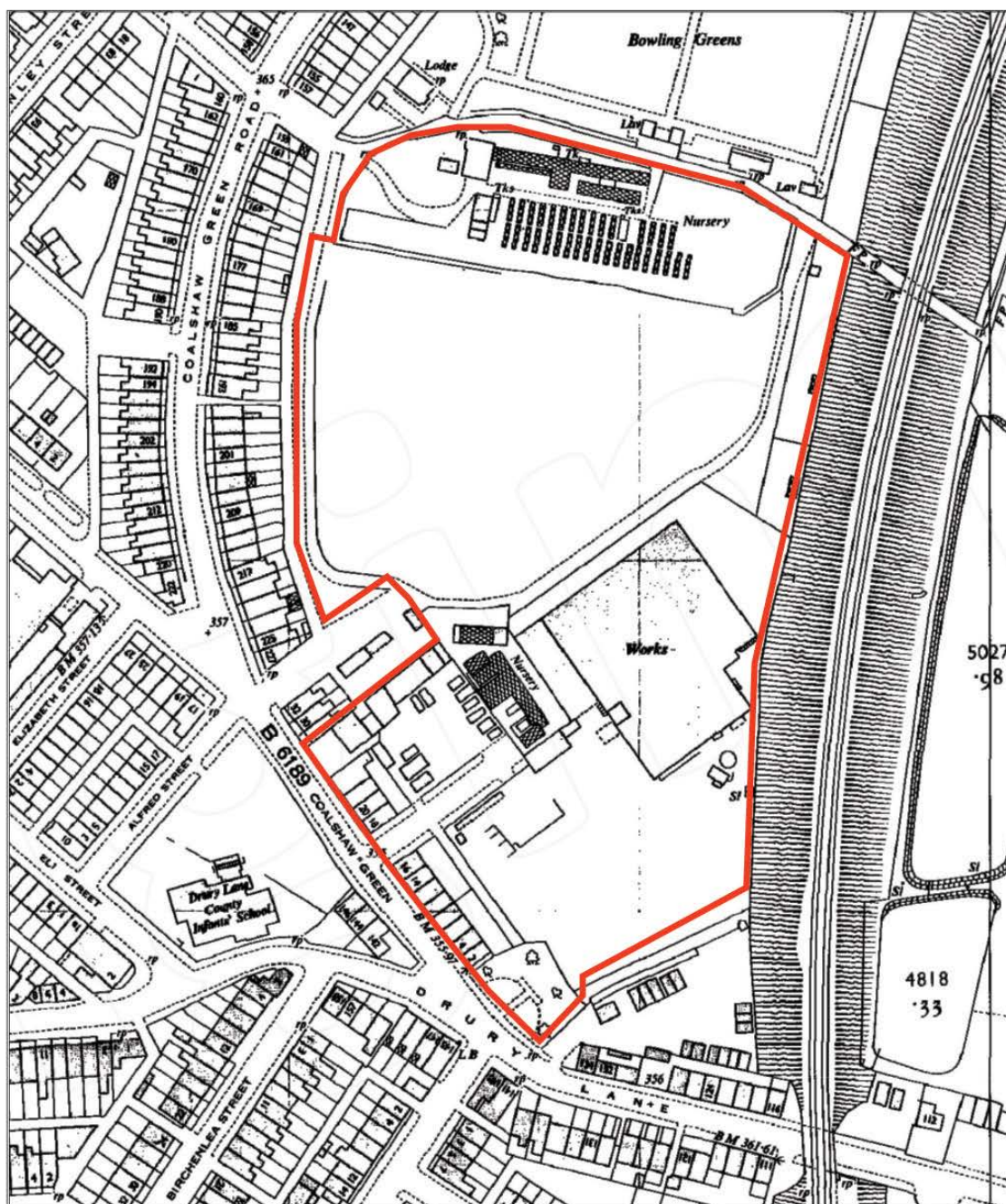
<p>University of Salford MANCHESTER</p>	<p>Salford Archaeology</p>	<p>Title: OS Survey of 1922</p>	<p>Site Name: Rose Mill, Chadderton Site Code: RMC6 Drawing Ref: DBA-RMC-16-4 Date Drawn: 27-05-2016 Drawn By: VN</p>	<p>Key:  Study Area</p>
<p>The Centre for Applied Archaeology</p>	<p>Centre for Applied Archaeology College of Science and Technology The Crescent Salford M5 4WU</p>	<p>Scale: 0 50m</p>	<p>N</p>	

Figure 11.4: OS survey of 1922, study area outlined in red.



Ordnance Survey data copyright OS.
Reproduced by permission, Licence No:
100050261




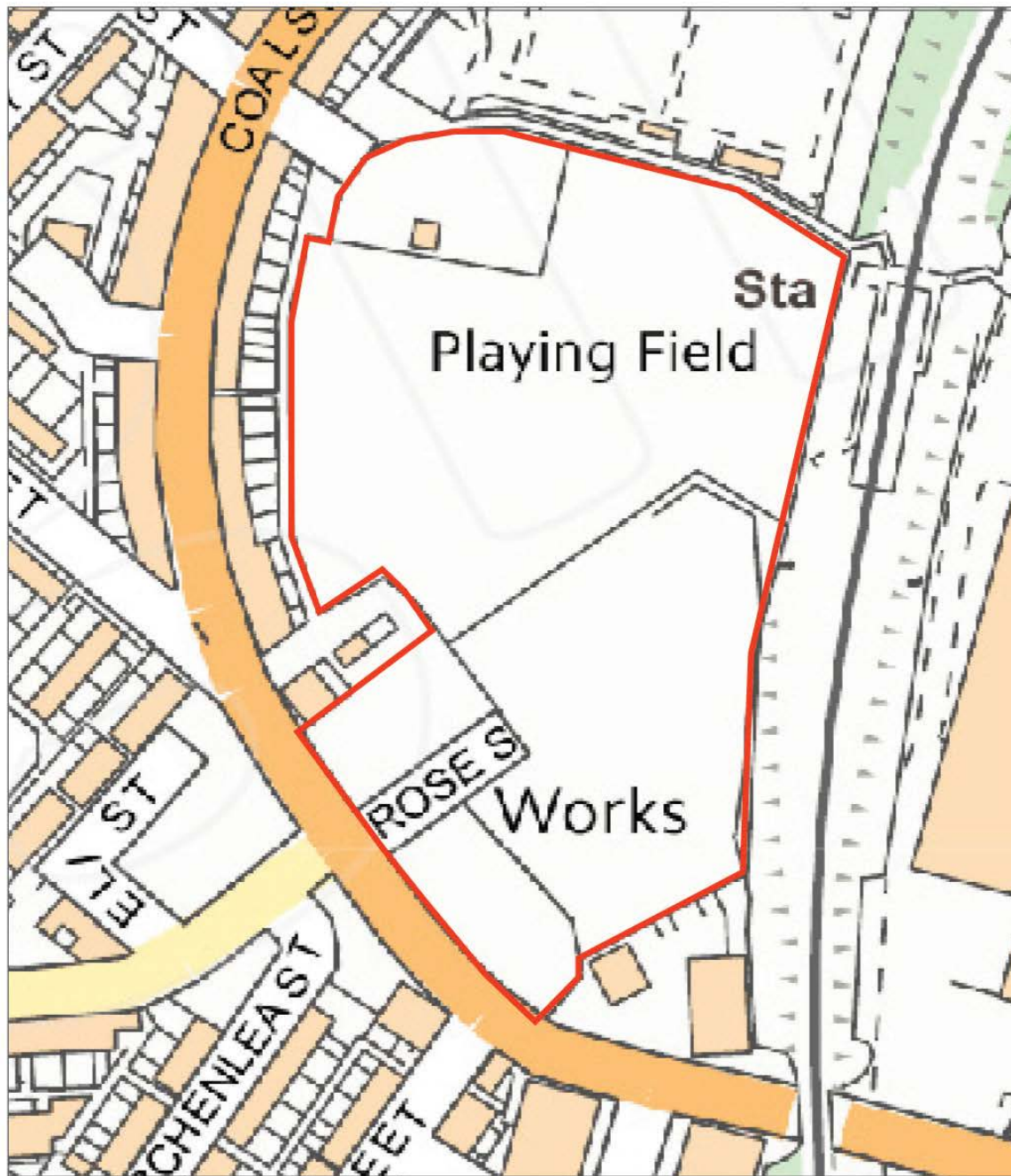
<p>University of Salford MANCHESTER</p>	<p>Salford Archaeology</p>	<p>Title:</p>	<p>Site Name: Rose Mill, Chadderton Site Code: RMC6 Drawing Ref: DBA-RMC-16-5 Date Drawn: 27-05-2016 Drawn By: VN</p>	<p>Key:</p> <p> Study Area</p>
<p>The Centre for Applied Archaeology</p>	<p>Centre for Applied Archaeology College of Science and Technology The Crescent Salford M5 4WU</p>	<p>Scale:</p> <p>0  50m</p>	<p>N</p> <p></p>	

Figure 11.5: OS survey of 1960-70, study area outlined in red.



Ordnance Survey data copyright OS.
Reproduced by permission, Licence No:
100050261




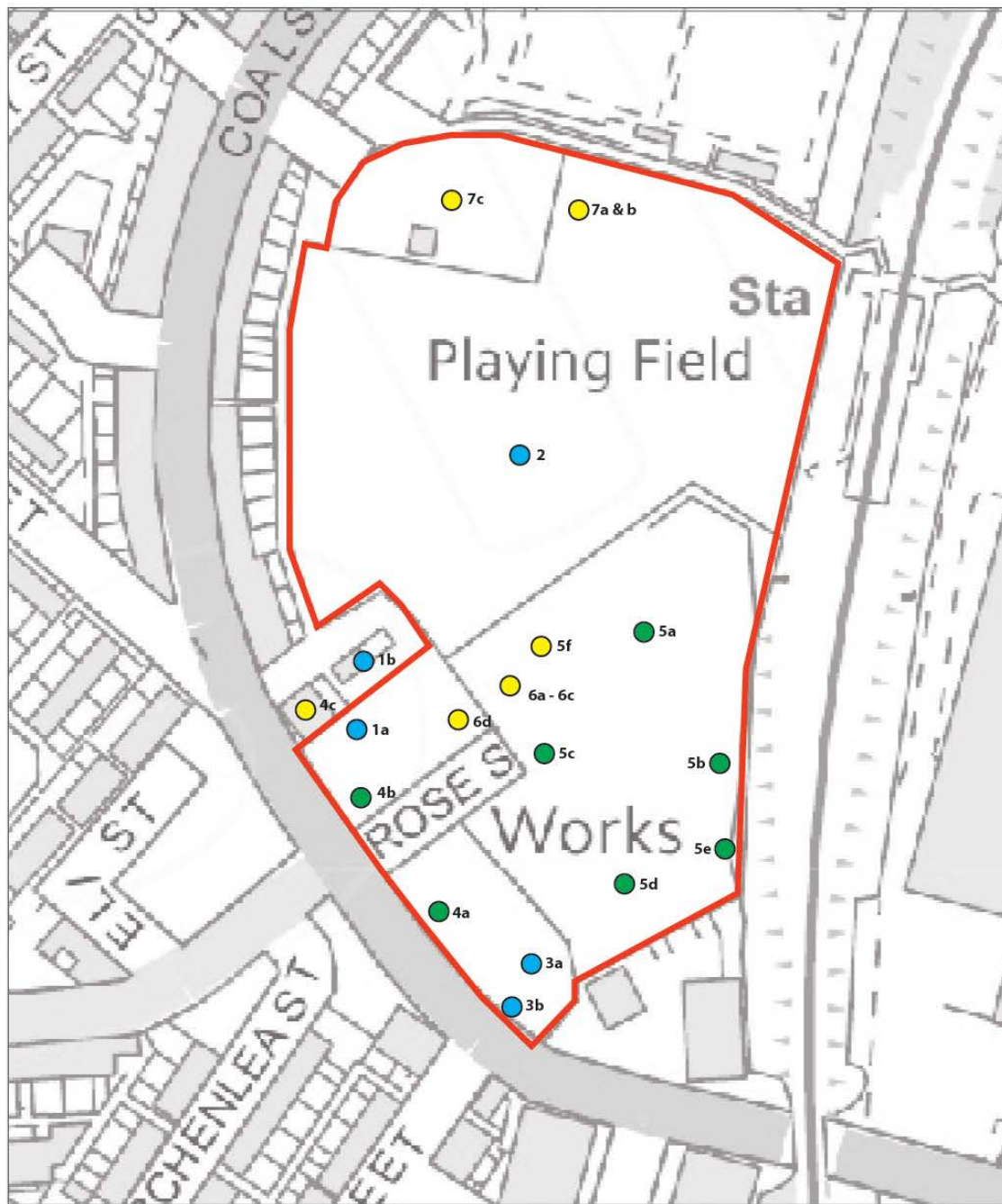
<p>University of Salford MANCHESTER</p>	<p>Salford Archaeology</p>	<p>Title: OS Survey of 2016</p>	<p>Site Name: Rose Mill, Chadderton Site Code: RMC6 Drawing Ref: DBA-RMC-16-6 Date Drawn: 27-05-2016 Drawn By: VN</p>	<p>Key:</p>  Study Area
<p>The Centre for Applied Archaeology</p>	<p>Centre for Applied Archaeology College of Science and Technology The Crescent Salford M5 4WU</p>	<p>Scale: 0 50m</p> 	<p>N</p> 	

Figure 11.6: OS survey of 2016, study area outlined in red.



Ordnance Survey data copyright OS.
Reproduced by permission, Licence No:
100050261







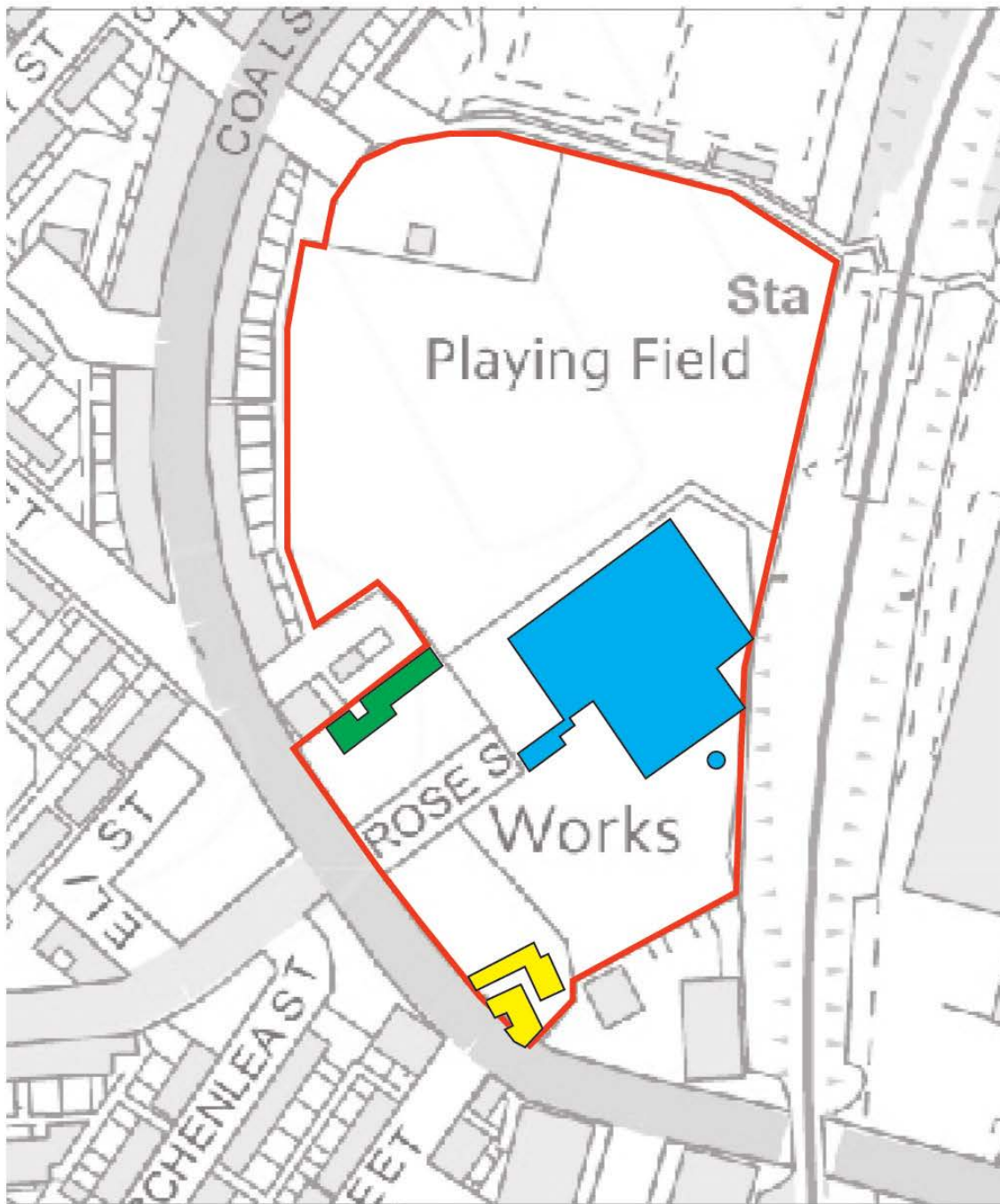
University of Salford MANCHESTER	Salford Archaeology	Title: Gazetteer map showing the location of all known heritage assets to fall within the study area.	Site Name: Rose Mill, Chadderton Site Code: RMC6 Drawing Ref: DBA-RMC-16-7 Date Drawn: 27-05-2016 Drawn By: VN	Key:  Study Area  Early C19 sites  Late C19 sites  Early - Mid C20 sites 1a Gazetteer Site Number
The Centre for Applied Archaeology	Centre for Applied Archaeology College of Science and Technology The Crescent Salford M5 4WU	Scale: 		

Figure 11.7: Gazetteer map showing the location of all known heritage assets to fall within the study area.

Figure 11.8: Proposed development plan supplied by Countryside Properties UK Ltd.



Ordnance Survey data copyright OS.
Reproduced by permission, Licence No:
100050261







University of Salford MANCHESTER	Salford Archaeology	Title: Archaeological Hazard Map showing the location of archaeological remains which will require archaeological mitigation.	Site Name: Rose Mill, Chadderton Site Code: RMC16 Drawing Ref: DBA-RMC-16-9 Date Drawn: 08-06-2016 Drawn By: VN	Key:  Study Area  Site 1 - Coalshaw Green Farm (Early C19 / possibly earlier)  Site 3 - Weavers Cottages (Early C19)  Site 5 - Rose Mill (Late C19)
The Centre for Applied Archaeology	Centre for Applied Archaeology College of Science and Technology The Crescent Salford M5 4WU	Scale: 0  50m		

Figure 11.9: Archaeological hazard map showing the location of the known archaeological remains which would require archaeological mitigation should the site is be redeveloped

12. Appendix 2: Walkover Survey Photographs



Figure 12.1: Vacant plot on the corner of Rose Street once occupied by housing (Sites 3 & 4a). Looking east.



Figure 12.2: Surviving workers housing built in red brick on right hand side of photograph (Site 4c). Looking north-west.



**Figure 12.3: Entranceway into Rose Mill (Site 5), now demolished.
Looking south-east.**



**Figure 12.4: Vacant plot once occupied by Rose Mill (Site 5). Looking
north.**



Figure 12.5: Vacant plot at the end of Rose Street once occupied by the Coalshaw Green Nursery (Site 6). Looking north-east.



Figure 12.6: Vacant plot on the north side of Rose Street once occupied by Coalshaw Green Farm (Site 1) and later Nursery (Site 6). Looking north-west.

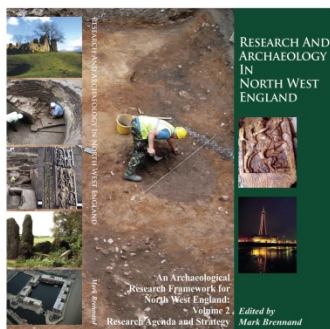


Figure 12.7: Partial surface remains relating to former Nursery structures (Site 6d). Looking north-west.

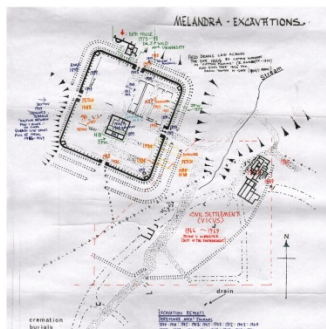


Figure 12.8: Playing field at northern extent of the study area. Trees in background show location of (Sites 1 to 6), now vacant. Looking south.

CONSULTANCY



DESK BASED ASSESMENTS



WATCHING BRIEF & EVALUATION



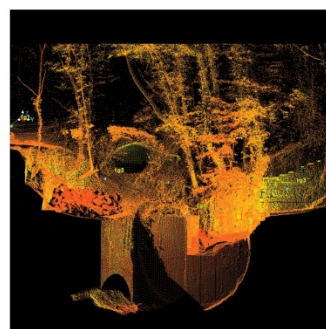
EXCAVATION



BUILDING SURVEY



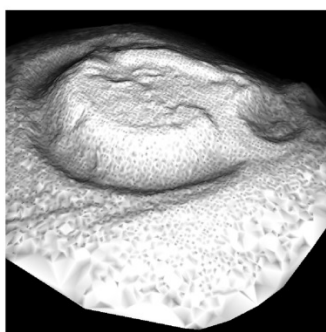
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



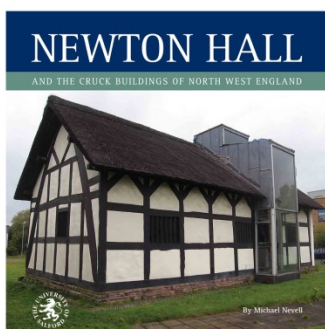
GEOPHYSICAL SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

