University of Salford
MANCHESTER

Archaeological Desk-Based Assessment Report

Toad Lane,
Lower Falinge,
Rochdale

Client: Rochdale Boroughwide Housing Ltd

Technical Report:
Ian Miller

Report No:
2016/23

The Centre for Applied Archaeology

REGISTERED · ORGANISATION · I/A

Site Location:	The study area lies between Smith Street, John Street, Constantine Road and the Wheatsheaf Centre in Rochdale town centre, Greater Manchester
NGR:	Centred at NGR 389485 413830
Internal Ref:	C*f*AA/2016/23
Prepared for:	Rochdale Boroughwide Housing Ltd
Document Title:	Archaeological Desk-based Assessment: Toad Lane, Lower Falinge, Rochdale
Document Type:	Desk-based Assessment
Version:	Version 1.1
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Contents

Summary

Rochdale Boroughwide Housing Ltd is submitting a planning application for the renewal of housing off Toad Lane in the Lower Falinge area of Rochdale, Greater Manchester (centred on NGR 389485 413830). The development proposals allow for the demolition of two maisonette blocks and a public house that have occupied the site since the 1960s, and the construction of 30 new dwellings with enclosed private garden to the rear. The new homes will be arranged in 11 blocks around a landscaped area, the delivery of which will cumulatively necessitate considerable earth-moving works.

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

The site does not contain any heritage assets that are afforded statutory protection and would require preservation *in-situ*, such as Listed Buildings and Scheduled Monuments, and it does not lie within a conservation area. Desk-based research of the proposed development area, however, has identified 12 sites of potential archaeological interest within the boundary of the site. All of these undesignated heritage assets pertain to nineteenth-century residential use of the site, and are considered to be of local importance.

Construction works necessitated by the proposed development will inevitably involve some disturbance to below-ground archaeological remains. Given the perceived local importance of buried remains that may survive *in-situ*, it would be appropriate to undertake a programme of intrusive investigation of the Site Area via evaluation trenching or a watching brief during earth-moving works associated with the proposed demolition. This should aim to establish the presence or absence, extent and significance of buried archaeological remains in the Site Area, and particularly any physical remains of late eighteenth- or early nineteenth-century workers' housing in the western part of the proposed development area. This would enable an appropriate strategy to be formulated to mitigate the impact of development on the archaeological resource, in line with the guidance provided by the National Planning Policy Framework and local planning policy. Any such scheme of archaeological investigation should be devised in consultation with the Greater Manchester Archaeological Advisory Service in their capacity as archaeological advisors to Rochdale Borough Council.

1. Introduction

1.1 Planning Background

Rochdale Boroughwide Housing Ltd is submitting a planning application for the regeneration of the Lower Falinge Estate in Rochdale. The redevelopment proposals allow for the demolition of two maisonette blocks and a public house that currently occupy the site, and the construction of 30 new dwellings with enclosed private garden to the rear. The new homes will form a mix of two-, three- and four-bed affordable houses, and two- and three-bed single storey homes to Lifetime Homes standard. These will be arranged in 11 blocks around a landscaped area.

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

1.2 Government and Local Planning Policies

1.2.1 National Planning Policy Framework

The significance of the archaeological resource identified within this report has been assessed as recommended in *National Planning Policy Framework* (Department for Communities and Local Government, March 2012). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three dimensions: economic; social; and environmental. Of the 12 core planning principles underpinning plan and decision making, conserving 'heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' is one.

Section 12 specifically deals with the historic environment (paragraphs 126-41), and local planning authorities should consider:

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

Paragraph 128 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets. This should be sufficient so as to understand the potential impact on their significance and this should be done using the appropriate expertise where necessary.

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

1.2.2 Local Development Framework

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

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

2. Methodology Statement

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site Area, and comprises a desk-based study and site inspection. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (Institute for Archaeologists, Standard and Guidance for Archaeological Desk-based Assessment, 1994, revised 2010).

2.1 Research Sources

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

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

Archives consulted were:

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

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site Area since the late eighteenth century.

2.2 Site Inspection

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

2.3 The Document

The following presents the historical and archaeological evidence for the study area. A gazetteer (Chapter 5) is presented of potential heritage assets identified within the Site Area and this information, along with map regression (Figs 2-9), is used to assess the significance of the remains (Chapter 6) and impact of the development (Chapter 7). A mitigation strategy is outlined in Chapter 8, based on the assessment presented in the previous chapters.

3. The Setting

3.1 Location, Geology, Designations and Setting

Rochdale lies at the heart of the Metropolitan Borough of Rochdale, in the north-eastern part of the modern county of Greater Manchester. The town is situated on the southern side of the Rossendale uplands and within the River Roch valley, which includes the industrial settlements of Heywood, Littleborough, Middleton, Milnrow and Wardle.

The development of Rochdale was in no small part due to the topography of the area, and the town developed at the junction of several key trade and communication routes. Important trans-Pennine routes via Blackstone Edge led to the north-east, with routes to the north heading off across the Rossendale Fells into central Lancashire, and westwards to Bury and Bolton. The valley of the River Roch narrowed around Rochdale, providing a convenient fording point for the route southwards to Manchester, which would undoubtedly have been of importance as packhorse ways by the medieval period (Tindall nd, 1). The ground levels across the Site Area reflect the slope of the river valley, rising gently from approximately 139m above Ordnance Datum (aOD) in the south-east to *c* 145m in the north-west.

The Site Area (centred on NGR 389485 413830) lies on the northern fringe of the town centre (Fig 1). It is bounded by Howard Street to the north, Red Cross Street to the east, Waterhouse Street to the south and John Road to the west. The site comprises part of the modern Lower Falinge housing estate (Plates 1-6).

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

Plate 2: View looking west towards the Atherstone housing block, occupying the eastern part of the Site Area

Plate 3: View looking west towards the Dunstable and Glastonbury housing blocks, occupying the central part of the Site Area

Plate 4: View looking south-east across the storage units occupying the central part of the Site Area

Plate 5: View looking south-west towards the Kirkstall housing block, occupying the western part of the Site Area

Plate 6: View looking south across the northern part of the Site Area

3.2 Geology

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

3.3 Designations

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

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

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

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

3.4 Setting

The Site Area is occupied entirely by part of the Lower Falinge housing estate in a heavily developed urban environment, characterised by four-storey maisonette blocks (Plates 2-6). The dominance of concrete building materials and high-level walkways that provide a pedestrian connection between the residential blocks emphasise the 1960s construction date of the estate, in sharp contrast to the designated Georgian and Victorian buildings that lies within 500m. There is very little, if any, direct views of the Site Area from these historic buildings, and the proposed developed will have a negligible impact on the setting of the listed buildings.

4. Archaeological & Historical Background

The following section provides an historical and archaeological context to the present study, and is considered by period as detailed in Table 4.1 below. Key sites are summarised in the Gazetteer of Sites (*Section 5*), and are mapped on Figures 10 and 11.

Period		Date Range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2200 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Romano-British		AD 43 – AD 410
Early Medieval		AD 410 – AD 1066
Late Medieval		AD 1066 – AD 1540
Post-medieval		AD 1540 – *c* 1750
Industrial Period		*c* AD1750 – 1914
Modern		Post-1914

Table 4.1: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

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

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

During the Iron Age (*c* 600 cal BC-AD 43) the Rochdale area may have lay within the tribal territory of the Brigantes, who are described in several proto-historic sources, such as the accounts of the Roman historian Tacitus and the geographer Ptolemy. The Brigantes, however, appear to have occupied a large territory covering much of northern England and parts of south-west Scotland, and it is therefore likely that this group formed a loose confederation of smaller tribal groups (Hartley and Fitts 1988, 1-2). Unfortunately, across the southern Pennines, particularly within Greater Manchester, even though during the later Iron Age the environmental evidence indicates that there was widespread anthropogenic clearance, the evidence for Iron Age activity is sparse (Middleton *et al* 1995, 141-89; Haslegrove *et al* 2001, 25), although it has been argued that several promontory sites in the Irwell and Roch valleys may represent settlement sites (Hodgson and Brennand 2006, 53).

Other finds from the borough dating to this period include a bronze torque of Iron Age date (Pearson *et al* 1985, 105-11) and, more tentatively, several Celtic-style carved-stone heads which have been discovered across the Pennine foothills. These include an example found at Castle Farm in Castleton, situated approximately 3km to the south-west of the Site Area. This egg-shaped head was carved in a Celtic style and possessed an open mouth, thick lips and a triangular flat nose with deep nostrils, with a deep hollow under the right eye (*ibid*). A Celtic-style head has also been discovered at St Chad's Church in Rochdale (HER 2376.1.2), and comprises a gutter spout of local stone with a face carved onto the spout. The face has large lentoid eyes with a block nose, and a simple mouth can be distinguished despite the face being rather worn. Similar stone heads have been discovered across the Pennine foothills and, although they are difficult to date, it has been suggested that a proportion might date to the Iron Age, which at a much later date were incorporated into post-medieval boundaries where they acted as charms to protect livestock (Nevell 1992; Redhead 2003, 76). It has been further suggested that these potential Iron Age carvings may have been originally placed next to springs or pools, which might have formed significant locales for Celtic rituals (Nevell 1992; Webster 1995, 449).

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

4.1.2 Archaeological Potential

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

4.2 Romano-British Period

4.2.1 Archaeological Evidence

Although across Greater Manchester the general pattern of Iron Age settlement and land use may have changed comparatively little during the Romano-British period (AD 43-450), this period is typified by the appearance of Roman military installations, and a concomitant network or roads (*cf* Philpott 2006, 59). In addition, items of Roman material culture, such as coins, pottery, metalwork, and glass, are introduced into the region and the indigenous communities of the area gradually adopted some of these objects (*ibid*). Unsurprisingly, a small number of Roman artefacts are therefore known from the Rochdale area, though these are not seemingly associated with identifiable settlement sites. These artefacts include several Roman coin hoards that have been unearthed close to the River Roch, Roman stone and ceramic finds from the Milnrow area, and the arm from a small silver statute, possibly dedicated to the VI Legion Victrix, that was discovered at Tunshill to the east of the modern Kingsway Business Park (Fishwick 1889, 12; Pearson *et al* 1985, 111-12). Several objects have been discovered on the northern side of the River Roch, and it has therefore been suggested that a Roman road may have existed, which ran east/west approximately along the line of the modern A58 (Pearson *et al* 1985, 112-13).

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

4.2.2 Archaeological Potential

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

4.3 Early Medieval/Medieval Period

4.3.1 Historical and Archaeological Evidence

Evidence for early medieval activity in the region as a whole is drawn largely from place-names and the Domesday Survey of 1086 (Newman 1996). The Site Area lay within the parish of Rochdale during the medieval period. This parish formed the most extensive of the parishes contained within the Hundred of Salford, which formed a large Anglo-Saxon territorial unit situated immediately north of the River Mersey and encompassing the Irwell Valley (Fishwick 1889, 1).

Although the origins of the parish of Rochdale are unclear, it possible that it was created in the middle Anglo-Saxon period, when the wider area was incorporated into the Anglo-Saxon kingdom of Northumbria (Pounds 2000, 3; Newman 2006, 91). The parish may eventually have been coextensive with the manor of Rochdale, which according to Domesday was held in 1066 by Gamel the Thane who still held some land here in 1086 (Morgan 1978).

The major Anglo-Saxon settlement within the Rochdale parish was probably located in the area now covered by the modern town. Rochdale is mentioned by name as 'Recedham' in the Domesday Survey, and the 'ham' element of the place-name is Old English in origin referring to a settlement, which was perhaps a product of Anglo-Saxon colonisation dating to the seventh or eighth century (Ekwall 1922, 55). Similarly, although the element 'Reced' might have been the Celtic name for the River Roch, it is also possible that it has an Old English origin meaning 'hall' (*ibid*). The presence of an Anglo-Saxon settlement at Rochdale also tallies well with the dedication of its parish church to St Chad, the late seventh-century Anglo-Saxon bishop of Lichfield (Fishwick 1889, 127).

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

The church of St Chad's served an enormous parish, rather than a substantial town. The oldest part of the existing church of St Chad, which occupies high ground on the south side of the town overlooking the river, dates to the thirteenth century (Hartwell *et al* 2004, 588). However, there is some evidence to suggest that an earlier church occupied the same site, and fragments of Norman masonry are said to have been discovered during renovation in 1815 (Fishwick 1889, 12). It is certainly clear that considerable investment was expended in reconstructing the church during the thirteenth century, the present nave pillars being of that date and probably in their original position. There is some evidence to suggest, however, that the thirteenth-century chancel was not notably bigger than its predecessor (Farrer and Brownbill 1911), which may thus have been comparatively large, implying that Rochdale was a medieval settlement of regional importance.

By 1212, the whole manor had been assigned to the Lord of Clitheroe, and was held by Roger de Lacy, and several under tenants. By 1251, Rochdale had become important enough to have been granted a charter for a weekly market, which was held on Wednesday, and an annual fair on the feast of St Simon and St Jude in October. It was probably during this period that a borough was also created (Farrer and Brownbill 1911), although the town continued to be governed through the manor court until 1825, when a Police Act was finally obtained (Fishwick 1889).

Following the death of Henry de Lacy, Earl of Lincoln, in 1311 Rochdale passed to the Earls of Lancaster who held the manor until the end of the fifteenth century (Fishwick 1889, 21). During the fifteenth century the manor was also leased to various stewards, and from 1462 until 1616 these were members of the Byron family, an influential local family with significant land holdings across the Rochdale area.

The focus of medieval activity in the area remains uncertain, and the pattern of settlement may have comprised a spread of innumerable folds, representing little clusters of agricultural and proto-industrial buildings (Hartwell *et al* 2004, 585). Whilst it is tempting to suggest that the centre of the medieval town probably lay on the south side of the River Roch, in proximity to St Chad's church, firm evidence is lacking.

4.3.2 Archaeological Potential

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

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

4.4 Post-medieval Period

4.4.1 Historical and Archaeological Evidence

In 1582, Camden described Rochdale as 'a market town well frequented'. The regional importance of the town at this time is implicit from the detail provided by Saxton's map of Lancashire, which was published in 1577, and marks the town in bold letters. Manufacturing and mining industries became of increasing importance to the local economy during this period; the confiscation of the lands that had belonged to Whalley Abbey, and the general suppression of religious houses following the Dissolution of the Monasteries, produced a new race of landlords, whose number was increased by the sale of Byron estates in the early part of the seventeenth century (Fishwick 1913). The town certainly began to expand significantly during the 1600s, indicated to some degree by the Hearth Tax Returns; in 1666, 228 hearths were recorded for Rochdale (*ibid*).

Celia Fiennes, writing in *c* 1700, described Rochdale as 'a pretty neat town, built all of stone', whilst some 25 years later Defoe considered it 'a good market town, and of late much improved in the woollen manufacture, as are also the villages in its neighbourhood' (Furbank *et al* 1991). The market had been held on the north bank of the river from at least the sixteenth century, and there were also water-powered corn mills and fulling mills in the area; it is possible, although unconfirmed, that both occupied the sites of medieval predecessors (Tindall nd, 13).

By the end of the eighteenth century, Rochdale had developed a formidable reputation as a centre for the production of woollen cloth (Aiken 1795, 248). Rochdale also became an important centre for the cross-Pennine trade in woollen cloth, represented by the numerous merchant's houses, warehouses and inns that were established in the town during the late 1700s to service this trade. One of the main roads leading northwards from Rochdale was Toad Lane, the original course of which crosses the Site Area. The road also formed the boundary between Spotland and Wardleworth.

4.5 Development of the Site Area during the Industrial Period

4.5.1 Historical Evidence

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

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

Rochdale rose to prominence during the nineteenth century as an important centre for the production of cotton goods, whilst maintaining a strong woollen industry, focusing in particular on the manufacture of flannel and baize. New cotton mills were established along the River Roch and, with the advent of steam power, throughout the town along the river valleys and canal banks.

The earliest detailed surveys of Rochdale is provided by William Swire's map of 1824, and Murphy's map of 1831 (Plate 7), which both show the Site Area to have had a semi-rural prospect, situated beyond the urban fringe of Rochdale town centre. Toad Lane and Falinge Road are shown to have been established, flanked by agricultural land and enclosed plots that may have been in use for horticulture. Several buildings are also shown within the boundary of the Site Area (Fig 2), which are likely to represent a range of houses, some of which may have been used jointly for domestic and commercial purposes. A large pond (Site **01**) is also depicted in the north-eastern part of the Site Area.
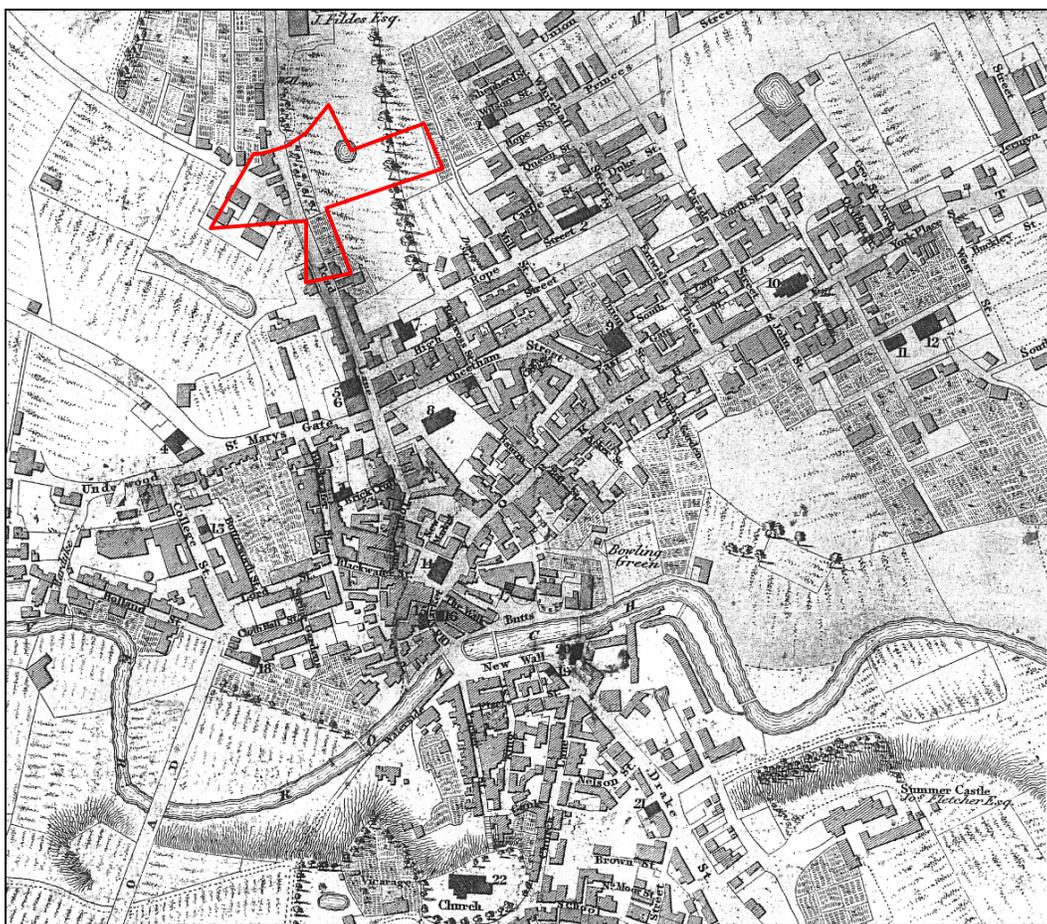
Plate 7: Extract from Murphy's map of 1831, marking the Site Area boundary

The next available plans of the area are provided by the Ordnance Survey 6":1 mile map (Plate 8) and the 1:1056 edition of 1851, which indicates that there had been considerable urban expansion during the 1830s and 1840s, and new development within the Site Area. The Ordnance Survey 1:1056 map also provides considerable detail of individual buildings, including some of those shown on Murphy's map. This earlier mapping depicts two small blocks of buildings in the southern part of the Site Area on the western side of Toad Lane, which are shown to have expanded to a continuous terrace of nine buildings by 1851 (Site **03**). This terrace comprised buildings of different sizes, suggesting that they derived from several separate phases of development. A formal garden area to the rear of the properties, and just beyond the boundary of the Site Area, emphasise a degree of affluence that is likely to have been enjoyed by the residents. Larger houses (Site **04**) are shown to have been erected on the eastern side of Toad Lane, again with access to formal gardens. The footprint of the buildings is slightly different to that shown on Murphy's map, suggesting that they may have been remodelled or even rebuilt. However, only small elements of these properties lie within the Site Area, with most of the buildings' footprint extending beyond the boundary of the proposed development area.
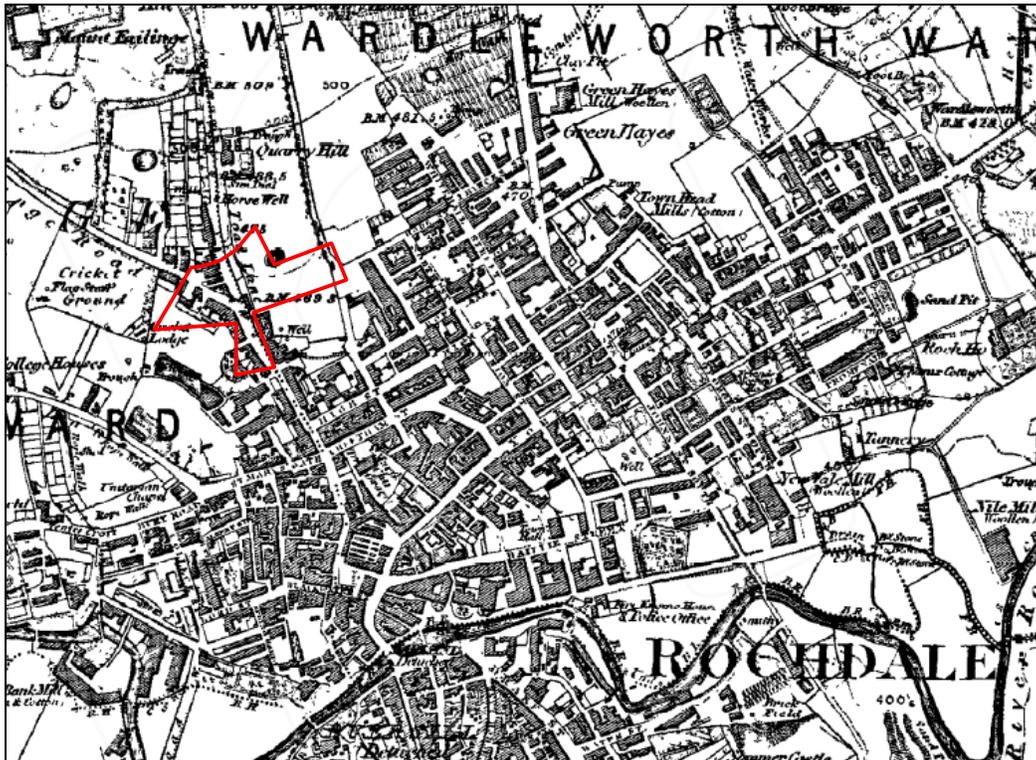
Plate 8: Extract from the Ordnance Survey 6": 1 mile map of 1851, marking the Site Area boundary

In contrast to the middle-class residences on the eastern side of Toad Lane, the Ordnance Survey map of 1851 shows blocks of workers' housing had been erected along Falinge Road. These included blocks of back-to-back houses (Sites **05** and **06**), together with a group of buildings (Site **08**) at the junction of Falinge Road with Toad Lane, all of which are shown on Swire's map of 1824 and Murphy's map of 1831. A short row of single-roomed dwellings (Site **07**) and a terrace of double-depth houses annotated Spring Side (Site **09**) are also shown by the Ordnance Survey on opposite sides of Toad Lane, although neither are marked on Murphy's map.

The Ordnance Survey map also indicates that the eastern part of the Site Area remained largely undeveloped in the mid-nineteenth century (Fig 3). A new thoroughfare is depicted along the eastern boundary of the site, forming a northerly extension of Red Cross Street. However, this may have been a private drive, as the Ordnance Survey shows the road to have been gated, and an associated building (Site **02**) adjacent to one of the gates lying in the Site Area. The Ordnance Survey also shows the pond (Site **01**) depicted on Murphy's map, and annotates it as a fish pond lying within the grounds of the large Quarry Hill manor house, occupied in the early nineteenth century by Jonathan Fildes Esq (Baines 1825, 536).

Rochdale enjoyed a 'golden age' during the Cotton Famine of the 1860s, when woollens became once more price-competitive with cotton goods; the population of the town increased by over 60% during this period (Williams with Farnie 1992, 43; Pigot 1822). The socio-economic change brought by the success of Rochdale's textile industry in the nineteenth century led to its rise to borough status and it remained a dominant settlement in its region. An inevitable consequence of Rochdale's population growth during this period was an increase of the town's housing stock, and the eastern part of the Site Area had been almost entirely developed for residential purposes by the end of the nineteenth century as part of Rochdale's expansion northwards (Plate 9). Several new streets were laid out, including Hope Street, which extended north-eastwards across the Site Area from Toad Lane. A range of 20 back-to-back houses (Site **10**) were built on the southern side of Hope Street, with a covered passageway dividing the range into two blocks and providing access from Hope Street to the enclosed courtyard at the rear. Another block of workers' housing (Site **11**) arranged around a central courtyard was also erected immediately to the east during this period, occupying the south-eastern corner of the Site Area. Those fronting onto Hope Street, however, appear to have been through houses, rather than back-to-backs, as shown on the Ordnance Survey map of 1892 (Fig 4). This detailed map does not show pavement lights against any of the houses along the south side of Hope Street, implying that they did not have cellars.
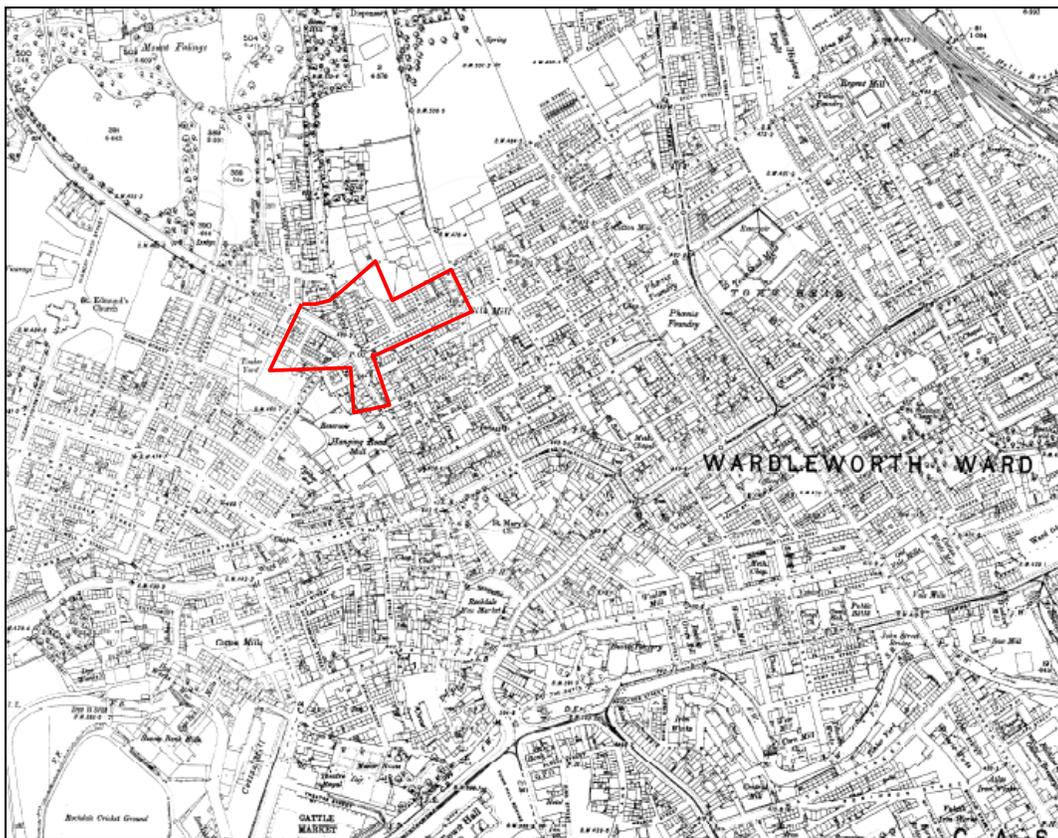

Plate 9: Extract from the Ordnance Survey 25": 1 mile map of 1892, marking the Site Area boundary

Houses had also been built along the north side of Hope Street by the early 1890s, the majority of which appear to have been double-depth houses, with small outshuts and enclosed yards to the rear. Behind these houses, blocks of back-to-back dwellings (Site **12**) were built across the north-eastern part of the Site Area, and included those along Lyons Street, Elizabeth Place and Williams' Place (Fig 4).

The continuation of Hope Street as Hudson Street beyond Toad Lane necessitated some alterations to the existing housing stock. In particular, three of the mid-nineteenth-century houses forming Spring Side (Site **09**) had been demolished by the early 1890s.

Subsequent editions of Ordnance Survey mapping chart the development of the area during the twentieth century (Figs 5-9). However, the footprint of most of the buildings in the Site Area remained largely unchanged until the 1960s, when the area was cleared to enable the current Lower Falinge housing estate to be created.

4.5.2 Archaeological Potential

The Site Area has considerable potential to retain buried remains pertaining to the nineteenth-century residential development on the northern fringe of Rochdale town centre.

5. Gazetteer of Sites

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

Site Number	**01**
Site Name	Fish Pond
Grid Ref	389505 413871
HER Number	-
Designation	None
Site Type	Fish Pond (Site of)
Period	Post-medieval
Source	Murphy 1831, Ordnance Survey mapping
Description	A pond straddling the north-eastern boundary of the Site Area, shown on Murphy's map of 1831, and annotated as a fish pond on the Ordnance Survey map of 1851. The pond had been infilled by the early 1890s, as the Ordnance Survey map of 1892 shows the area as a field. The site of the pond remained undeveloped until the mid-twentieth century, when the Howard Street Nursery School was erected.
Assessment	The remains of the fish pond are likely to have been damaged or destroyed during twentieth-century development, and any future development will thus have a negligible archaeological impact.

Site Number	**02**
Site Name	Red Cross Street Gatehouse
Grid Ref	389576 413860
HER Number	-
Designation	None
Site Type	Gatehouse (Site of)
Period	Nineteenth century
Source	Ordnance Survey mapping
Description	A rectangular building first shown on the Ordnance Survey map of 1851, occupying land that is shown as undeveloped on Murphy's map of 1831. The building seemingly represented a gatehouse associated with a new and possibly private thoroughfare that subsequently became Red Cross Street. The Ordnance Survey does not mark any pavement lights against the building, suggesting that it not incorporate a cellar. The gatehouse had been demolished by the early 1890s, and the site redeveloped as double-depth housing that formed the eastern side of Elizabeth Place.
Assessment	The foundations of the mid-nineteenth-century gatehouse are likely to have been damaged or destroyed during late nineteenth-century and modern development, and any future development will thus have a negligible archaeological impact.

Site Number	**03**
Site Name	Toad Lane (West Side)
Grid Ref	389482 413740
HER Number	-
Designation	None
Site Type	Houses (Site of)
Period	Nineteenth century
Source	Swire 1824, Murphy 1831, Ordnance Survey mapping
Description	Two small blocks of buildings shown on Swire's map of 1824 and Murphy's map of 1831, and depicted on the Ordnance Survey map of 1851 as a continuous range of nine properties separated by a covered passage, lying on the western side of Toad Lane in the southern part of the Site Area. The component buildings are all of different sizes, and are likely to have been dwellings, although were possibly used in addition for commercial or small-scale industrial trades. Several of the properties appear to have formal gardens to the rear, suggesting that the occupants enjoyed a degree of affluence. The Ordnance Survey does not show any pavement lights against the buildings, suggesting that they did not have cellars. The footprint of the buildings remains largely unchanged until the 1960s, when they were demolished to enable the modern estate to be constructed.
Assessment	The footprint of the houses lies within landscaped ground, and whilst buried remains are likely to have been damaged during the construction of the modern estate, some fragmentary elements of the foundations may survive *in-situ*.

Site Number	**04**
Site Name	Toad Lane (East Side)
Grid Ref	389497 413747
HER Number	-
Designation	None
Site Type	Houses (Site of)
Period	Nineteenth century
Source	Swire 1824, Murphy 1831, Ordnance Survey mapping
Description	Two buildings are shown in the southern part of the Site Area on Swire's map of 1824 and Murphy's map of 1831. However, the different buildings appear to be shown on the Ordnance Survey map of 1851, and these were set back from the Toad Lane frontage, with only a small element lying within the Site Area. As with the properties on the western side of Toad Lane (Site **04**), these buildings appear to have had formal gardens laid out to the north and to the rear, beyond the boundary of the Site Area. The footprint of the buildings remains largely unchanged until the 1960s, when they were demolished to enable the modern estate to be constructed.
Assessment	The foundations of the early nineteenth-century buildings are likely to have been damaged or destroyed during late nineteenth-century and modern development, and any future development will thus have a negligible archaeological impact.

Site Number	05
Site Name	Falinge Road
Grid Ref	389425 413800
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	Eighteenth/early nineteenth century
Source	Swire 1824, Murphy 1831; Ordnance Survey mapping
Description	Two blocks of buildings separated by a central yard shown on Swire's map of 1824 and Murphy's map of 1831, occupying the western part of the Site Area. Further detail is provided by the Ordnance Survey map of 1851, which shows the buildings to have comprised two blocks of back-to-back houses. The northern block, fronting onto Falinge Road, are shown to have been separated by a central covered passage, providing access to the central courtyard. The western property of this block is shown to have been a double-depth property, with an additional building to the rear, perhaps representing a workshop/small-scale industrial premises. The southern block comprised two rows of seven back-to-back houses, the southern row of which appears to have had pavement lights, suggesting that they incorporated cellars. The same footprint is shown on the Ordnance Survey mapping of 1892 and 1910, although the latter indicates that some of the back-to-backs had been remodelled to form through houses, presumably in response to legislation that was intended to improve housing conditions. The houses had been demolished by 1959.
Assessment	The footprint of the houses lies within landscaped ground, and whilst buried remains are likely to have been damaged during the construction of the modern estate, elements of the foundations may survive *in-situ*.

Site Number	06
Site Name	Falinge Road
Grid Ref	389395 413822
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	Eighteenth/early nineteenth century
Source	Swire 1824, Murphy 1831; Ordnance Survey mapping
Description	Two blocks of buildings shown on Swire's map of 1824 and Murphy's map of 1831, straddling the western boundary of the Site Area. Further detail is provided by the Ordnance Survey map of 1851, which shows the buildings to have comprised two blocks of back-to-back houses and a timber yard. The same footprint is shown on subsequent editions of Ordnance Survey mapping, although the houses had been demolished by 1959.
Assessment	The foundations of the early nineteenth-century buildings are likely to have been damaged or destroyed during the construction of the modern estate, and any future development will thus have a negligible archaeological impact.

Site Number	07
Site Name	Toad Lane
Grid Ref	389472 413811
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	Eighteenth/early nineteenth century
Source	Ordnance Survey mapping
Description	A row of four single-depth workers' housing first shown in the centre of the Site Area on the Ordnance Survey map of 1851, occupying parts of an orchard and gardens depicted on Murphy's map of 1831. The row had been extended to the north by the end of the nineteenth century, as shown on the Ordnance Survey map of 1892. Houses had also been erected to the east of the mid-nineteenth-century properties by 1892, comprising rows of single-depth and double-depth dwellings. The detailed Ordnance Survey mapping does not show pavement lights against any of these buildings, implying that they did not incorporate cellars.
Assessment	The foundations of the early nineteenth-century buildings are likely to have been damaged or destroyed during the construction of the modern housing estate, and any future development will thus have a negligible archaeological impact. Fragmentary remains of the later nineteenth-century houses my survive *in-situ* beneath modern landscaped ground, although these are of lesser archaeological interest.

Site Number	08
Site Name	Bullock Alley
Grid Ref	389430 413850
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	Swire 1824, Murphy 1831, Mid-nineteenth century
Source	Ordnance Survey mapping
Description	Buildings shown on Swire's map of 1824 and Murphy's map of 1831 between Falinge Road and Toad Lane in the north-western part of the Site Area. The buildings are shown in more detail on subsequent editions of Ordnance Survey mapping, which shows the properties to have been separated by a narrow thoroughfare annotated Bullock Alley. Some of the buildings had been demolished by 1910, whilst other appear to have survived until the area was cleared in advance of constructing the modern housing estate in the 1960s.
Assessment	The footprint of the houses lies within landscaped ground, and whilst buried remains are likely to have been damaged during the construction of the modern estate, elements of the foundations may survive *in-situ*.

Site Number   09
Site Name   Spring Side
Grid Ref   389455 413788
HER Number   -
Designation   None
Site Type   Workers' Housing (Site of)
Period   Mid-nineteenth century
Source   Ordnance Survey mapping
Description   A terrace of ten double-depth houses situated on the eastern side of Toad Lane at the junction with Falinge Road, first shown on mid-nineteenth-century mapping. These houses had enclosed private yards to the rear, each containing a small structure that almost certainly represented an ash closet. The Ordnance Survey map of 1851 shows pavement lights against the front of all the houses, suggesting that they all contained cellars. Three of the houses had been demolished by the end of the nineteenth century to enable the construction of Hudson Street. The footprint of the other houses remained largely unchanged until the 1960s, when they were demolished to enable the modern estate to be constructed.
Assessment   The footprint of the houses lies beneath a block of modern garages and car parking, and whilst buried remains may have been damaged during the construction of the modern estate, the foundations and cellars of the former houses may survive *in-situ*.

Site Number   10
Site Name   Hope Street / Hannah's Court
Grid Ref   389520 413815
HER Number   -
Designation   None
Site Type   Workers' Housing (Site of)
Period   Second half of the nineteenth century
Source   Ordnance Survey mapping
Description   A block of 20 back-to-back houses situated on the southern side of Hope Street, shown on the Ordnance Survey map of 1891. The absence of any pavement lights shown by the Ordnance Survey against the houses suggests that they did not incorporate cellars. Subsequent editions of Ordnance Survey mapping show that these back-to-back houses were still occupied in the mid-twentieth century, despite this type of property having been widely demolished across the Manchester area from the 1920s. The footprint of the houses remained largely unchanged until the 1960s, when they were demolished to enable the modern estate to be constructed.
Assessment   The footprint of the houses straddles the south-eastern boundary of the Site Area, with the enclosed yard of Hannah's Court lying beyond the proposed development area. The footprint of those back-to-back houses within the Site Area lies beneath modern maisonette blocks and adjacent landscaped areas, and buried remains are likely to have been damaged or removed completely.

Site Number	11
Site Name	Hope Street
Grid Ref	389555 413835
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	Second half of the nineteenth century
Source	Ordnance Survey mapping
Description	A block of workers' housing, incorporating a row of seven through houses along the south side of Hope Street, which are first shown on the Ordnance Survey map of 1892. The absence of any pavement lights shown by the Ordnance Survey against the houses suggests that they did not incorporate cellars. The footprint of the houses remained largely unchanged until the 1960s, when they were demolished to enable the modern estate to be constructed.
Assessment	The footprint of the houses lies beneath modern maisonette blocks and adjacent landscaped areas, and buried remains are likely to have been damaged or removed completely.

Site Number	12
Site Name	Lyons Street / Williams' Place / Elizabeth Place
Grid Ref	389520 413855
HER Number	-
Designation	None
Site Type	Workers' Housing (Site of)
Period	Second half of the nineteenth century
Source	Ordnance Survey mapping
Description	Three blocks of back-to-back houses, which are first shown on the Ordnance Survey map of 1892. The absence of any pavement lights shown by the Ordnance Survey against the houses suggests that they did not incorporate cellars. Notwithstanding the demolition of part of the eastern block of back-to-backs by 1959, the footprint of the houses remained largely unchanged until the 1960s, when they were all demolished to enable the modern estate to be constructed.
Assessment	The footprint of the houses lies beneath modern maisonette blocks and adjacent landscaped areas, and buried remains are likely to have been damaged or removed completely.

6. Significance of the Remains

6.1 The Policy Context of Heritage Assets

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

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan (*op cit*, Section 3.28). Consequently, the Rochdale Metropolitan Borough Unitary Development Plan (2006) was consulted with particular reference to policies G/BE/9, BE/10-19. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of 'heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations' (*op cit*, para 17), or else they can be recorded 'and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (*op cit*, Section 12.141).

6.2 Assessment Methodology and Significance Criteria

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

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

6.3 Baseline Significance Conditions

Period

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

Some of the sites identified during the course of the present assessment appear on the earliest available detailed mapping of the area, including surveys produced by William Swire in 1824 and William Murphy in 1831. This includes houses on either side of Tad Lane in the southern part of the Site Area (Sites **03** and **04**), back-to-back dwellings on the south side of Falinge Road (Site **05** and **06**), and buildings in the angle formed by the junction between Toad Lane and Falinge Road (Site **08**). Additional houses had been erected by the mid-nineteenth century, including the short row of single-roomed cottages (Site **07**) and the double-depth properties on Spring Side (Site **09**). The eastern part of the Site Area was fully developed during the second half of the nineteenth century, with the erection of more back-to-back dwellings (Sites **10** and **12**) and through houses (Site **11**). The Site Area thus largely developed as a primarily residential district on the northern fringe of nineteenth-century Rochdale.

Rarity

A considerable body of significant data has been generated from the archaeological investigation of workers' housing in Greater Manchester, enabling a variety of plan forms and construction details to be identified. Large-scale excavations in the Shudehill and Ancoats areas of Manchester city centre (Miller and Wild 2007), for instance, have recorded the foundations of workers' housing spanning the late eighteenth to early twentieth centuries. These have included cellar dwellings, single-depth cottages, and numerous examples of double-depth houses. Very few back-to-back houses in region have been subject to archaeological investigation, however, and any physical remains of this monument type have a rarity value. In this respect, Sites **05**, **06**, **08**, **10** and **12** are potentially of interest.

Documentation

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

Group Value

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

Survival / Condition

The extent to which any buried archaeological remains survive beneath the modern ground surface is unknown. Physical evidence for the fish pond (Site **01**) straddling the north-eastern boundary of the Site Area and the putative gatehouse (Site **02**) to the east will almost certainly have been removed during nineteenth- and twentieth-century development. The redevelopment of the Site Area as the Lower Falinge housing estate in the 1960s will similarly have undoubtedly impacted on the below-ground remains of the other sites identified in this assessment, although the extent of this impact will depend on the construction methods employed. It certainly seems likely that the foundations of some of the back-to-back houses (Site **06**) straddling the western boundary of the Site Area, together with those in the eastern part of the site (Sites **10**, **11** and **12**), will have been removed during the construction of the exiting maisonette blocks, which occupy a similar footprint. The footprint of a few of the nineteenth-century houses, however, lie within landscaped areas, raising the possibility for buried foundations of some archaeological interest to survive *in-situ*. In particular, there is some potential for surviving buried remains of former houses along the western side of Toad Lane, including Sites **03**, **05** and **09**, together with the buildings between Toad Land and Falinge Road (Site **08**).

Fragility/Vulnerability

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

Diversity

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

Potential

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

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

6.4 Significance

The physical remains of eighteenth- and nineteenth-century workers' housing has been recognised as a legitimate avenue of research. This is articulated in the current *Archaeological Research Framework for North West England* (Newman and McNeil 2007; McNeil and Newman 2007), which identified several initiatives that should be prioritised for archaeological research of the industrial and modern periods, including *Initiative 7.6:* 'A study of the development of workers' housing in Greater Manchester and East Lancashire should be undertaken to examine the development of different housing types…' (McNeil and Newman 2007, 139). Since the publication of the Research Framework, a considerable body of significant data has been generated from the archaeological investigation of workers' housing, particularly in Manchester and Salford, enabling a variety of plan forms and construction details to be identified. The remains of double-depth houses dating to the first half of the nineteenth-century, in particular, have been recorded in detail, although some plan forms certainly merit further investigation, such as back-to-back houses and smaller cottages. In this respect, Sites **05** and **08** are potentially of greater archaeological interest than Sites **03** and **09**.

7. Impact of Development

7.1 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 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 Monuments, Listed Buildings 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.

The Site Area is likely to contain archaeological remains of low significance (Local Importance), pending the extent to which buried remains survive *in-situ*. This site does not contain any remains of National or International Importance, which would merit preservation *in-situ*.

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

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

This assessment combines the value of the archaeological resource and the magnitude of impact, as shown in Table 7.1.

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

Table 7.1: Significance of Impact Matrix

The magnitude of impact to the sites of potential archaeological interest ranges from neutral to slight, the latter affecting any buried archaeological remains directly either through damage or removal, which will fundamentally alter their present character. The significance of the impact is summarised in Table 7.2 below.

Site Number and Name	Potential Value of Remains	Potential Magnitude of Sensitivity	Potential Magnitude of Change
Site 01 Fish Pond	Negligible	Negligible	Neutral
Site 02 Red Cross Street Gatehouse	Negligible	Negligible	Neutral
Site 03 Toad Lane (West) Houses	Low	Moderate	Slight
Site 04 Toad Lane (East) Houses	Negligible	Negligible	Neutral
Site 05 Falinge Road Workers' Houses	Low	Moderate	Slight
Site 06 Falinge Road Workers' Houses	Negligible	Negligible	Neutral
Site 07 Toad Lane Workers' Houses	Negligible	Negligible	Neutral
Site 08 Bullock Alley Workers' Houses	Low	Moderate	Slight
Site 09 Spring Side Workers' Houses	Low	Moderate	Slight
Site 10 Hope Street Back-to-Back Houses	Negligible	Negligible	Neutral
Site 11 Hope Street Workers' Houses	Negligible	Negligible	Neutral
Site 12 Lyons Street Workers' Houses	Negligible	Negligible	Neutral

Table 7.2: Impact Matrix for the potential archaeological remains

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 non-designated known heritage assets identified within the application site are considered to be of National Importance, based on the information that is currently available. However, there are known and potential heritage assets of lesser archaeological significance, which may merit preservation by record, should they be directly affected by development. In particular, any physical evidence for the nineteenth-century workers' housing that could potentially survive as buried remains (Sites **03**, **05**, **08** and **09**) may warrant archaeological investigation.

8.2 Mitigation Measures

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

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

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

9. Conclusion

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

The proposed development may involve the disturbance below-ground archaeological remains, and specifically physical remains of late eighteenth- or early nineteenth-century workers' housing in the western part of the proposed development area. Where appropriate because of their significance, mitigation will need to be undertaken through an archaeological record (NPPF 2012, paras 141). In the first instance, an intrusive investigation of the Site Area via evaluation trenching or a watching brief during earth-moving works associated with the proposed demolition may be merited to establish the presence or absence, extent and significance of buried archaeological remains. This would enable an appropriate strategy to be formulated to mitigate the impact of development on the archaeological resource, in line with the guidance provided by the National Planning Policy Framework and local planning policy. Any such scheme of archaeological investigation should be devised in consultation with the Greater Manchester Archaeological Advisory Service in their capacity as archaeological advisors to Rochdale Borough Council.

10. Sources

Cartographic

Swire, W, 1824 *Plan of Rochdale*

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11. Acknowledgements

Salford Archaeology would like to thank Anna Lucas of OMI Architects, acting on behalf of Rochdale Boroughwide Housing, for commissioning the desk-based assessment, and for supplying background information. Salford Archaeology is also grateful to Lesley Dunkley, Historic Environment Record (HER) Officer with the Greater Manchester Archaeological Advisory Service (GMAAS) for providing the HER data for the study area, and to Dr Andrew Myers, also of GMAAS, for his advice and guidance.

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

Appendix 1: Figures
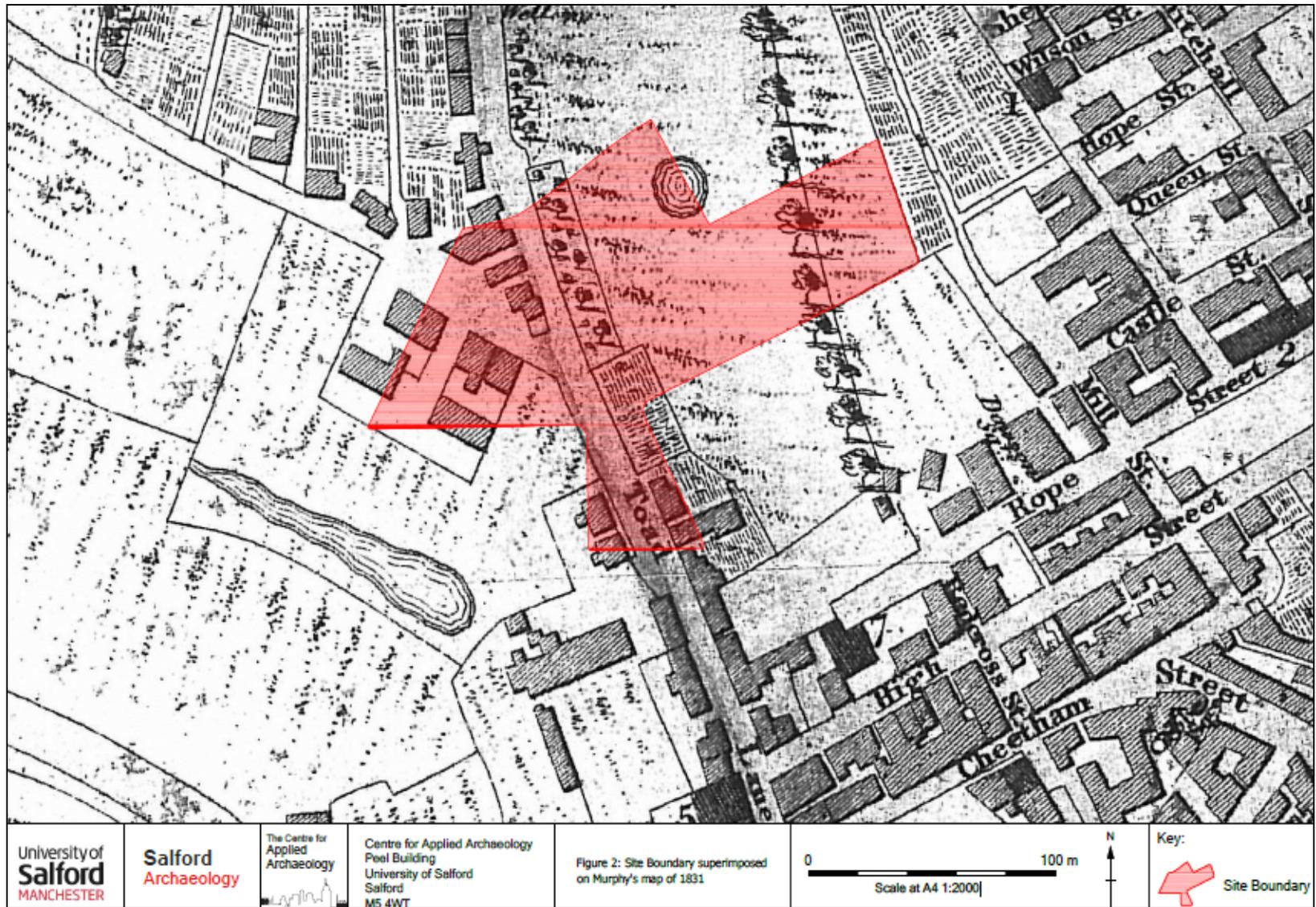
Figure 1: Site location

Figure 2:   Site Area boundary superimposed on Murphy's *Plan of Rochdale*, 1831
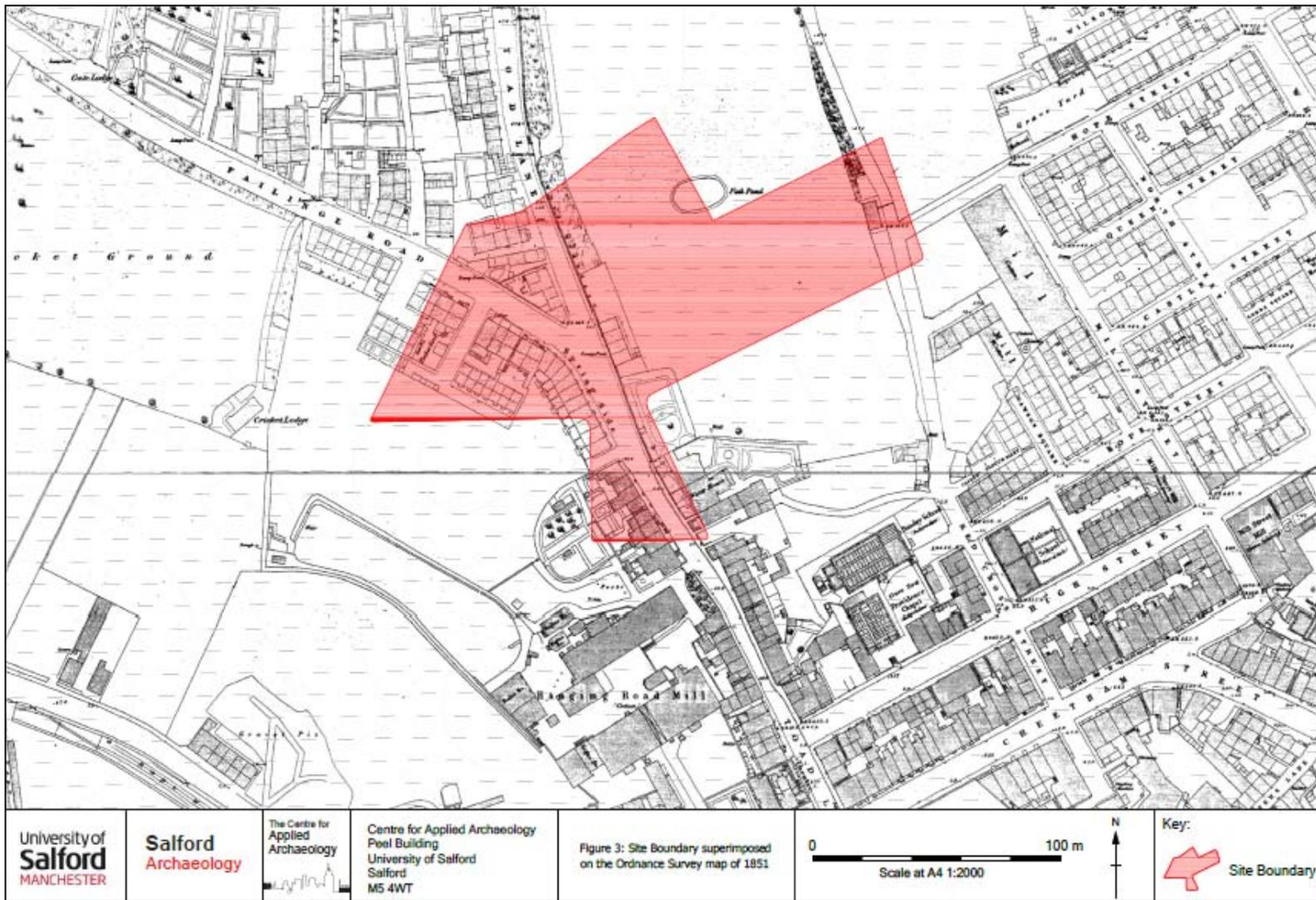
Figure 3:   Site Area boundary superimposed on the Ordnance Survey First Edition 60": 1 mile map, 1851

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

Figure 5:   Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map, 1910
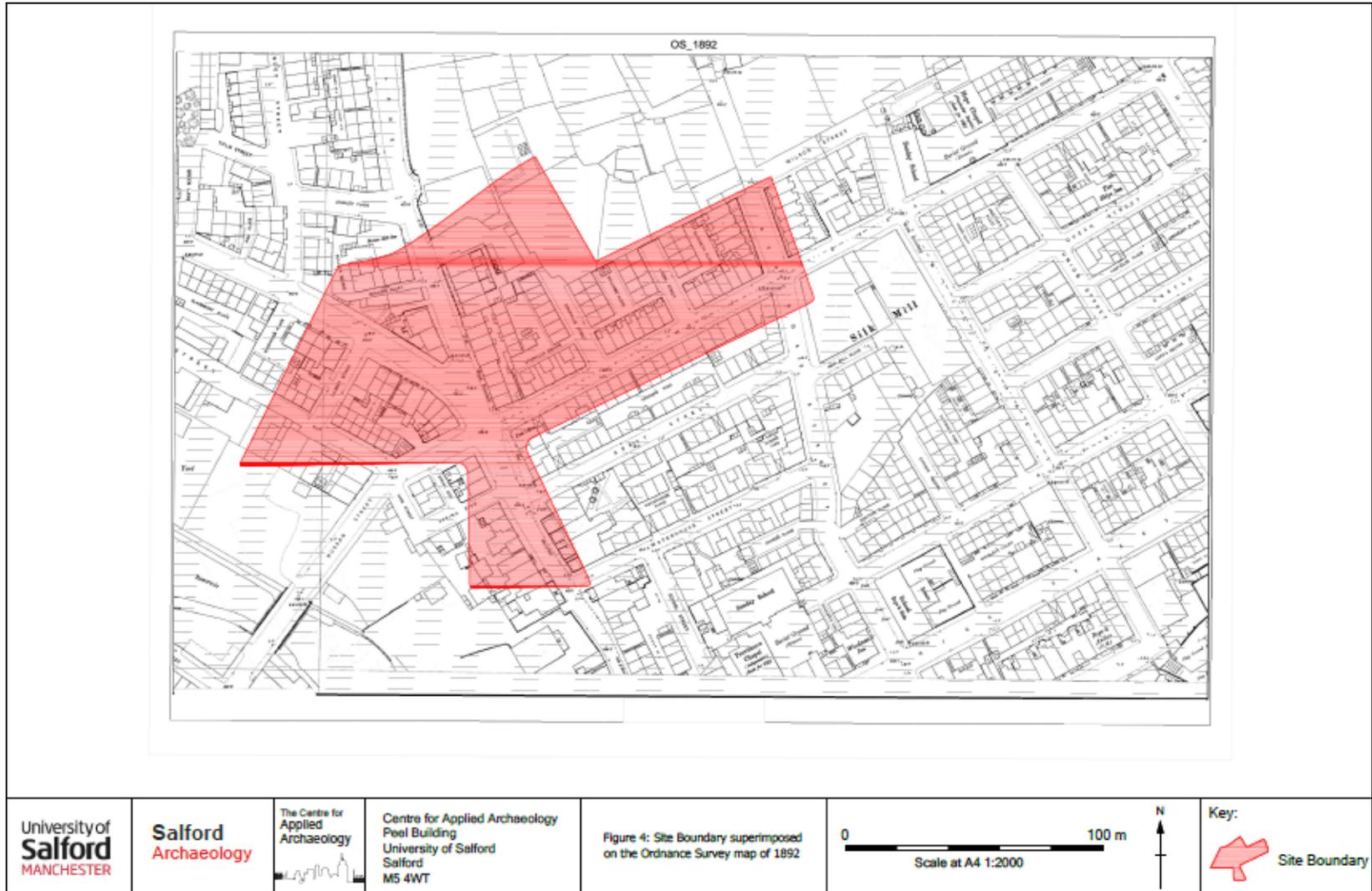
Figure 6:   Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map, 1930

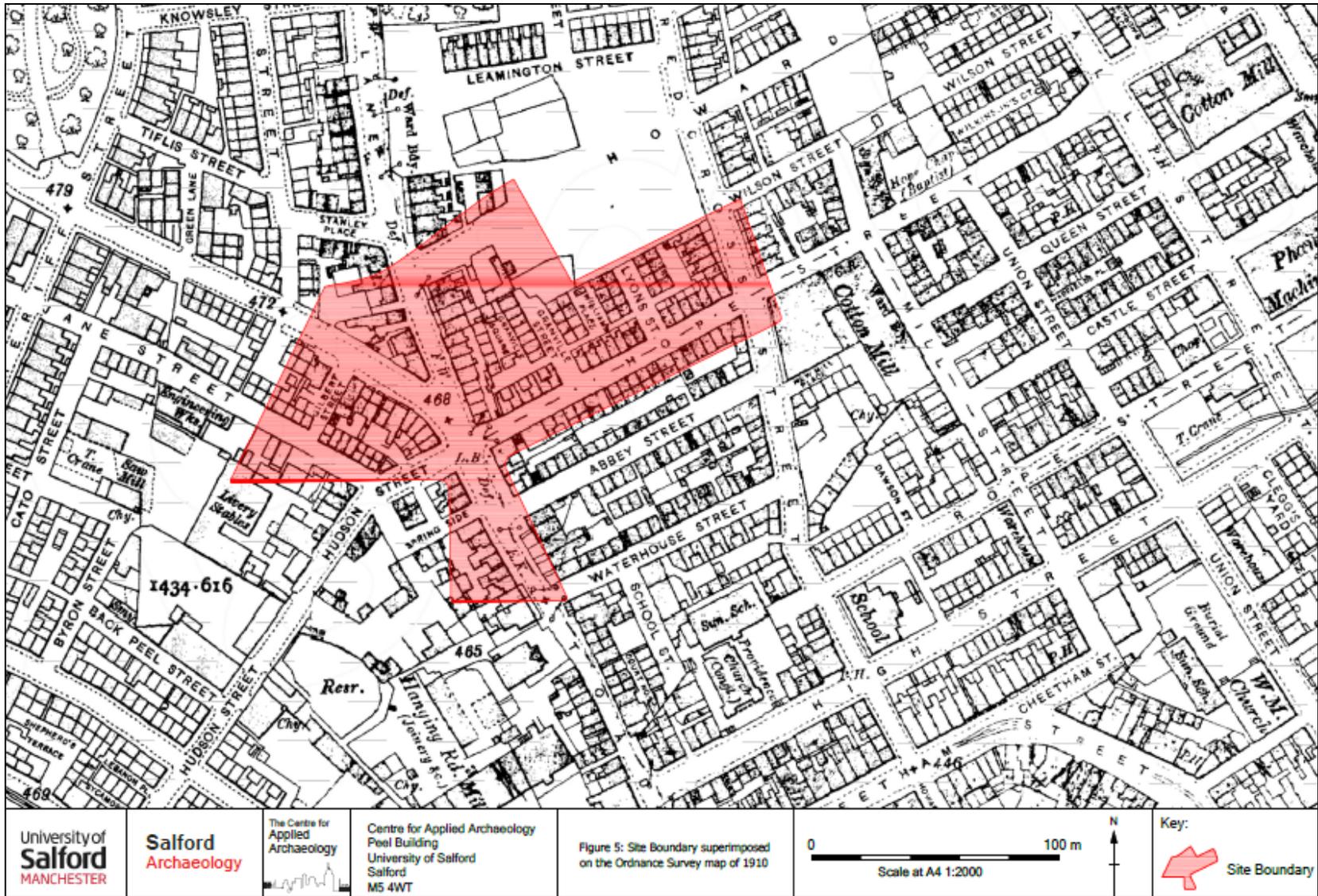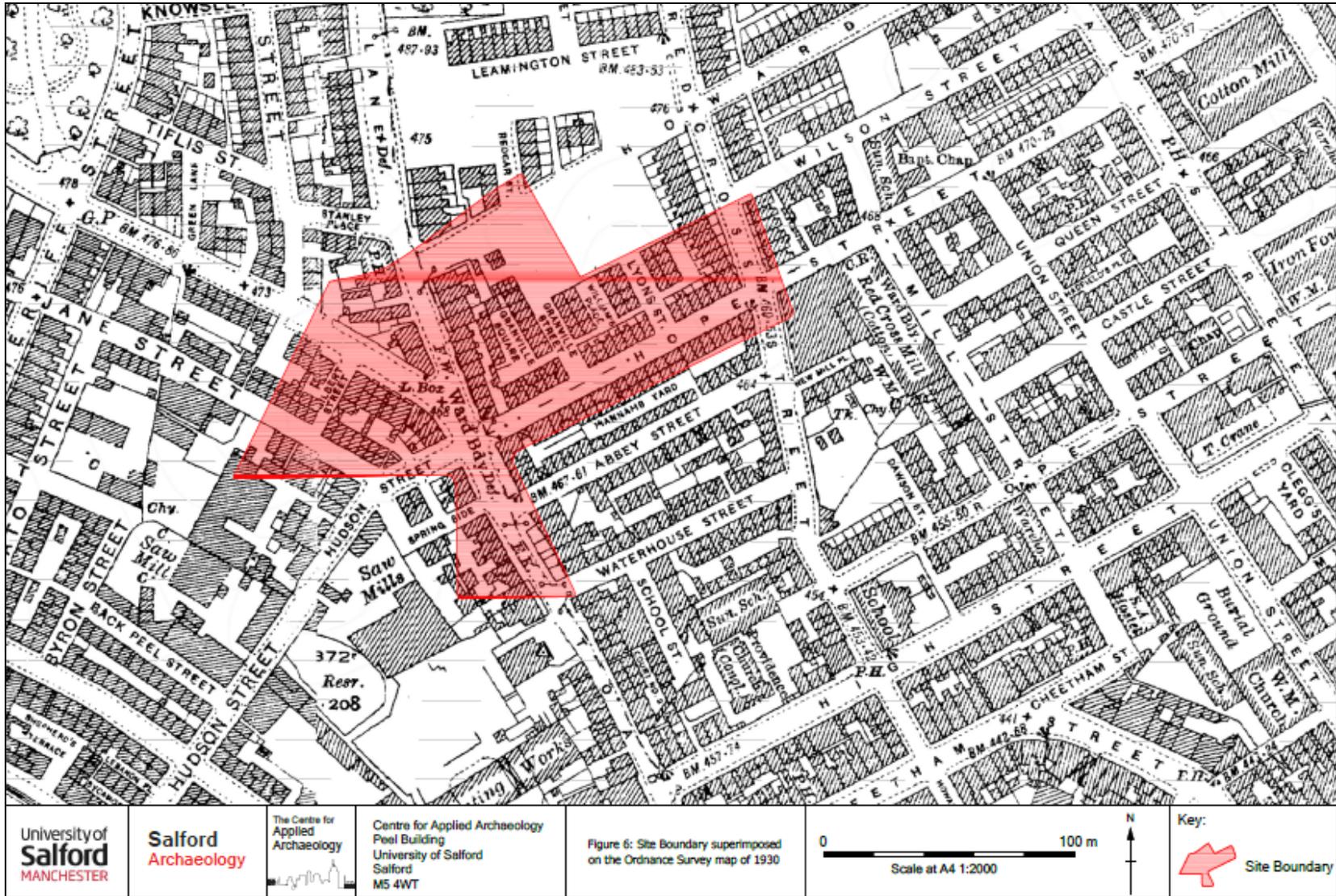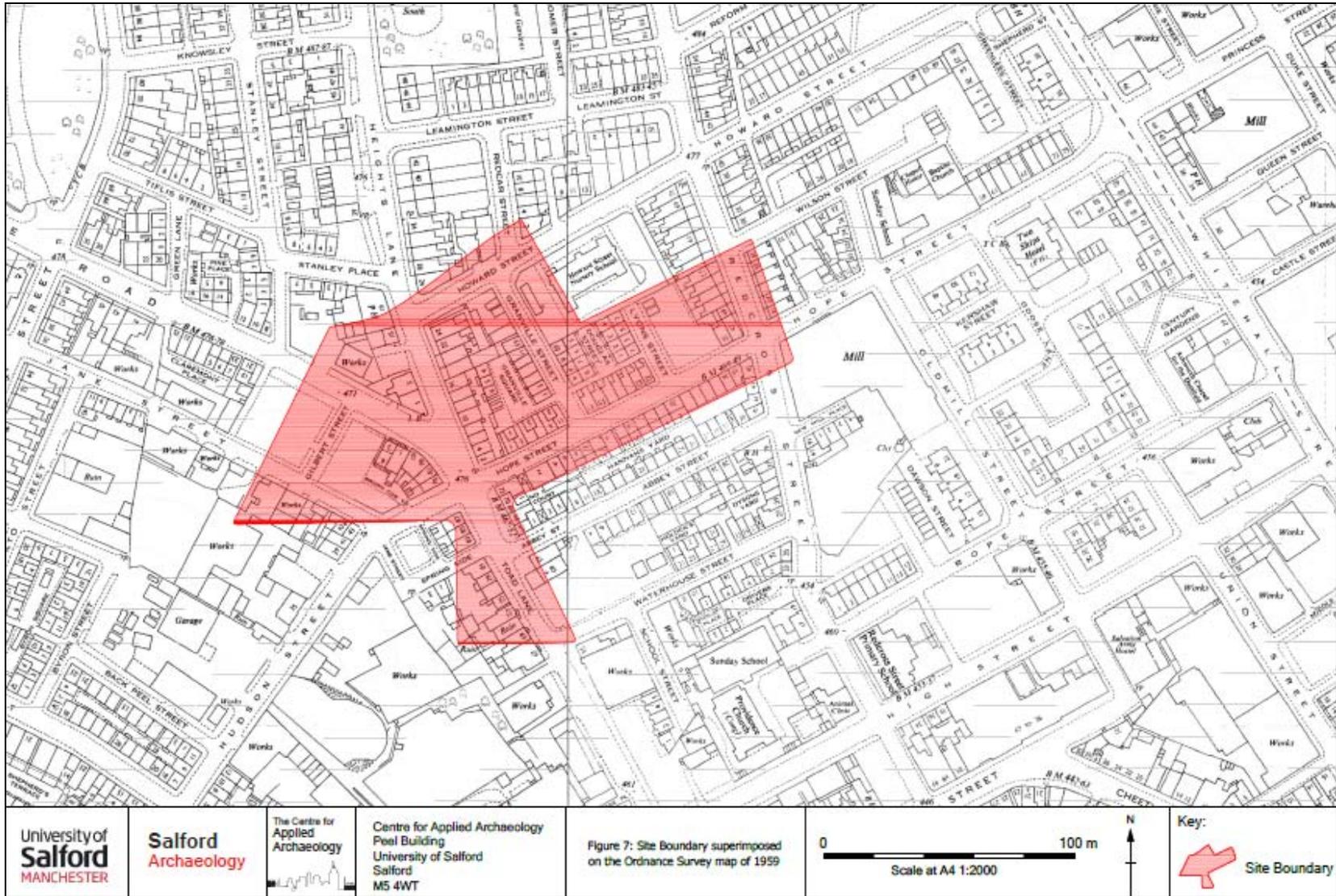Figure 7: Site Area boundary superimposed on the Ordnance Survey 1: 2500 map, 1959
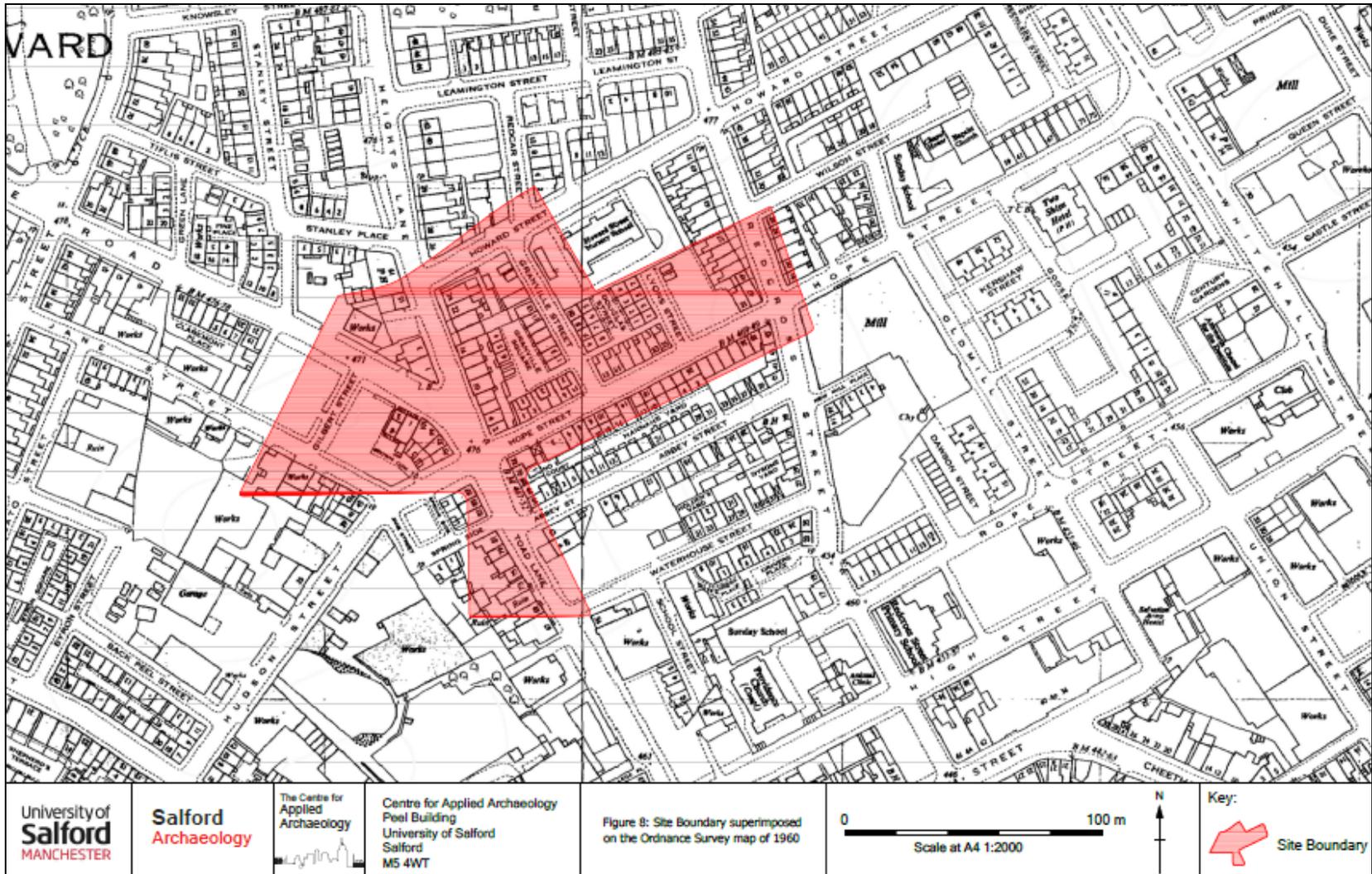
Figure 8: Site Area boundary superimposed on the Ordnance Survey 1:2500 map, 1960
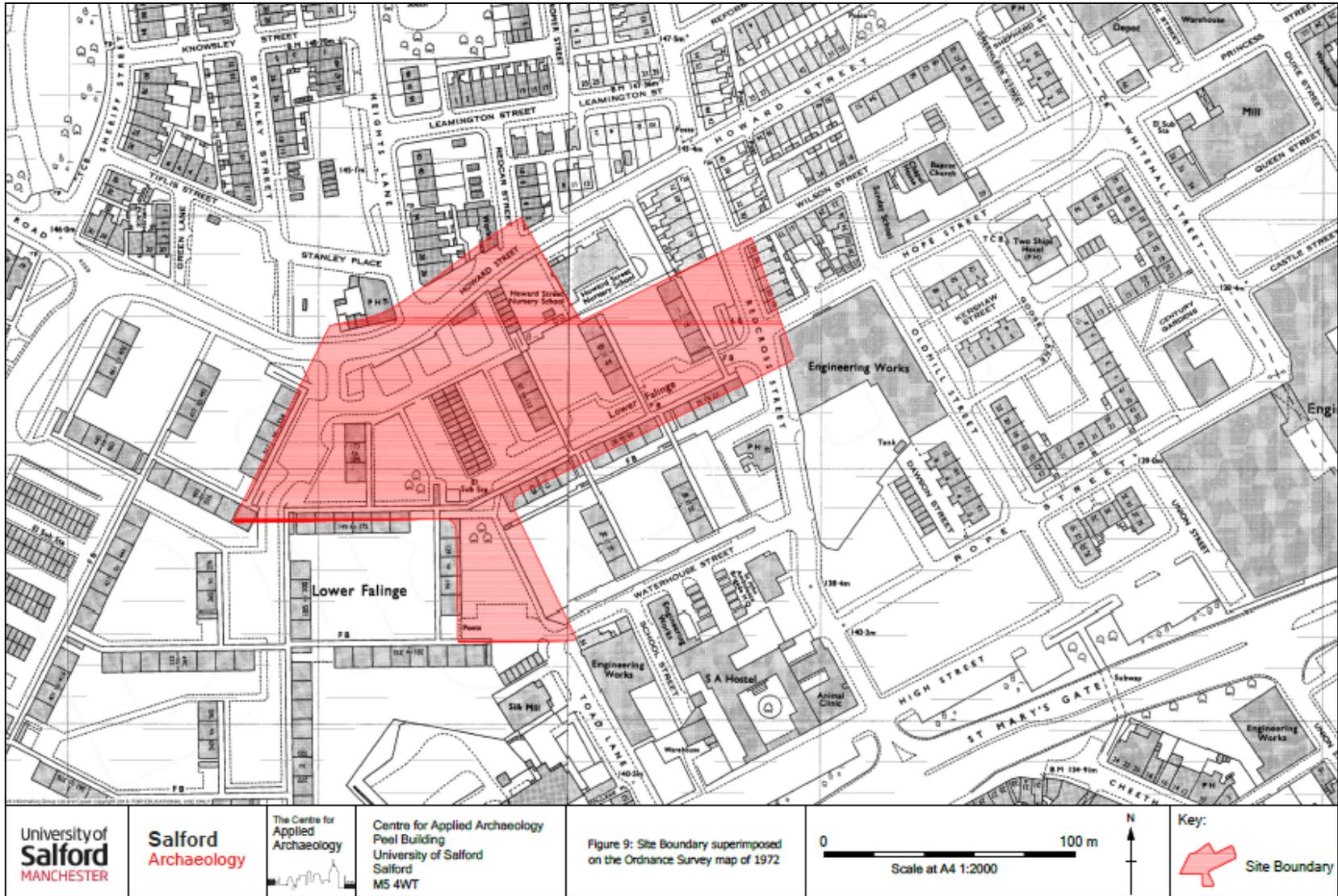
Figure 9: Site Area boundary superimposed on the Ordnance Survey 1:1250 map, 1972
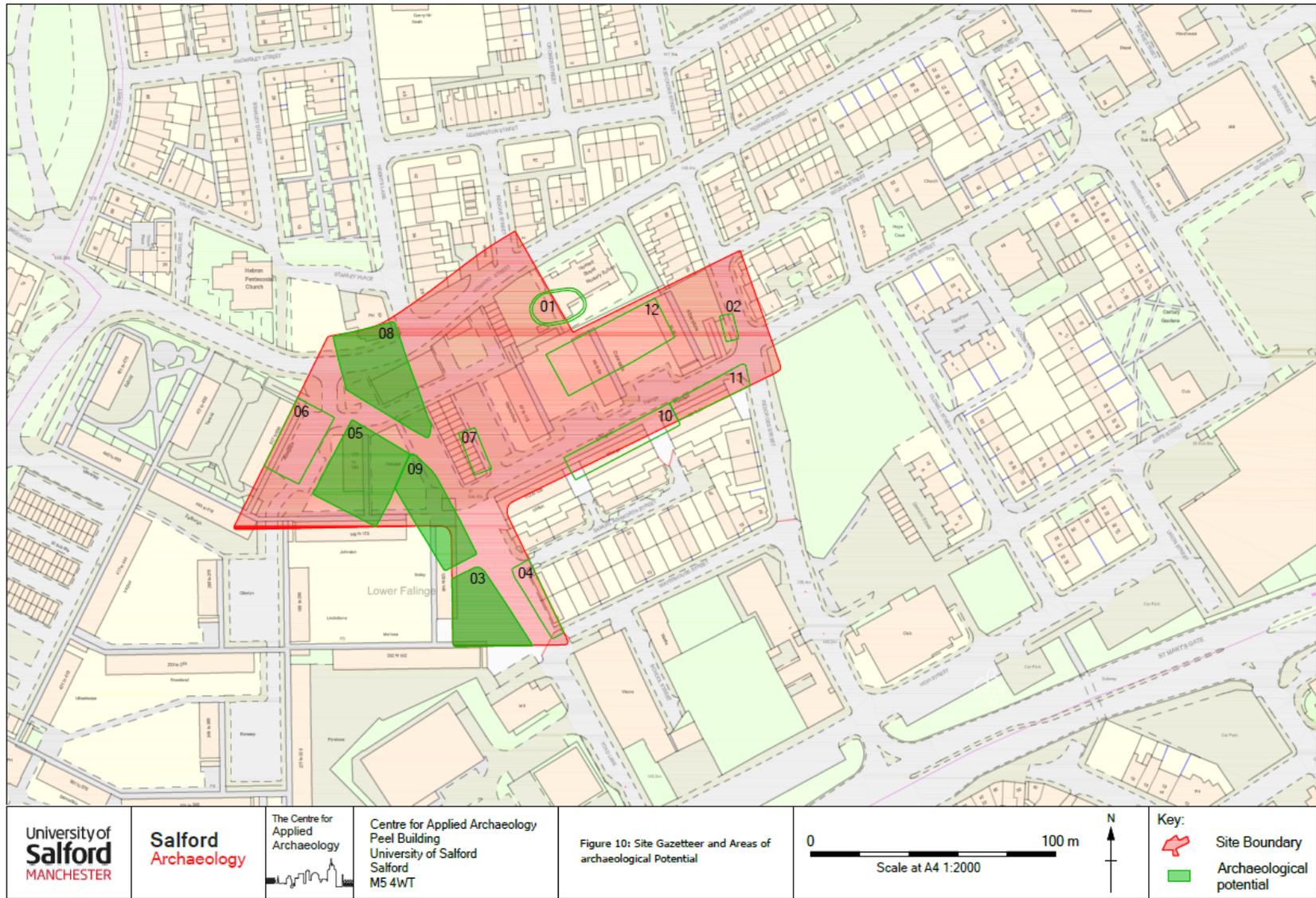
Figure 10:   Site Gazetteer and Areas of Archaeological Potential
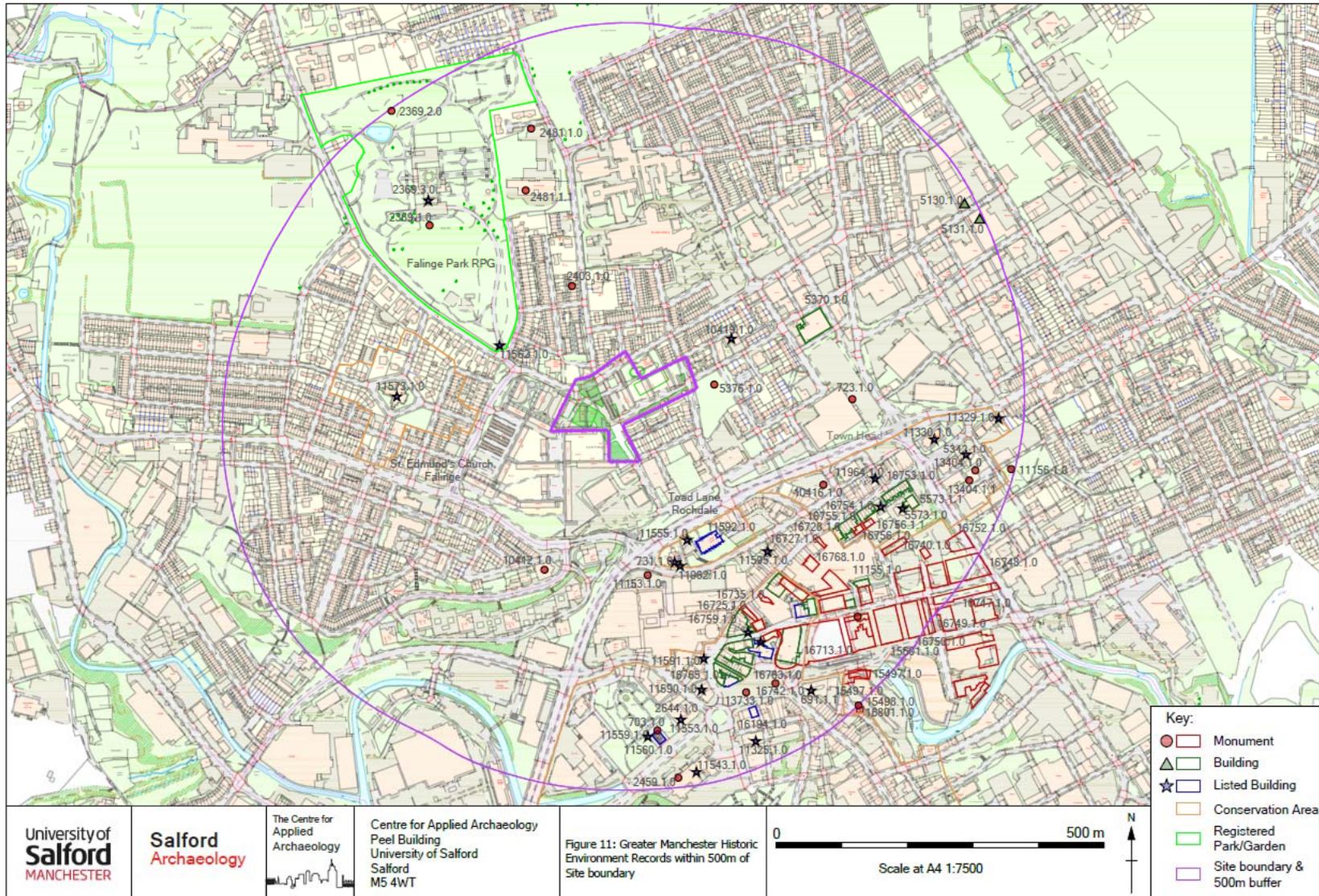
Figure 11:   Greater Manchester Historic Environment Records within 500m of the Site Area

Appendix 2: Heritage Assets Within 500m of the Site Area

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

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

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

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

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

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

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

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

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

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

HER ID	Date / Period	Name	Site Type	Location	Description
Monuments					
10416.1.0	19th century	Former Wesleyan Chapel	Chapel (site of)	SD 8978 1369	Built for a Society whose first preaching-house was erected in Toad Lane *c*1760, followed in 1793 by the first Union Street Chapel. The chapel was built in 1825-6 with a seating capacity of 1,650. The walls were of brickwork with two tiers of round-arched windows. The front, of five bays, had a central segmental-arched recess of three bays; the lower stage was covered by a porch of 1910. No longer extant. The site had been cleared by the end of the 1990s.
11153.1.0	19th century	Blackwater Street Chapel	Chapel (site of)	SD 8950 1350	Designed by Henry Bowman, 1856-7, for a Presbyterian (later Unitarian) congregation whose first meeting-house on this site was built in 1717. Gothic with small bell-cote and south aisle, north aisle added 1890. Demolished 1972, congregation moved to new building on site of Clover Street Chapel.
11155.1.0	19th century	Wesleyan Methodist Association Chapel	Chapel (site of)	SD 8990 1350	Large brick chapel opened 1837 with five-bay pedimented front, central doorway with fluted Doric columns and pediment, side doorways added c.1912. Gallery added 1840. Seating capacity 1800. Closed **c**1965-70; since demolished
11156.1.0	19th century	Friends Meeting House	Meeting House (site of)	SD 9000 1370	Plain stone meeting-house of 1808; demolished in the late 1960s.
13404.1.0	18th century	Robert Street Warehouse	Warehouse (site of)	SD 9001 1372	This building was the earliest range, built in the latter part of the 18th century. The building had not originally been associated with the later warehouse range but very probably functioned as a stables and coach house to No. 170 Yorkshire St, which lay to the north of the complex.
13733.1.0	20th century	Rochdale Bridge	Bridge (site of)	SD 8966 1338	On the 6th of June 1903, the Rochdale Observer reported the Borough Surveyor's proposals for the covering of the Roch between the Butts and South Parade. This was on the site of a traditional fording point of the River Roch. The Bridge is an early example of a Ferro-concrete construction (six-inch thick ferro concrete slabs lie beneath the road surface). The covering of the Roch began in July 1904 and the final stretch was completed in 1924.

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

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

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

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