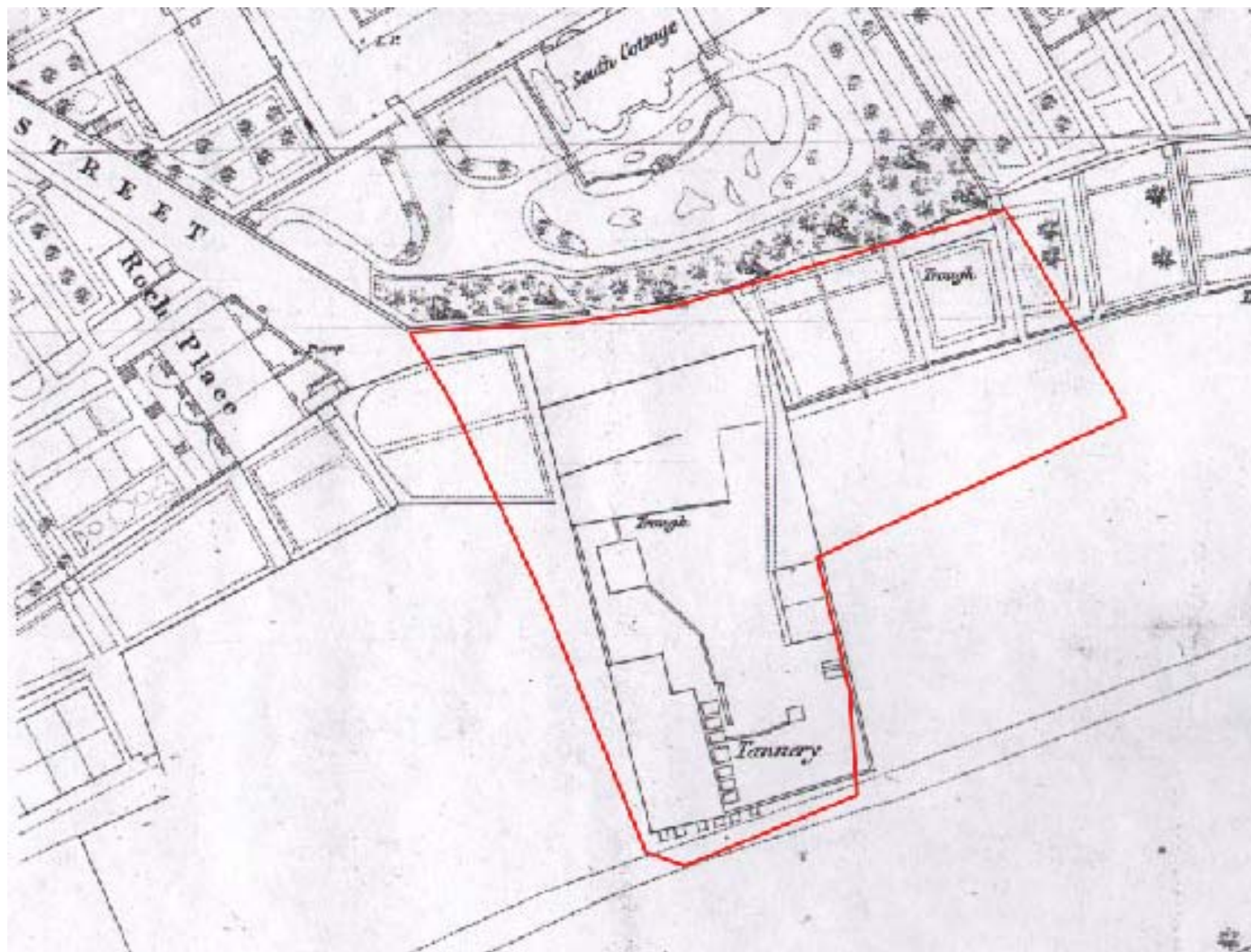




Centre for  
Construction Innovation  
North West

The Centre for  
**Applied  
Archaeology**



## Kitchen Street, Rochdale: An Archaeological Desk-Based Assessment.

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## Summary

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The Centre for Applied Archaeology (CfAA) was commissioned by The Regenda Housing Group to carry out an archaeological Desk-Based Assessment of a proposed development on the land bounded by Kitchen Street, Ramsey Street and the rear properties facing South Court, Rochdale ( SD 9022 1365).

The study area contains potential archaeological remains of the 19<sup>th</sup> and 20<sup>th</sup> centuries. These remains belong to four main types of activity: the tanning factory (**sites 1a to 1d**, early to mid-19<sup>th</sup> century); the remains of workers' housing (**sites 3a, 3b and 9**, 19<sup>th</sup> century); the church mission (**sites 11a and 11b**, early to mid-20<sup>th</sup> century) and the nursery (**site 13**, mid- to late 20<sup>th</sup> century).

None of the potential remains within the study area are considered to have national significance. However the study area does contain potential remains of regional and local significance, which will be destroyed by the proposed development and will therefore require appropriate recording to be made.

Following consultation with the curatorial body (Greater Manchester Archaeological Unit) it is recommended that the below ground archaeological remains identified by this study will require archaeological intervention prior to commencement of any development work. This intervention will take the form of a strip and plan phase of excavation, which needs to be scheduled and completed prior to construction. All archaeological works will require a Written Scheme of Investigation (WSI) to be produced in consultation with the Greater Manchester Archaeological Unit and should be concluded at the earliest possible opportunity.



## *1. Introduction*

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The Centre for Applied Archaeology (CfAA) was commissioned by The Regenda Housing Group to carry out an archaeological Desk-Based Assessment of a proposed development on the land bounded by Kitchen Street, Ramsey Street and the rear properties facing South Court, Rochdale ( SD 9022 1365).

The aim of the assessment was to identify as far as possible the nature and significance of the archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains. The significance of the archaeological resource has been assessed using PPS5 (Planning Policy Statement 5: Planning for the Historic Environment, March 2010).



## 2. Methodology Statement

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The assessment comprised of a Desk-Based study and a site inspection. The Desk-Based study examined the following sources:

- Greater Manchester Historic Environment Record, formally the Sites and Monuments Record (SMR), which is held by the Greater Manchester Archaeological Unit (GMAU).
- Published and unpublished cartographic, documentary and photographic sources
- Rochdale Local History Library and Archive (Touchstones).
- John Ryland's University Library Archives
- National Census Returns

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.

Historic mapping is included in Appendix 1, **Figures 2 to 10** and the photographs taken during the site inspection are shown in Appendix 2, **Plates 1 to 5**. The Assistant County Archaeologist for Greater Manchester, Dr Andrew Myers has been consulted on the findings of this report.



### *3. The Setting*

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#### *Location, Topography and Land use*

The study area lies within the Wardleworth district of Rochdale, approximately 0.6 km east of Rochdale Town Centre and 0.3 km north of the River Roch. The study area is centred at SD 9022 1365 and is bounded by residential properties to the north, a school to the east, Ramsay Street to the south and Kitchen Street to the west (**Figure 1**).

The study area is approximately 0.33ha in size and modern OS mapping shows that the southern boundary sits at a height of 123.7m AOD which then rises to 135.5m AOD at the northern boundary. The study area was most recently used as a day nursery which appears to have been constructed on a level platform, formed by the terracing of the northern half of the study area. Consequently the northern end of the study area has been built up causing any surviving archaeological remains to now lie beneath a 3.0m levelling layer. The southern end of the study area which contained the former Roach Place Tannery and the Church has not been terraced and appears to have kept the natural slope of land (**Figure 10**).

A site visit was undertaken by Vicky Nash and Dr Michael Nevell on the 14th October 2010, photographs are provided in Appendix 2: **Plates 1 to 5**. The visit established that the northern edge of the study area was bounded by a substantial sandstone retaining wall, which was supplemented at its eastern end by a modern brick wall. The eastern edge of the site was bounded by an older red brick wall, whilst the southern and western edges of the study area were bounded by a modern metal fence, which contained a set of double gates which allowed access to the study area from Kitchen Street. The central part of the study area comprised of a broadly flat concrete surface which ran the entire width of the study area marking the footprint of the former nursery building. This surface was covered by a layer of rubble associated with the demolition of the nursery. The northern end of the site was considerable higher due to terracing but no archaeological features could be identified within this terrace owing to the presence of building materials and scaffolding associated with the proposed development. The southern part of the study area sloped down towards Ramsey Street and comprised of rough scrub vegetation, nettles and modern fly tipped tyres, carpet remnants and domestic rubbish.

#### *Geology*

The drift geology of the study area is comprised of Glacio-Fluvial Sand and Gravel. The solid geology comprised of shale's, mudstones and thin coals of the Upper

Carboniferous Coal Measures that overlie the Upper Carboniferous sandstones and shale's of the Millstone Grit (<http://www.bgs.ac.uk>).

### ***Geotechnical Investigations***

In situ geotechnical tests were performed within the study area in January 2010 by LK Consult Ltd. These investigations involved the hand excavation of three trial pits located along the length of the north retaining wall, referenced TP101 to TP103 and the drilling of 6 boreholes across the study area referenced WS101 to WS106 (**Figure 11**).

The trial pits were undertaken to establish the nature of the sandstone retaining wall which formed the northern boundary of the study area. Trial pit TP101 identified that the sandstone retaining wall at the north of the study area, had a depth of 0.9m below ground level and was constructed on top of a layer of natural sand and gravel deposits. Test pits TP102 and TP103 established that the modern red brick retaining wall which supplemented the eastern end of the sandstone wall was constructed on top of a course of sandstone blocks which sat on a layer of natural silt.

The borehole investigations were undertaken to establish the geological make up of the study area and samples were taken to a maximum depth of 6.5m below ground level. The results of the borehole investigations are summarised in the table below:

**Table 3.1: Geological make up of the study area.**

<b><i>Depth (mbgl)</i></b>	<b><i>WS101</i></b>	<b><i>WS102</i></b>	<b><i>WS103</i></b>	<b><i>WS104</i></b>	<b><i>WS105</i></b>	<b><i>WS106</i></b>
1.0	sand/ gravel	-	silt	-	-	-
2.0	Silt	-	silt	clay	-	-
3.0	Silt	silt	silt	clay	-	Peat
4.0	Sand	silt	silt	sand	Silt	sand/gravel
5.0	Silt	silt	silt	sand/gravel	Silt	sand/gravel
6.0	-	-	-	-	sand/gravel	-
Groundwater	<b>3.0</b>	<b>1.9</b>	<b>3.3</b>	<b>3.3</b>	<b>3.3</b>	<b>3.5</b>

### ***Designated Sites***

There are no sites with statutory protection within the study area.



## ***4. Archaeological & Historical Background***

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### ***Pre-Industrial to Medieval Period***

Documentary and cartographic research has confirmed that there are no known sites of pre-industrial, Roman or Early Medieval date to be found within the study area or located within its immediate surroundings.

Although there are no Medieval sites known within the study area, during this period Kitchen Street lay within Wardleworth which was part of the Spotland district of the ancient parish of Rochdale (Farrer & Brownbill 1911, 187-201). Historically the parish of Rochdale was divided into four townships: Huddersfield to the east, Spotland to the west, Castleton to the south-west and Butterworth to the south-east (Baine, 1868: 482). Although today Spotland lies within the borough of Rochdale, the area itself has enjoyed a long and largely independent history. Prior to its assimilation within Rochdale in 1872, Spotland had existed as a separate entity with the districts of ‘Brandwood (Higher and Lower), Whitworth (Higher and Lower), Catley Lane, Wolstenholme, Woodhouse Lane Fallinge, Chadwick and Healy’, all falling within its boundaries, (Taylor 1972, 1). Taylor writes that until the coming of the Industrial Revolution, the district had existed on “the banks of the River Spod or Spodden (from which the area takes its name), upon which at some cost to the district’s natural beauty, its industrial prosperity had been built” (Taylor 1972, 2).

The manor of Rochdale, which probably covered the same area as the parish, was never very strong and by the late Medieval period appears to have fallen into decay. However, a small market town emerged on the southern banks of the River Roch around the medieval pariah church of St Chad’s. This market town received a charter in 1251 and was to become the focus of a significant woollen industry in the Post-Medieval period (Farrer & Brownbill 1911, 188-9).

### ***Post-Medieval and Industrial Rochdale***

From the later Medieval period until the 19<sup>th</sup> century Rochdale was a major centre for woollen manufacture. As early as the 16<sup>th</sup> century the industry was so widespread that production outstripped the local supply of wool and relied on imported wool from Ireland and the Midlands. Wool was bought by clothiers and either sold or increasingly put out to rural spinners and weavers. The small post-medieval town served as a marketing and finishing centre for these rural communities until industrialisation in the late 18<sup>th</sup> century (McNeil & Nevell 2000, 35).



Several water-powered fulling mills are known from the 17<sup>th</sup> century and these were the basis for the new late 18<sup>th</sup> century factory system, especially woollen scribbling mills in Littlebrough and Wardle. The woollen industry was so successful that by the mid-19<sup>th</sup> century Rochdale manufactured 80% of England's flannel production. Water-powered cotton spinning mills were built on the Roch in the 1780s and 1790s, but at late as 1818 there were only seven cotton mills in Rochdale itself. However, by the 1840s cotton had overtaken wool in importance. The new cotton mills were concentrated around the towns of Rochdale and Heywood, the latter having a fine group of ruined water-powered mills in the Cheesden Valley. The growth of the cotton industry stimulated the development of Rochdale town, whose population grew from 8,542 in 1801 to 83,114 in 1901. The success of Rochdale's textile industry in the 19<sup>th</sup> century led to its rise to borough status and it remained the dominate settlement, despite the growth of the industrial towns of Heywood and Littleborough (McNeil & Nevell 2000, 38).

### *Kitchen Street during the 19<sup>th</sup> and 20<sup>th</sup> Centuries*

Thomas Whiteheads map of 1831 (**Figure 2**) shows that during the early part of the 19<sup>th</sup> century the study area sat on the north-eastern edge of Rochdale's developing urban centre, on the northern bank of the River Roch, and that the land to its south and east was still relatively rural. At this time the study area appeared to have a similar 'L' shaped boundary as today which could be accessed from Roach Place to the north and from a pathway (later Ramsey Street) to the south. Located within the study area were two structures: the larger, an 'L' shaped building (**Site 1a**: see *Gazetteer of sites & Figures 12 & 13*) sat in the south-west corner of the study area and abutted the southern and western boundary walls. The second, a smaller square structure (**Site 3a**) lay against the eastern boundary wall. Running in between these structures was a wall aligned north-west/south-east, which ran from the site entrance in the southern boundary wall up to a small square enclosure (**Site 2**) which sat to the immediate north of the 'L' shaped structure. No documentary evidence could be found to establish the purpose or ownership of these structures.

By the time of the OS survey of 1844 (**Figure 3**), the study area was in use as a tannery but its ownership at this time could not be confirmed. However, census records from 1841 have established that the smaller square structure (**Site 3a**) along the study areas eastern boundary was a dwelling known as 'Tan Pits', which at this time was home to a washerwoman and her daughter (**Table 4.1**). Structurally, the study area's layout remained the same in the years between 1831 and 1844 except for a few minor alterations. The OS map of 1844 (**Figure 3**) showed that the northern end of the study area had been divided into a series of garden plots and a small walled off area containing trees, possibly an orchard, now occupied the north-west corner of the site. Cartographic evidence (**Figure 3**) also showed that the square enclosure (**Site 2**), situated to the north of the 'L' shaped tannery building, appeared to have been demolished and rebuilt (**Site 4**) against the western boundary wall of the study area. The wall which ran north from the tanneries entrance in the southern boundary wall also appeared to have been altered so that it ran parallel to eastern

face of the 'L' shaped tannery building , curving west at its northern end where it abuts the new square enclosure (**Site 4**). The realignment of this wall appeared to have created a small private tannery yard which closed off the tannery compound from the rest of the study area, marking a distinct boundary between the domestic and industrial uses of the site.

**Table 4.1: Census returns for the dwellings located within the study area.**

<i>Year</i>	<i>Address</i>	<i>Name</i>	<i>Age</i>	<i>Relation</i>	<i>Profession</i>
1841	Tan Pits, Roach Place	Mary Herron	45		Washerwoman
		Ellen Herron	15		Woolen Picker
1851	Tan Yards, Roach Place	Richard Rossell	47	Head	Manufacturing Manager
		Jane Rossell	29	Wife	
		Jane Rossell	3	Daughter	
		Elizabeth Rossell	1	Daughter	
		George Rossell	35	Head	Carter
		Margaret Rossell	34	Wife	
		Jane Rossell	11	Daughter	Scholar
		Agnes Rossell	10	Daughter	Scholar
		Richard Rossell	8	Son	Scholar
		Ellen Rossell	7	Daughter	Scholar
		Robert Rossell	3	Son	
		William Rossell	10	Son	
1861	Tan Pits, Roach Place	William Cunliffe	39	Head	Tanner & currier employing 5 men.
		Eleanor Cunliffe	38	Wife	
		Ellen Ann Cunliffe	18	Daughter	
		Richard Cunliffe	16	Son	Currier
		William Cunliffe	11	Son	Scholar
		William H Hornby	13	Nephew	Curriers Assistant
		Mary A Kershaw	25		House Servant

Between 1844 and 1851 the cartographic sources show that the study area had undergone extensive reconstruction due to the growth of the Tannery (**Figures 3 & 4**). Whilst the gardens in the north-east corner of the study area appear to have

survived, they were separated from the rest of the study area by an extension of the east boundary wall. The north-west corner of the site, which formally contained the orchard now appeared to have been cleared and a series of walls aligned east-west had been constructed to create two yard areas, possibly for use by the Tannery. To the south of these walls the small square enclosure (**Site 4**), lying to the north of the 'L' shaped tannery building, appeared to have been moved back (**Site 5**) to its originally position as detailed in the 1831 map (**Figure 2**) and a trough now appeared to be located to the immediate north of this enclosure. The wall which abutted this enclosure still survived in part, but its southern end appeared to have been demolished to make way for the expansion of the tannery.

During this period the boundary walls of the study area appeared to have been made more substantial and the entrance through the southern boundary wall appeared to have been closed. The 'L' shaped tannery building appeared unchanged, although the OS map of 1851 (**Figure 4**) noted that this structure had a cellar. To the immediate east of the Tannery building a series of seven tanning pits (**Site 1c**) now appeared to be located within the tannery yard. The three pits located at the northern end of the tannery building were bounded to the east by the remains of the former yard boundary wall (noted above) and to the south by a modern wall, aligned east-west which abutted a second small enclosure (**Site 6**). The addition of this wall and small enclosure appeared to divide the tanning pits into two sections which may indicate the different tanning processes which were carried out onsite. To the east of the 'L' shaped Tannery building (**Site 1a**), abutting the eastern boundary wall lay the dwelling known as Tan Pits (**Site 3a**). The OS map of 1851 (**Figure 4**) indicated that this structure had been divided into two separate houses accessed by a footpath that ran north through the Tannery yard to Roach Place. This appeared to be the only entrance / exit to the Tannery and its houses. Whilst the documentary evidence could not establish the ownership of the Tannery during this period of expansion, census records have established that the houses within the study area were known as 'Tan Yards' and were occupied by the families of Richard Rossell a Manufacturing Manager and his brother George Rossell who was a Carter (**Table 4.1**).

Documentary sources indicated that by 1858 the Tannery and its dwellings were owned by a William Cunliffe and the study area was known as 'Roach Place Tannery' (**Table 4.2**). Census records from 1861 also establish that William Cunliffe and his family were living in Tan Pits during this period and that a total of five men were employed within the Tannery (**Table 4.1**).

**Table 4.2: Trade Directory entries for study area.**

<i>Source</i>	<i>Entry</i>
Post Office Directory 1858	Cunliffe Wm. & Richd. Tanners & Curriers, Roach Place Tannery.
Slater's Directory 1871-72	Curriers and Leather Dressers: Cunliffe Richard, Roach Place

	Tannery.
	Curriers and Leather Dressers: Cunliffe William (and manufacturer of picking bands, &c.), Roach Place Tannery.
Worrall's Directory 1873	Cunliffe Wm., Tanner, Roach Place Tannery.
Macdonald's Directory 1879	Cunliffe William, Tanner, Roach Place Tannery.
Worrall's Directory 1885	Cunliffe William (Cunliffe & Jackson), Tanners and Curriers, Roach Leather Works, Ramsay Street.
Duncan's Directory 1894-95	Ramsay Street Tanning and Currier Co. Kitchen Street.

Between 1851 and 1892 the study area appeared to have undergone another period of extensive reconstruction. Cartographic evidence showed that the study area's modern boundary was formed during this period due to the construction of Kitchen Street to the west, Ramsay Street to the south and Heyworth's Place to its east. As in earlier cartographic sources the north-east section of the study area remained undeveloped and by 1892 it was shown as a large area of grassland, with two rectangular structures (**Sites 10a & 10b**), which abutted the study area's northern boundary wall. The only access into this garden appeared to be from a footpath which ran north from Heyworth's Place (**Figure 5**).

The OS map of 1892 (**Figure 5**) also showed that the previously undeveloped land, lying between Kitchen Street and the Tanneries western boundary wall, now appeared to have been divided into four enclosed yards, three of which had entrance points from Kitchen Street. The two yards which formally stood at the northern end of the site now appeared to have been demolished creating one large open yard containing a well (formally marked as a trough). During this period it appeared that the 'L' shaped Tannery building was extended at its northern end and that this extension (**Site 1b**) could be accessed via the newly constructed yards on Kitchen Street. To the east of the Tannery building and the tanning pits appeared a rectangular, open-sided, structure (**Site 1d**) which abutted the southern boundary wall of the study area. This open-sided structure, along with the tanning pits, appeared to be enclosed from the rest of the tanning yard by a wall which ran north-west/south-east from the open sided structure across to the main Tannery building. Documentary evidence established that in the first half of the 19<sup>th</sup> century the process of Currying, by which the leather produced by the tanning process was made supple and suitable for use by shoe-makers or saddlers and involving soaking, scraping and treatment with tallow or 'train' oil (Trinder 1992: 188-9), could not legally be carried out by Tanners (Trinder 1992, 189). However a change in the law in 1851 allowed Tanners to carry out this process and this may be the reason behind the expansion of the Tannery at Kitchen Street. Trade directory entries from 1871 (**Table 4.2**) confirm that the Roach Place Tannery was now carrying out the process of Currying and census entries from 1861 confirm that Curriers were employed at the Tannery (**Figure 1**).

The houses formally known as 'Tan Pits' and 'Tan Yard' (**Table 4.1**) also appeared to have been extended south during this period by the addition of a third house (**Site**



**3b).** The 1892 OS map labeled these dwellings as ‘Tan Pits Place’ (**Figure 5**), but no census records could be found for these dwellings after 1861. It is known from census records that at some point between 1861 and 1871 the Tannery owner William Cunliffe and his family vacated ‘Tan Pits Place’ for a larger property on Roach Place and it is possible that their former dwellings were extended and re-used for industrial purposes during the time of expansion at the Tannery. Documentary evidence has shown that during the early 1880’s the Cunliffe Family went into partnership with the Jackson family and the Tannery became known as Roach Leather Works. By 1894 Cunliffe and Jackson had relocated to alternative premises on River Street (Duncan Trade Directory, 1894, 79), but Roach Leather Works was still in use under the name of ‘Ramsay Street Tanning and Currier Company’ (**Table 4.2**). No further entries for the Tannery appear in the trade directories after 1894 and cartographic sources from the late 19<sup>th</sup> century showed the site to be disused (**Figure 5**).

During the early 20<sup>th</sup> century the study area appeared to be cleared. The OS map of 1908 (**Figure 7**) showed that only the northern boundary wall survived intact along with three small rectangular structures, (**Sites 10a, 10b & 10c**) which abutted it. Running east-west across the centre of the former tannery yard appeared a modern wall which had a square enclosure to its north containing two small, rectangular glass roofed structures. By 1930, OS mapping (**Figure 8**) showed that the only the northern boundary wall survived and that the east, south and west boundary walls had been demolished to create an open site which contained allotment gardens and parkland.

By 1959 OS mapping showed that the study area had been redeveloped and that a church (**Sites 11a & 11b**) was constructed on the land which formally housed Roach Place Tannery and Tan Pits Place (**Figure 9**). No documentary evidence relating to this church could be obtained from Rochdale Archives, although a newspaper article from the Rochdale Times in 1912 did make reference to the Church of the Good Shepherd on Entwistle Street, using land at the end of Ramsay Street for their mission and Sunday school (Rochdale Times, 08/05/1912: 5). It can therefore be suggested that lacking of any further evidence, the church which appeared on the 1959 OS map was a later development of the mission and Sunday school referred to by the 1912 Rochdale Times Article. By 1975 the church had been demolished and the study area had been rebounded by a metal fence which ran along Kitchen Street and Ramsay Street (**Figure 10**). Contained within the northern half of the study area were the Wardleworth Day Nursery (**Site 13**) and its car park, which could be accessed via an entrance from Kitchen Street. To the south of the study area, occupying the land which contained the former tannery and church was the nurserie’s garden. Documentary evidence confirms that Wardleworth Day Nurse was demolished in 1995 and since that time the study area has remained scrub land.



## 5. Gazetteer of Sites

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The following gazetteer provides a summary of the sites identified within the study area. For their location please see **Figure 12**.

**Site Number: 1**

**Site Name:** Kitchen Street, Rochdale

**NGR:** 9022 1363

**Site Type:** Tannery

On Whiteheads map of 1831 an 'L' shaped building (**Site 1a**) was shown to occupy the south-west corner of a rectangular yard which occupied the western side of the study area. The OS map of 1844 showed that the building functioned as a Tannery and indicated that it was separated from the rest of the yard by a wall running alongside its eastern face. By the time of the 1851 OS survey the building was shown to have a cellar and the wall running alongside its eastern face appeared to have been shortened at its southern end and replaced by a series of seven tan pits (**Site 1c**). Documentary sources from 1858 confirmed that this building was called Roach Place Tannery. By 1892 OS mapping shows that the building had been extended by the addition of two square structures (**Site 1b**) at its northern end. The wall which ran along the eastern face of the building had by this time been demolished and only six tan pits were now depicted. To the immediate east of the tan pits appeared an open sided rectangular structure (**Site 1d**). Documentary research indicated that this structure may have been used as a curriers workshop which was constructed some time before the 1870's. By 1893 OS mapping notes the Tannery as being 'disused' and by the time of the OS survey of 1908 the building has been demolished.

**Site Number: 2**

**Site Name:** Kitchen Street, Rochdale

**NGR:** 9022 1364

**Site Type:** Industrial Enclosure

Whiteheads map of 1831 identified a small square enclosure to the immediate north of the Tannery buildings (**Site 1a**). The enclosure measured approximately 3.0m x 3.0m and most likely housed a water tank used by the Tannery. By the OS map of 1844, the enclosure appeared to have been demolished and replaced by a newer enclosure (**Site 4**) located against the western boundary wall of the Tannery.

**Site Number:** 3

**Site Name:** Kitchen Street, Rochdale

**NGR:** 9023 1364

**Site Type:** Housing

On Whiteheads map of 1831 a rectangular structure (**Site 3a**) was shown to abut the eastern boundary wall of the Tannery yard. The Census record of 1841 confirmed this structure to be a dwelling called Tan Pits. By the time of the OS survey of 1851 the structure was shown as two dwellings which were accessed by a footpath running south from Roach Place, through the Tannery yard. Documentary sources confirmed that by 1851 the dwellings were renamed Tan Yards and by 1861 these dwellings were home to the Tannery owner, William Cunliffe and his family. OS mapping from 1892 showed that the dwellings were extended by the addition of a square structure (**Site 3b**) at their southern end. No census records could be found for these dwellings after 1861 and this may suggest that the structures were used for industrial purposes due to the expansion of the Tannery during the mid to late 19<sup>th</sup> century. By the time of the 1908 OS survey these structures appear to have been demolished and replaced by an area of grassland.

**Site Number:** 4

**Site Name:** Kitchen Street, Rochdale

**NGR:** 9022 1364

**Site Type:** Industrial Enclosure

The OS map of 1844 identified a small square enclosure to the immediate north of the Tannery buildings. The enclosure measured approximately 3.0m x 3.0m and lay adjacent to the Tanneries western boundary wall. As with the earlier enclosure marked on Whiteheads 1831 map, the later enclosure was likely to hold a water tank, which supplied water to the Tannery building (**Site 1a**). By the OS map of 1851, the enclosure appeared to have been demolished and replaced by a newer enclosure (**Site 5**) located to the immediate south.

**Site Number:** 5

**Site Name:** Kitchen Street, Rochdale

**NGR:** 9022 1364

**Site Type:** Industrial Enclosure

The OS map of 1851 identifies a small square enclosure to the immediate north of the Tannery buildings (**Site 1a**). The enclosure measured approximately 3.0m x 3.0m and as with (**Sites 2 & 4**), it most likely housed a water tank used by the Tannery. By the OS map of 1892, the enclosure appeared to have been demolished and covered by the extension of the northern end of the Tannery's main building (**Site 1b**).

**Site Number: 6****Site Name:** Kitchen Street, Rochdale**NGR:** 9022 1362**Site Type:** Industrial Enclosure

The OS map of 1851 identifies a small square enclosure to the east of the tan pits (**Site 1c**). The enclosure measured approximately 1.0m x 1.0m and as with sites (**Sites 2, 4 & 5**), it most likely housed a water tank used by the Tannery. By the time of the 1892 OS survey the enclosure appeared to have been demolished and covered by the construction of the possible carriers work shop (**Site 1d**).

**Site Number: 7****Site Name:** Kitchen Street, Rochdale**NGR:** 9022 1365**Site Type:** Well

The OS map of 1851 shows a trough located at the centre of the Tanneries north yard. This is noted on the 1892 OS map as a well, but by the OS map of 1908 this feature had disappeared and was later covered by the construction of the nursery (**Site 13**).

**Site Number: 8****Site Name:** Kitchen Street, Rochdale**NGR:** 9021 1364**Site Type:** Industrial Property

The OS survey of 1892 depicted a small square structure abutting the western boundary wall of the Tannery. The structure lay within the new Tannery yards constructed to the west of the Tannery building (**Site 1a**) at some point after 1851. The structure appeared to be accessed via a set of gates on Kitchen Street. Its function was unknown but it could be suggested that it was used for storage purposes connected to the Tannery. However, by the revised OS survey of 1893 this structure appeared to have been demolished.

**Site Number: 9****Site Name:** Kitchen Street, Rochdale**NGR:** 9025 1366**Site Type:** Housing

The OS survey of 1892 showed that the previously undeveloped land to the east of the study area was now occupied by a range of eight houses known as Heyworth's Place. To the rear of these properties were a series of out buildings (possibly privies) which encroached upon the south-east boundary of the study area. By the OS survey



of 1908 the most easterly of these structures appeared to have been demolished and by the OS survey of 1930 all of the structures had disappeared and replaced by allotment gardens.

**Site Number:** 10

**Site Name:** Kitchen Street, Rochdale

**NGR:** 9023 1368

**Site Type:** Out Buildings

The OS survey of 1892 showed two rectangular structures located against the retaining wall at the north-eastern end of the site. The first (**Site 10a**) was located at the centre of the wall and the second (**Site 10b**) located in the north-east corner of the study area. These structures appeared to be located within a garden accessed from Heyworth's Place which may suggest that they functioned as storage sheds. By the OS survey of 1908 an additional structure (**Site 10c**) had been added at the western end of the retaining wall, and this could be accessed from Roach Place. During this period the whole of the study area had been cleared and turned into grassland suggesting that these structures functioned as storage units connected to the maintenance of the land. At some point after 1908 (**Sites 10a & 10c**) appear to have been demolished, but (**Site 10b**) still appeared on the 1930 OS survey map at which time the study area contained allotment gardens. However by the OS survey of 1975 (**Site 10b**) appeared to have been demolished.

**Site Number:** 11

**Site Name:** Kitchen Street, Rochdale

**NGR:** 9023 1362

**Site Type:** Church

The OS survey of 1930 showed that the study area functioned as allotment gardens and parkland. However by 1959 a church (**Site 11a**) was depicted in the south-east corner of the study area on the land formally occupied by the Tannery (**Sites 1a, 1c & 1d**). To its immediate east was a second rectangular structure (**Site 11b**) which appeared to be associated with the church. Documentary sources suggested that the church and associated building may have been the mission and Sunday school for the Church of the Good Shepherd on Entwistle Street. At some point between 1959 and 1975 these structures appeared to have been demolished and do not appear on the OS survey map of 1975.

**Site Number:** 12

**Site Name:** Kitchen Street, Rochdale

**NGR:** 9023 1368

**Site Type:** Out Building

The OS survey of 1959 showed two rectangular structures located against the north retaining wall, within the grounds of the 20<sup>th</sup> century church (**Sites 11a & 11b**). These structures were joined and covered the area occupied by a former out building (**Site 10a**). By the OS survey of 1975 these structures appeared to have been demolished along with the church suggesting that their function may have been related to the use of the site as a church.

**Site Number:** 13

**Site Name:** Kitchen Street, Rochdale

**NGR:** 9022 1365

**Site Type:** Nursery

The OS survey of 1975 showed that a nursery school had been constructed at the centre of the study area. The nursery consisted of a large rectangular building (**Site 13b**) which could be accessed from a road running off Kitchen Street. This road continued east past the nursery and led to a car park which covered the north-eastern end of the study area. To the rear of the nursery building was a set of two steps which lead down into a garden formally occupied by the 19<sup>th</sup> century Tannery (**Sites 1a & 1b**). To the east of the nursery building was a small rectangular structure (**Site 13b**) which possible functioned as a storage unit for the nursery. To the immediate north of this structure was a rectangular enclosure (**Site 13c**), which may have also been used a storage unit for the nursery. Documentary sources have confirmed that the nursery was demolished in 1995.



## 6. *Significance of the Remains*

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### *Policy Context*

The archaeological resource of an area can encompass a range of remains, including below-ground remains, earthworks, and standing buildings and other structures. Some such 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. There are no remains within the application site with statutory protection.

*PPS5 (Planning Policy Statement 5: Planning for the Historic Environment, March 2010)* sets out the Secretary of State's policy on the conservation of the historic environment (including historic, archaeological, architectural and artistic heritage assets), and its wider economic, environmental and social benefits. PPS 5 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. PPS 5 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. 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 advance understanding of 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.

PPS 5 states that all non-designated assets are to be treated in the same manner as designated sites and that those sites with archaeological interest may have equal significance to the designated ones as stated in Policy HE9.3. 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 Unit (GMAU) act as archaeological curator for the Greater Manchester Region and provide archaeological advice to Rochdale Metropolitan Borough Council and have been consulted for the present assessment.

### ***Assessment Methodology and Significance Criteria***

IfA standard and guidance (*Institute for Archaeologists, Standard and Guidance for Archaeological Desk-based Assessment*, 1994, revised 2010; *the Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*, 1994, revised 2010; and the *Standard and Guidance for field evaluation*, 1994, revised 2010).

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

- The Greater Manchester Historic Environment Record (HER), formerly the Sites and Monuments Record (SMR), held by the Greater Manchester Archaeological Unit at the University of Manchester.
- Published and unpublished cartographic, documentary and photographic sources.

Archives consulted were:

- John Ryland's University Library, Manchester.
- Rochdale Local History Library and Archive (Touchstones).

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



## ***Baseline Significance Conditions for Kitchen Street, Rochdale***

### *Period*

The site contains known archaeological remains of the 19<sup>th</sup> and 20<sup>th</sup> centuries. These belong to four main types of activity: the tanning factory (**Sites 1a to 1d**, early to mid-19<sup>th</sup> century); the remains of workers' housing (**Sites 3a, 3b and 9**, 19<sup>th</sup> century); the church mission (**Sites 11a and 11a**, early to mid-20<sup>th</sup> century) and the nursery (**Site 13**, mid- to late 20<sup>th</sup> century). Other minor landscape features were recorded by the current assessment. There are no records to indicate the presence of archaeological remains from before the 19<sup>th</sup> century on the site and the landscape position of the site, on a slope away from water outside the historic core of the Rochdale town centre, is not conducive to early settlement (Brennand with Chitty & Nevell 2007, 51).

### *Rarity*

Although tanning was once a common Industrial Period industry, with its origins lying in the prehistoric and Roman periods, very few tanning sites have been studied nationally either as standing buildings (Gomersall 2000), or as below ground remains (Murphy & Wilshire 2003; Shaw 1996; Thomson 1982) and no such sites within the Greater Manchester area have been excavated. These remains have the potential for regional and national significance. The remains of workers' housing are common as standing buildings throughout the Greater Manchester area and many examples have been excavated in the last decade. However, we still lack good securely, stratified groups of pottery and palaeo-environmental deposits (Brennand with Chitty & Nevell 2007, 143-6). Therefore, the remains of workers' housing within the development area could be of local to regional significance. The other archaeological features identified within the study are belong to the mid to late 20<sup>th</sup> century and appear to be of local importance.

### *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, and from old photographs and local histories. 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 study area contains all the elements of a local urban tannery (the tanning and currying processes and associated workers' housing, (**Sites 1a to 1d and Sites 3a and 3b**), boosting the value of these earliest identified remains.

### *Survival/Condition*

The extent of survival and condition of below-ground remains within the study area is at present unknown. However, it is known that the mid- to late 20<sup>th</sup> century nursery (**Site 13**) involved the terracing of the upper half of the site which must have disturbed any below ground archaeological remains in this area, including (**Sites 2, 4, 5, and 7**).

### *Fragility/Vulnerability*

See below section ‘6.4 Identification and the Evaluation of Key Impacts’

### *Diversity*

The diversity of the below-ground remains with the study area is presently unknown.

### *Potential*

It is not anticipated that the study area will contain remains other than those identified or suggested in this report.



## 7. *Impact of the Development*

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

There are no nationally recognised 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 Kitchen Street area contains archaeological remains of high, medium, low and negligible significance on the above criteria.

Impacts on archaeological remains can be adverse or beneficial, direct or indirect, temporary or permanent. The magnitude of sensitivity for Kitchen Street 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:

**Very Large,**

**Large,**

**Moderate,**

**Slight, and**

**Neutral.**

This assessment combines the value of the archaeological resource and the magnitude of impact, as shown below.

**Table 7.1: Significance of Impact Matrix**

<b>Value of Remains</b>	<b>Magnitude of Change</b>				
	<b>No Change</b>	<b>Negligible</b>	<b>Minor</b>	<b>Moderate</b>	<b>Major</b>
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 development involves the construction of housing, car parks, landscaping, and an associated new access road. Ground level reduction will result in



the removal and destruction of below ground archaeological remains across the study area. Three groups of remains will be directly affected by this proposal;

Those associated with the Tannery (**Sites 1a to 1d and Sites 3a and 3b**), which are classed as of high regional significance.

Those associated with workers' housing (**Sites 3a, 3b and 9**) which are classed as of medium regional significance.

Those associated with the mission church (**Sites 11a and 11b**) which are classed as of medium local significance.

All other remains are classed as being of low local significance.

The magnitude of impact to these sites is from slight to major, the latter affecting the archaeological remains directly either through damage or removal – the development fundamentally altering the present character. The significance of the impact is shown in Table 7.2 below.

**Table 7.2: Impact Matrix for the Archaeological Remains at Kitchen Street**

<b>Archaeological Remains</b>	<b>Value</b>	<b>Magnitude of Sensitivity</b>	<b>Magnitude of Change</b>
The Tannery (Sites 1A to 1D) Below ground archaeological remains	High	Major	Large/ Very Large
Site 2: Below ground archaeological remains	Low	Moderate	Slight
Workers' Housing (Sites 3A and 3B, 9): Below ground archaeological remains	Medium	Major	Moderate/ Large
Sites 4, 5 and 6: Below ground	Low	Moderate	Slight

archaeological remains			
Well (Site 7): Below ground archaeological remains	Low	Moderate	Slight
Sites 8, 10 & 12: Below ground archaeological remains	Low	Moderate	Slight
Mission Church (sites 11A and 11B): Below ground archaeological remains	Medium	Major	Moderate/ Large
Nursery (Site 13): Below ground archaeological remains	Low	Moderate	Slight



## *8. Recommendations for Mitigation*

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### *Mitigation Measures*

Following consultation with the curatorial body (Greater Manchester Archaeological Unit) and the medium level of regional significance for **(Sites 1a to 1d, 3a and 3b and Sites 11a and 11b)**, the below ground archaeological remains identified at these locations will require archaeological intervention prior to commencement of any development work. This intervention will take the form of trial trench evaluation phase, which needs to be scheduled and completed prior to construction.

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

### *Residual Effects*

The proposed development will involve the loss the below-ground archaeological remains within the application area. Where appropriate because of significance, mitigation will be undertaken through archaeological record (PS5 HE12.3). This will take the form of detailed archaeological trial trench evaluation. As a consequence of the proposed mitigation measures, following demolition and development, there will be no significant residual impact on the archaeological resource.



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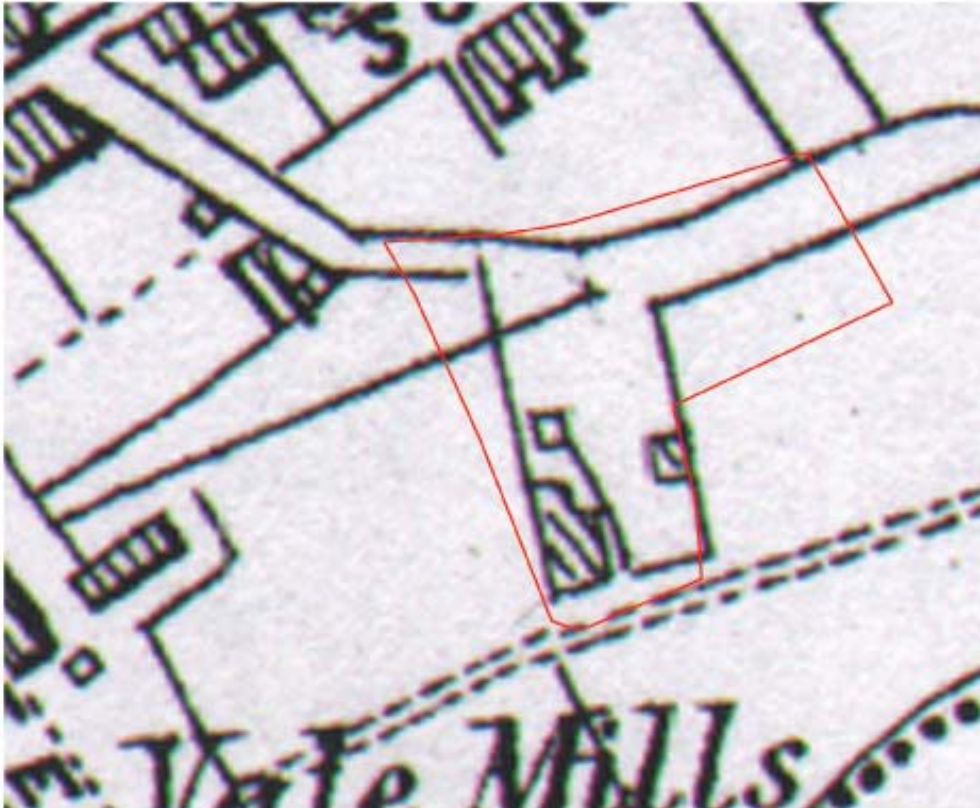
## Appendix 1: Figures


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<b>Figure Number</b>	<b>Location</b>	<b>Description</b>	<b>Source</b>
1		Location Map	Ordnance Survey
2		Whiteheads 6" to 1 mile map -1831	Touchstones (Rochdale)
3		OS 1:10,560 Edition 1844	Ordnance Survey
4		OS 1:1056 Edition of 1851	Ordnance Survey
5		OS 1:500 Edition of 1892	Ordnance Survey
6		OS 1:2500 Edition of 1893	Ordnance Survey
7		OS 1:2500 Edition 1908	Ordnance Survey
8		OS 1:2500 Edition 1930	Ordnance Survey
9		OS 1:2500 Plan SD9013, Edition 1959.	Ordnance Survey
10		OS 1:1250 Plan SD9013, Edition 1975	Ordnance Survey
11		Location Plan of Trial Pits and Boreholes	LK Consult Ltd
12		Hazard Map 1:1000	Cf AA
13		Hazard Map 1:500	Cf AA

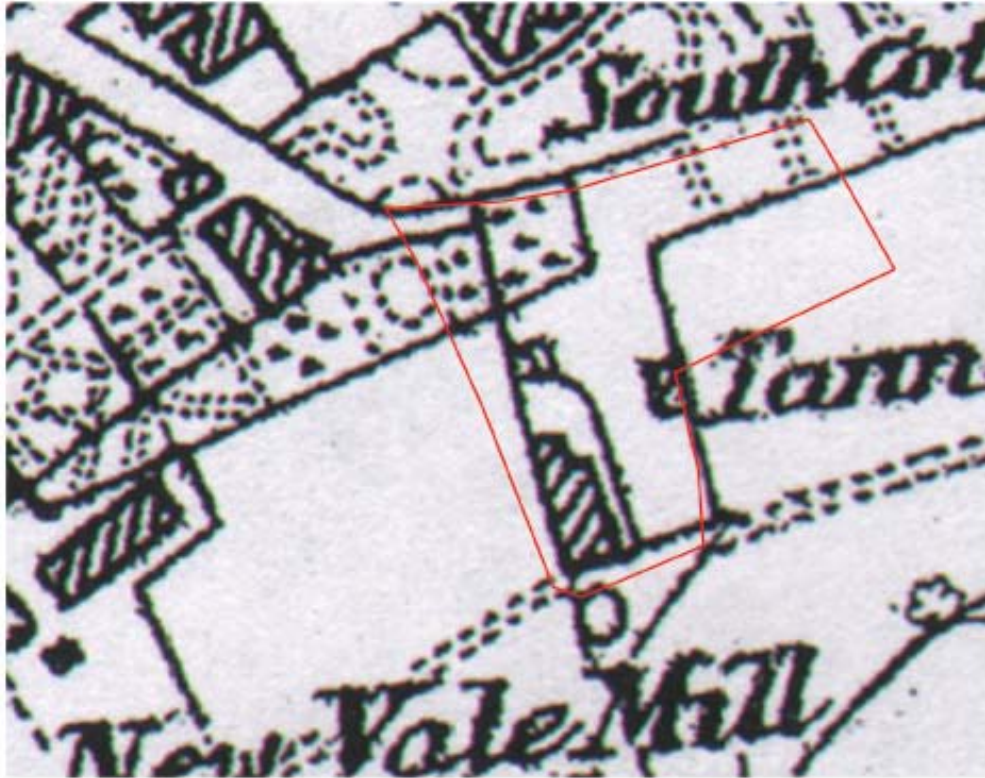



<b>The Centre for Applied Archaeology</b>	Centre for Applied Archaeology CUBE 113-115 Portland Street Manchester M1 6DW	<b>Title:</b> Site location	<b>Key:</b>   Study Area	Ordnance Survey data copyright OS, reproduced by permission. Licence no: WL1005262
<b>Site Name:</b> Kitchen Street, Rochdale. <b>Site Code:</b> KSR10 <b>Drawing Ref:</b> DBA-KSR-10-1 <b>Date Drawn:</b> 20-10-2010 <b>Drawn By:</b> VN		<b>Scale:</b> 1:12,500		



<b>The Centre for Applied Archaeology</b> CLUE 113-115 Portland Street Manchester M1 6DW	<b>Centre for Applied Archaeology</b> CLUE 113-115 Portland Street Manchester M1 6DW	<b>Title:</b> Whiteheads map of the Town of Rochdale, 1831.	<b>Key:</b>  Site boundary	
	<b>Site Name:</b> Kitchen Street, Rochdale <b>Site Code:</b> KSR10 <b>Drawing Ref:</b> DBA-KSR-10-2 <b>Date Drawn:</b> 20-10-2010 <b>Drawn By:</b> VN	<b>Scale:</b> 1: 1000 reproduced at A4.		








<b>The Centre for Applied Archaeology</b> CUBE 113-115 Portland Street Manchester M1 6DW	<b>Title:</b> OS map of 1844.	<b>Key:</b>  Site boundary	Ordnance Survey data copyright OS, reproduced by permission. Licence no: WL1003262
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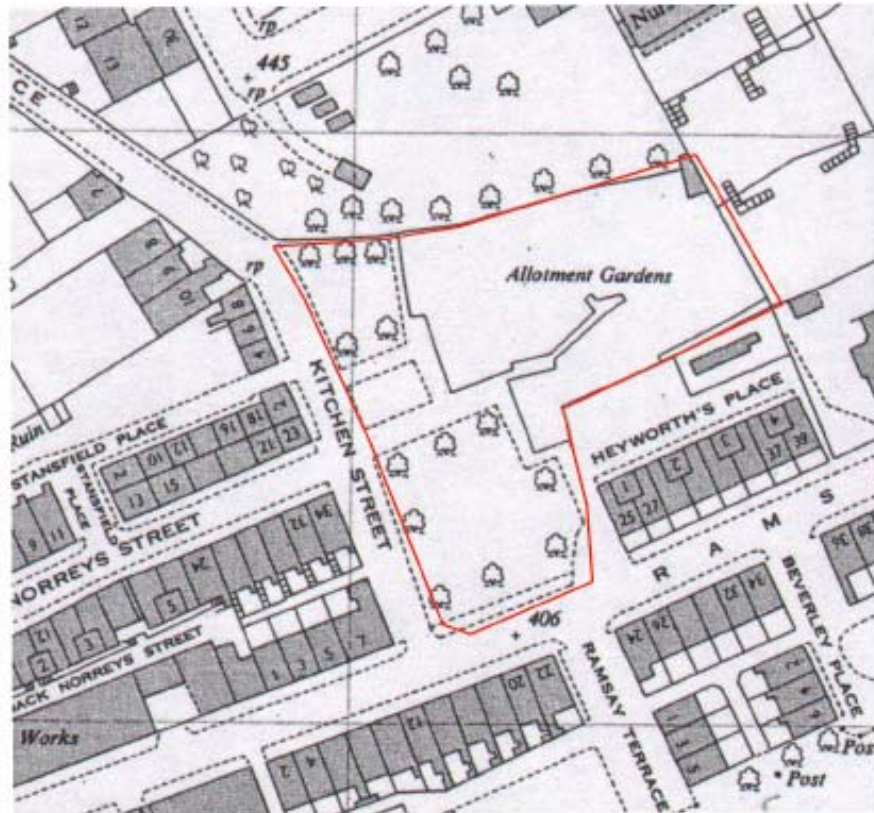





<p>The Centre for <b>Applied Archaeology</b></p>	<p>Centre for Applied Archaeology CUBE 113-115 Portland Street Manchester M1 6DW</p>	<p><b>Title:</b> OS map of 1851</p>	<p><b>Key:</b>  Site boundary</p>	<p>Ordnance Survey data copyright OS, reproduced by permission. Licence no: WL1005262</p>
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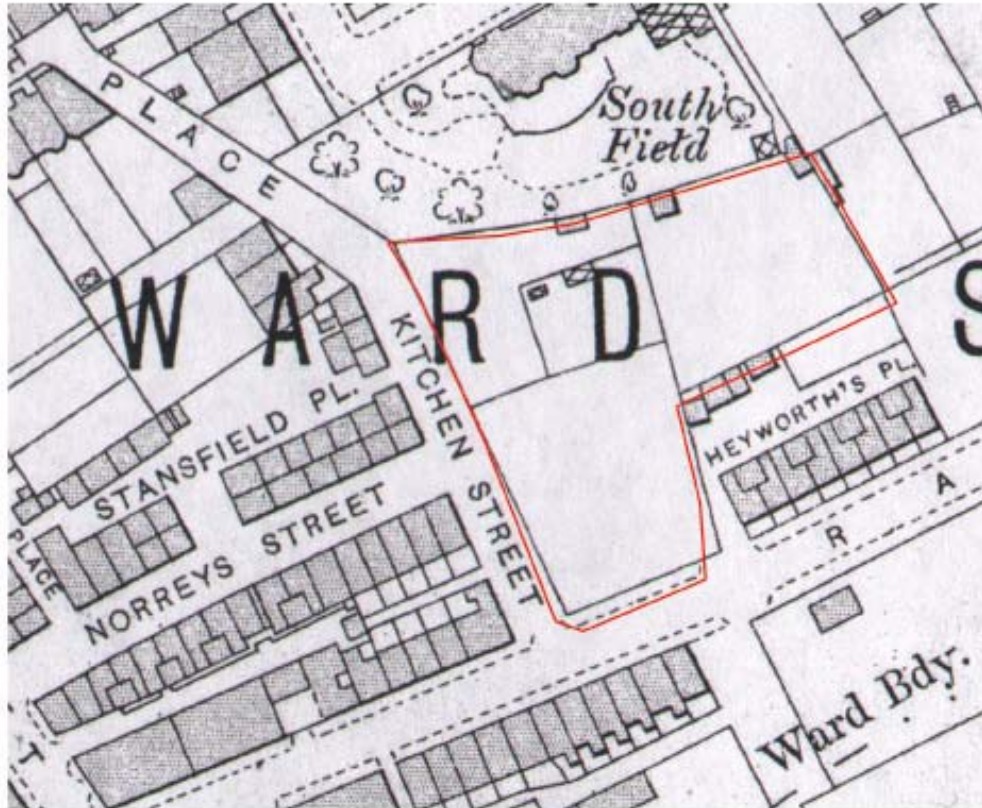



	Centre for Applied Archaeology CUBE 113-115 Portland Street Manchester M1 6DW	<b>Title:</b>  OS map of 1893	<b>Key:</b>   Site boundary	Ordnance Survey data copyright OS, reproduced by permission. Licence no: WL1005262
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<b>The Greater Manchester Applied Archaeology</b>	Centre for Applied Archaeology CUBE 113-115 Portland Street Manchester M1 6DW	<b>Title:</b> OS map of 1959	<b>Key:</b>  Site boundary	Ordnance Survey data copyright OS, reproduced by permission. Licence no: WL1005262
<b>Site Name:</b> Kitchen Street, Rochdale. <b>Site Code:</b> KSR10 <b>Drawing Ref:</b> DBA-KSR-10-9 <b>Date Drawn:</b> 20-10-2010 <b>Drawn By:</b> VN		<b>Scale:</b> 1:1000 reproduced at A4		



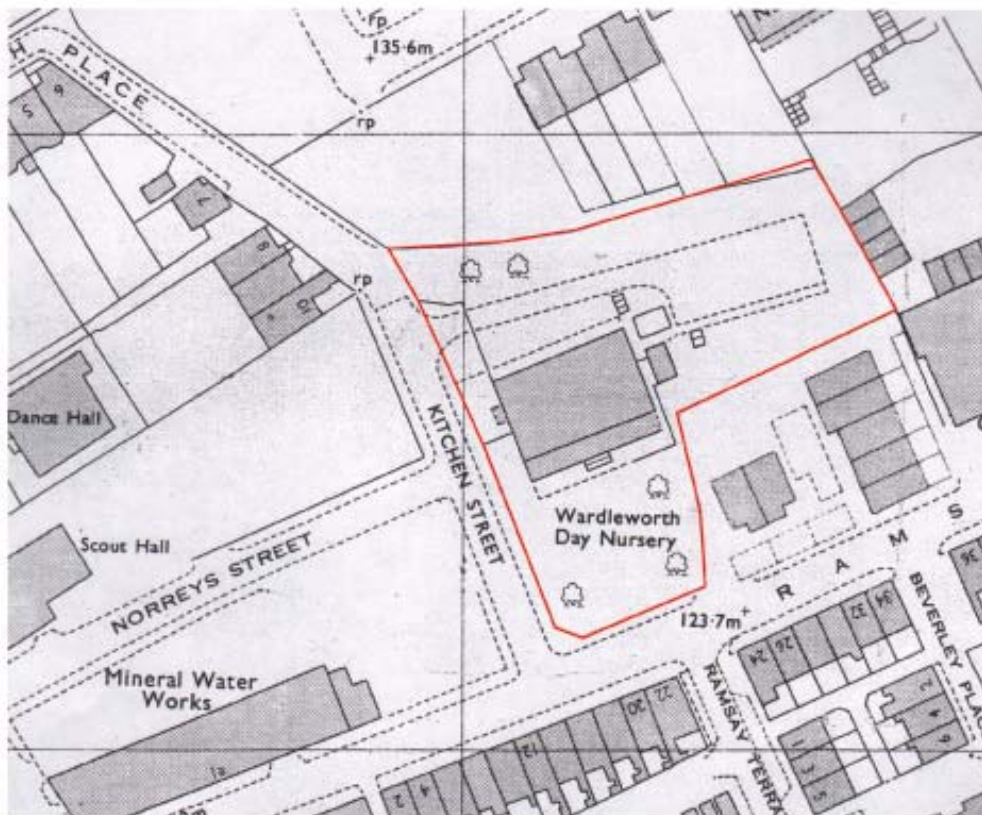



<p>The Centre for <b>Applied Archaeology</b></p>	<p>Centre for Applied Archaeology CUBE 113-115 Portland Street Manchester M1 6DW</p>	<p><b>Title:</b> OS map of 1908</p>	<p><b>Key:</b>  Site boundary</p>	<p>Ordnance Survey data copyright OS, reproduced by permission. Licence no: WL1005262</p>
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<p>The Centre for <b>Applied Archaeology</b></p>	<p>Centre for Applied Archaeology CUBE 113-115 Portland Street Manchester M1 6DW</p>	<p><b>Title:</b> OS map of 1930</p>	<p><b>Key:</b>  Site boundary</p>	<p>Ordnance Survey data copyright OS, reproduced by permission. Licence no: WL1005262</p>
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The Centre for <b>Applied          Archaeology</b>	Centre for Applied Archaeology CUBE 113-115 Portland Street Manchester M1 6DW	<b>Title:</b>  OS map of 1975	<b>Key:</b>   Site boundary	Ordnance Survey data copyright OS, reproduced by permission. Licence no: WL1005262
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<div><div>The Centre for <b>Applied Archaeology</b></div><div>Centre for Applied Archaeology CUBE 113-115 Portland Street Manchester M1 6DW</div></div>	<div><div><b>Title:</b> Trial Pit and Borehole Location Plan</div><div><b>Key:</b><div><div> Trial Pits</div><div> Boreholes</div><div> Site boundary</div></div></div></div>	<div>Ordnance Survey data copyright OS, reproduced by permission, Licence no: WL1005262</div>
<div><div><b>Site Name:</b> Kitchen Street, Rochdale. <b>Site Code:</b> KSR10 <b>Drawing Ref:</b> DBA-KSR-10-11 <b>Date Drawn:</b> 20-10-2010 <b>Drawn By:</b> VN</div></div>	<div><div><b>Scale:</b> 1:1000 Reproduced at A4</div></div>	



<div><div>The Centre for <b>Applied Archaeology</b></div><div></div></div> <div>Centre for Applied Archaeology CUBE 113-115 Portland Street Manchester M1 6DW</div>	<div><b>Title:</b> Hazard Map of Study Area</div>	<div><b>Key:</b> <div><div></div>Site boundary</div><div><div></div>Potential Hazard</div></div>	<div>Ordnance Survey data copyright OS, reproduced by permission. Licence no: WL1005262</div>
<div><b>Site Name:</b> Kitchen Street, Rochdale. <b>Site Code:</b> KSR10 <b>Drawing Ref:</b> DBA-KSR-10-12 <b>Date Drawn:</b> 20-10-2010 <b>Drawn By:</b> VN</div>	<div><b>Scale:</b> 1:1000 Reproduced at A4</div>		





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	<b>Scale:</b> 1:500		



## Appendix 2: Photographic Archive

Plate Number	Photo Number	Description	Orientation
1	1	View of the south-west corner of study area showing land occupied by Roach Place Tannery.	NE
2		View of the south-west corner of the study area showing land occupied by Roach Place Tannery.	SW
3	7	View of the south east corner of the study area showing land occupied by the dwellings known as 'Tan Pits'.	SE
4	16	View of lower terrace which was formally occupied by Wardlesworth Day Nursey.	NW
5	13	View of terracing and modern retaining wall which forms the northern boundary of the study area.	N



**KSR10 Plate 1:** View of the south-west corner of study area showing land occupied by Roach Place Tannery, (looking north-east).





**KSR10 Plate 2:** View of the south-west corner of the study area showing land occupied by Roach Place Tannery, (looking south-west).



**KSR10 Plate 3:** View of the south east corner of the study area showing land occupied the dwellings known as 'Tan Pits'.





**KSR10 Plate 4:** View of lower terrace which was formally occupied by Wardlesworth Day Nursey, (looking north-west).



**KSR10 Plate 5:** View of terracing and modern retaining wall which forms the northern boundary of the study area, (looking north).