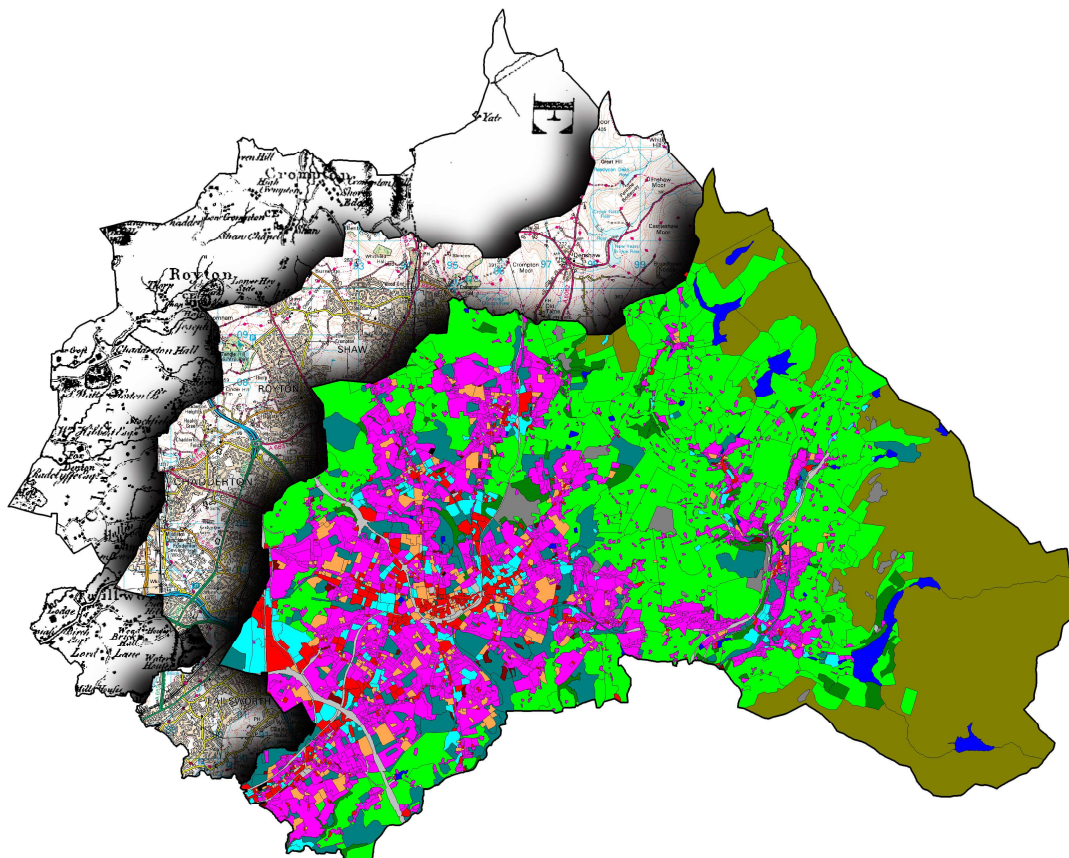


Greater Manchester Urban Historic Landscape Characterisation

Oldham District Report



January 2010
(Updated July 2010)

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1 Summary and Introduction

1.1 The project

The Greater Manchester Urban Historic Landscape Characterisation Project (GMUHLC) is being undertaken by the Greater Manchester Archaeological Unit (GMAU), based at the University of Manchester. It is funded primarily by English Heritage, with contributions from each of the ten local authorities which make up the Greater Manchester area.

The project began in July 2007 and is currently scheduled to finish in July 2010. Work is being undertaken by two Project Officers, Karl Lunn and Liz Forster. The project is managed by Norman Redhead (County Archaeologist for Greater Manchester, GMAU) and supervised by Lesley Mitchell (Historic Environment Record Officer, GMAU).

1.2 Context – the national HLC programme

The broad purpose of HLC

Since the early 1990s, there has been a growing awareness amongst those concerned with managing the historic environment that the scale of change within the landscape is a key factor affecting overall character. English Heritage have been developing characterisation as a way of understanding the processes that have created current landscapes, so that sustainable levels for change can be set which will allow character to be maintained.

County-wide Historic Landscape Characterisation (HLC) projects form part of a national programme supported and developed by English Heritage but carried out by local government, chiefly county council historic environment services. They aim, through a desk-based programme of GIS mapping and analysis, to achieve an archaeologist's understanding of the historical and cultural origins and development of the current landscape. They seek to identify material remains at landscape scale which demonstrate the human activities that formed the landscape as it is seen today.

HLC projects give broad-brush overviews of complex aspects of the historic environment. They provide a neutral and descriptive general understanding of the cultural and historical aspects of landscapes, and thus provide both a context in which other information can be considered and a framework for decision-making.

Projects can be used to inform a variety of planning, conservation and management-led initiatives and strategies. Their objective is to promote better understanding and management of the historic landscape resource, to facilitate the management of continued change within it, and to establish an integrated approach to its sustainable management in partnership with relevant organisations.

Characterisation of urban areas

For the most part, Historic Landscape Characterisation has so far focused on patterns of rural land use. More recently, projects from the Extensive Urban Survey programme have been influenced by the characterisation methodology developed for rural areas. Both programmes have sought to understand the development of the historic environment and both seek to formulate strategies and frameworks for the future management of this resource.

Over the past ten years the methodology of Historic Landscape Characterisation has developed, as new technologies utilising Geographical Information Systems (GIS) for the spatial analysis of historic environment data have emerged. Since much of the landscape of the Greater Manchester area is of an industrial character, the traditional HLC approach of considering urban areas as separate from rural areas is inappropriate here. The Greater Manchester project will therefore form part of the development of the HLC application into more complex metropolitan areas, using a combined method that integrates the modelling approach of Historic Landscape Characterisation with that of Extensive Urban Survey. Projects dealing with similarly mixed areas are currently underway in Merseyside, South Yorkshire and the Black Country.

1.3 Use of this report

Archaeological sites, findspots, historic buildings and landscape features are recorded on the Greater Manchester Historic Environment Record held at the Greater Manchester Archaeological Unit, archaeological advisors to the Association of Greater Manchester Authorities. It is important to consult this office at an early stage when dealing with a planning application that may affect areas of historical or archaeological interest, and on any other management issues and opportunities arising from this report.

2 Aims and Objectives

2.1 Overall aim

The overall aim of the project is to undertake a broad-brush characterisation of the landscape of Greater Manchester using GIS and a linked database which can be interrogated on a wide variety of data, and thus encourage the management and understanding of the landscape through the planning process and the formulation of research strategies.

2.2 Objectives for the Oldham study

There are four project objectives to be addressed individually for each district:

1. Characterisation of the visible historic environment of Oldham, involving the recording of character areas and their constituent attributes and components on the GIS database.
2. Analysis and interpretation of the characterisation data. This will involve:
 - Analysis and identification of landscape character types and historic character areas.
 - Assessment of the relationship between present character, past historical character and its context.
 - Identification of the potential for archaeological remains (both above and below ground), the historic importance and the current condition of the character areas and their key components.
 - Identification of the 'forces for change' acting on the character areas and their components.
3. Formulation of management and research strategies, including managing change within Oldham's historic environment. This will involve:
 - Advice on using the characterisation in planning to influence regeneration and other redevelopment proposals.
 - Informing the consideration of historic character within the Local Development Framework, including potential incorporation of the project results into Supplementary Planning Documents.

4. Outreach and dissemination throughout the life of the project. This will involve:

- Dissemination of the project results and promotion of the resource to Oldham Metropolitan Borough Council, the University of Manchester, relevant regeneration agencies and the public.
- Production of a CD-ROM.
- A formal publication of the results as part of a final report at the end of the project.

Further objectives involving assessment of the character of Greater Manchester as a whole will be addressed in the final report once characterisation of all ten districts has been completed.

3 Methodology

An initial pilot phase for the project was carried out between July and October 2007. Following on from this are two phases of work for each district. Once work on all of the individual districts has been completed, there will be a final phase involving overall review, analysis and interpretation, the production of a report for Greater Manchester as a whole, and the archiving and dissemination of the results.

The two phases of work for each district comprise:

Phase 1 Broad-brush characterisation: mapping and digitisation

Phase 2 Report production, incorporating analysis and interpretation

3.1 Phase 1 – Characterisation

3.1.1 The character types

Before characterisation work could commence, it was necessary to define the landscape character types that would be encountered within the project area. HLC allows the creation of many different classifications of historic landscape types, each of distinct and recognisable common character. The distribution of landscape types can be mapped using GIS to define polygons; these are supported by written descriptions of the types and the historical processes that they represent.

Each polygon is assigned to one of the character types from the pre-defined set. There are two levels of character types, which allow mapping to be analysed at a broader or a more refined level of detail. For the GMUHLC, thirteen broad types of land use have been defined. These comprise:

- Unenclosed land
- Enclosed land
- Woodland
- Residential
- Ornamental, parkland and recreational
- Industrial
- Extractive
- Institutional
- Commercial
- Communications

Water bodies
Horticulture
Military

Each of these 'broad' types encompasses a set of narrow HLC types with specific attributes. For example, the 'Residential' broad type includes 22 different narrow types, such as 'Social housing development', 'Terraced housing', 'Vernacular cottages' and 'Villas/detached housing'. For the full list of broad types and their definitions, together with their associated narrow types and attributes, see Appendices 1 and 2. The character types occurring within Oldham are discussed in further detail in Section 7.

3.1.2 HBSMR

The digital characterisation was undertaken utilising the HLC component of a system known as HBSMR. This is a database, GIS and photographic management system developed by exeGesIS Spatial Data Management Ltd specifically for local authority sites and monuments records (also known as Historic Environment Records, or HERs). HBSMR utilises Microsoft Access for the database, and either MapInfo or ArcGIS for the GIS component. The system installed at GMAU uses MapInfo. The HLC component comprises a set of tables and data entry forms, and allows the polygons created for character areas to be linked easily with the related data. Using HBSMR has the further advantage that the HLC data can readily be viewed alongside existing HER data relating to archaeological sites, events and statutory designations. Some types of data, including references to sources such as historic mapping, can be linked to the HLC records where appropriate.

3.1.3 Defining character areas

Polygonisation for the GMUHLC is carried out by first looking at the current landscape using OS 1:10,000 mapping to identify discrete blocks of character. These could include, for example, the grounds of a school or hospital, or the extent of a housing estate of a particular date, looking at the layout of the streets and the types of houses to judge the approximate date at which it was built. The available historic mapping is then consulted to ascertain the previous land uses of the site and to confirm the date of origin of the type.

Time-depth is added to the record for each individual character area by identifying from mapping the character of the area in the past, assigning it to one of the

character types from the defined set. If a site has been redeveloped or its use substantially changed more than once, further previous character types can be entered into the database, going as far back in time as examination and interpretation of mapping allows. For example, a modern private housing estate could have been built on an area cleared of 19th century terraced housing which was in turn built on enclosed land, giving one current character type and two previous types. Where features have been present in the past that are worthy of note but not significant enough to warrant the assignment of a further previous type, such as a single coal pit within an area of enclosed land shown on mid-19th century mapping, this feature will be noted in the 'Summary' field of the record associated with the polygon.

Where the extent of an area of modern character covers different character types that were extant at the same time in history (for example a modern residential estate covering the former site of a 19th century cotton mill with contemporary terraced houses and a villa set in a large garden), the predominant previous character type is identified and entered into the 'Previous type' field, and the presence of the other types is mentioned in the 'Notes' directly associated with this field.

3.1.4 Creation of polygons

Polygons were generally drawn using the 1:10,000 mapping, with edges refined using MasterMap where necessary. The scale at which the mapping was set whilst drawing the polygons varied according to the size of the area being drawn. Care was taken to ensure that the edges of polygons were as neat as possible given the time constraints of the project, and that edges joined up without leaving gaps which could cause the 'leakage' of subsequent polygons into inappropriate areas. Where character areas of different types were separated from one another by roads, the edges of the polygons were brought out to meet in the centre of the road, except where the road was itself a significant landscape feature forming a character area in its own right, such as a motorway.

Once a polygon had been drawn, any existing HER records with GIS points within the area of the polygon were linked to the HLC record, and the previous types and the attributes of the character area were defined. Any sources referred to in the summary or notes were then linked to the HLC record, or new 'Source' records compiled where these did not already exist.

The characterisation of the borough of Oldham commenced in May 2009, and was completed in November 2009.

3.2 Phase 2 – Report production, incorporating review, analysis and interpretation

During this phase, the character mapping has been used to analyse patterns of settlement and land use over time in the Oldham area, and maps showing key aspects of these patterns have been produced. Each 'broad' type has been considered in a dedicated section, with its defining characteristics outlined. The narrow types which occur in Oldham were then examined for each broad type in turn, and the role of the most significant types within the landscape was considered and discussed. See Section 7, below.

4 Documentary Sources

A wide range of resources were used during the course of the Greater Manchester HLC project. To define the current character, reference was made to the OS MasterMap. As this map is constantly being updated, a copy of the map as it appeared in 2006 was used throughout to ensure consistency over the three years of the overall project. The internet was of significance in providing information on the current use of buildings.

Post-1999 development was indicated by a comparison between MasterMap and the Cities Revealed aerial photographic survey of 1997-99. Of principal importance for ascribing dates of origin to current character types and for defining previous character were the historic Ordnance Survey 6" and 25" maps and the 25" National Survey of mid-20th century date (details of the editions consulted can be found in the 'Bibliography' section at the rear of the report). Yates's Map of Lancashire of 1786 (GMAU digital resources), the 1625 Map of Quick Edge, Wharmton High Moor and Badger Edge (Barnes, Buckley, Hunt and Petford 1983) and the 1822 Map of the Township of Saddleworth (Barnes, Buckley, Hunt and Petford 1983) were also referred to.

The information stored on the Greater Manchester Historic Environment Record provided additional detail and archaeological depth. The HER contains details of archaeological investigations, monuments and stray finds, statutory designations such as Listed Buildings and Conservation Areas, and historic buildings of local interest. The database is not comprehensive and, indeed, the HLC project has shown that an enhancement survey of the Oldham Historic Environment Record would be timely and would provide an up-to-date audit of the borough's heritage resource. Further information on the Greater Manchester HER can be found at www.gmau.manchester.ac.uk

5 Introduction to the Borough of Oldham

5.1 Location and administration

The Metropolitan Borough of Oldham covers an area of about 142 km², and lies in the eastern part of Greater Manchester. The ten unitary authorities of Greater Manchester, of which Oldham is one, were created on the 1st of April 1974 as a result of the Local Government Act 1972. Oldham shares its borders with three other Greater Manchester districts: Rochdale, Tameside and Manchester. To the east, Oldham is bordered by West Yorkshire (Calderdale and Kirklees) and the Derbyshire High Peak District.

The Metropolitan Borough of Oldham has two civil parishes: Saddleworth, and Shaw and Crompton. There are 20 electoral wards. The Saddleworth Urban District was originally part of the West Riding. It was amalgamated into Greater Manchester in 1974. Services for Oldham are provided by Oldham Council, which is based at the Oldham Civic Centre, the administrative centre of the borough.

5.2 Topography and geology

The borough of Oldham is situated in the eastern part of the Greater Manchester embayment. The area is divided into two zones. The upland area to the east has bedrock geology of predominantly Carboniferous Millstone Grit silt and sandstone sequences. Differential weathering of the two basic rock types has formed the characteristic central Pennine “step and shelf” landscape. This geology continues to the west until it drops to meet the Pennine Lower Coal Measure Formations. The abundance of coal had an impact on the industrial and economic development of the area. The Permian Mudstone, Manchester Marl Formations and Collyhurst Sandstone Formations encroach upon the far western part of the borough.

The Pennine hills run in a roughly north–south direction in the eastern half of the borough. The highest elevation, 519m AOD, occurs on Saddleworth Moor west of Slate Pit Moss. Approximately 25% of land in Oldham lies above 300m AOD. This peat upland principally provides rough sheep pasture, reservoir collects and stone, which has historically been quarried.

The elevation drops towards the western part of the borough – the lowest part of the Medlock Vale has an elevation of approximately 60m AOD. The lowland and valley geology of Oldham is covered principally with deposits of post-glacial till (clay) and

water transported glaciofluvial deposits, alluvium and river gravel terraces. Historic mosses are prevalent in this area. Agriculture in these parts of the borough is characterised by piecemeal and early surveyed enclosure typical of early post medieval mixed pastoral and frugal arable farming regimes. Figures 1 and 2 depict Oldham's solid and drift geology respectively.

The Oldham area was sparsely populated until the time of the industrial revolution. Populations were thinly dispersed, living on numerous small gentry estates. The economy was largely agricultural, with incomes supplemented by cottage industry, domestic textile production and mining. Oldham town probably developed as a town in the early post medieval period. Large-scale settlement development occurred as a result of the expanding textile trade which occurred in this region after c.1750. A continually developing urban landscape dominates the western half of the borough, but the eastern upland area remains largely rural in character.

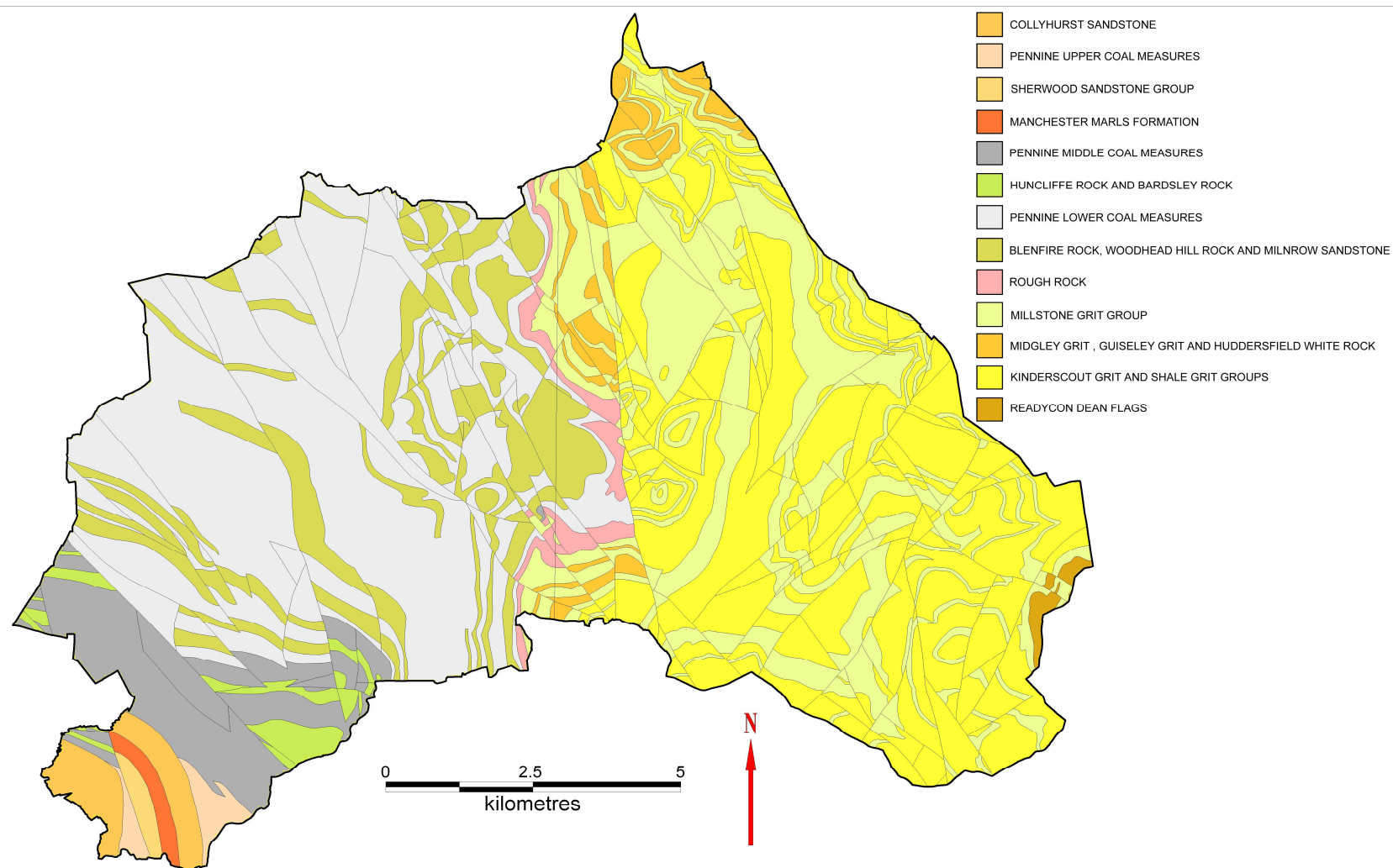


Figure 1 Borough of Oldham solid geology (British Geological Survey 1:250,000 scale data)

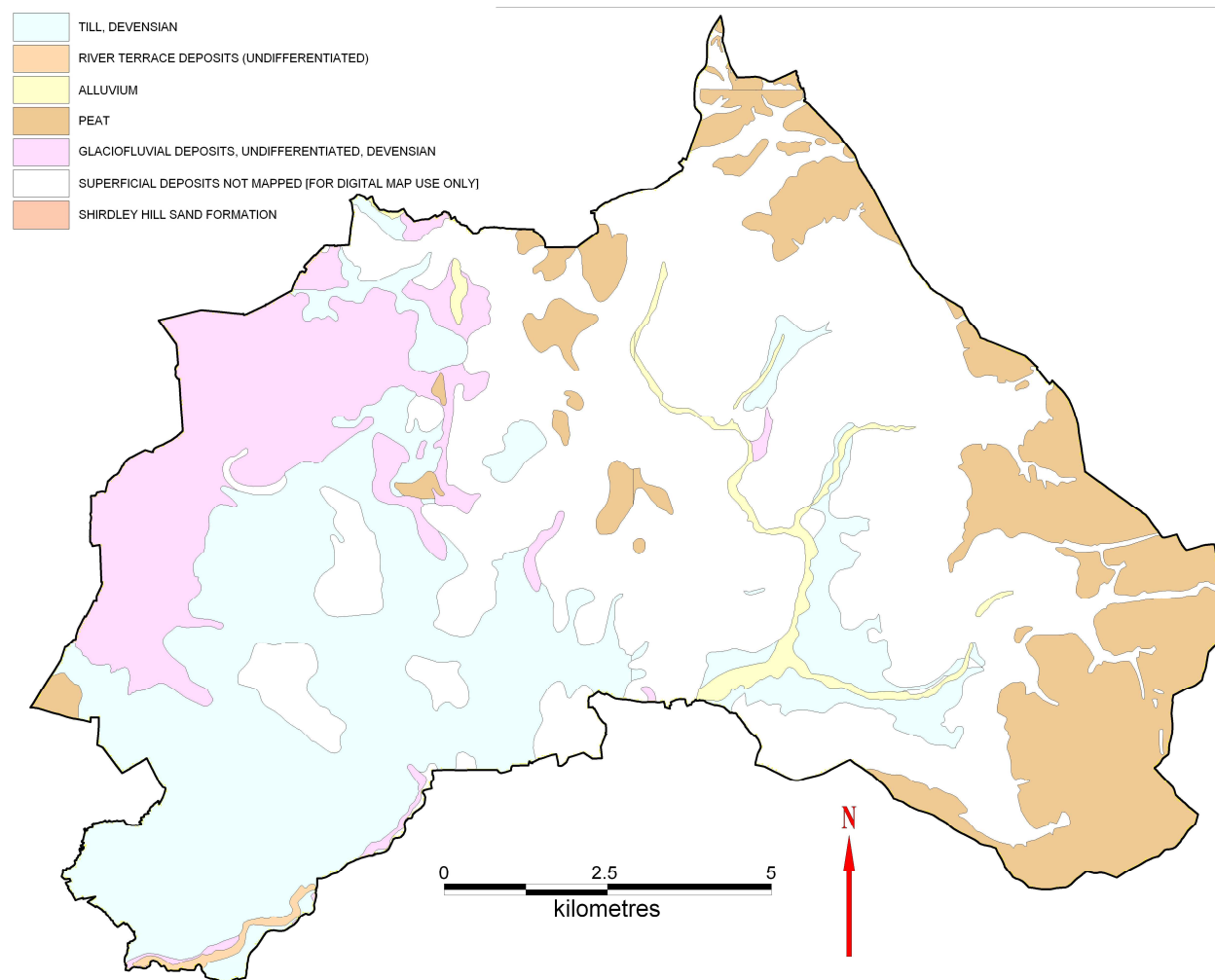


Figure 2 Borough of Oldham drift geology (British Geological Survey 1:250,000 scale data)

5.3 Archaeological and historical background

5.3.1 Early Prehistoric

In comparison to other Greater Manchester districts, Oldham is relatively rich in prehistoric remains, particularly from the Mesolithic period. Significant concentrations of flints occur above 300m AOD around Readycon Dean and Dowry Water cloughs. In adjacent districts (Rochdale and Kirklees) similar concentrations occur. The Mesolithic finds of this part of the central Pennines can be considered to be of national importance. Localised collector activity has probably produced a bias of remains in this particular area.

The post-glacial reoccupation of the Pennines occurred after c.8000 BC as remnant patches of snow and ice disappeared. Environmental changes were favourable to woodland regeneration and the introduction of a greater range of woodland species. This provided people with a varied plant and meat diet. Findspots from this period typically comprise flint scatters of blades and tool production waste (organic material decays in the local burial conditions). Findspots occur frequently in sheltered locations overlooking cloughs. The distributions of flints within scatters imply that these were campsites, and flint scatters have occasionally been found in association with fire pits and possible shelter stake holes. The implication is that these were hunting camps with episodic phases of occupation rather than domestic sites.

Around 4000 years of Mesolithic occupation are represented at sites within the Oldham area. These types of sites are generally of a fragile nature. The good preservation of the basal peat layers in the moors around Oldham means the area makes an exceptional contribution to the study of British early prehistoric archaeology.

Although no confirmed early Neolithic settlement sites have been identified in the borough of Oldham, the period is represented by a change in stone tool types, finds distribution and evidence of woodland clearance. It is likely that the uplands continued to be exploited as a resource for hunting after the introduction of agriculture into the region. A number of lithic scatters (indicating working and occupational floors) and the higher incidence of Neolithic and Bronze Age arrowheads in these areas reinforce this idea. Pollen evidence from Castleshaw and Dean Clough suggests intermittent woodland clearance and regeneration into the late Neolithic period (Brayshay 1999). It is possible that these temporary clearance

areas were created for farming, with regeneration occurring after the people had moved on to clear another area. The Castleshaw pollen sequence continues until about 2500 BC when woodland began to be permanently replaced by heather and sedge grasses. Although there are natural explanations for this event, the date does coincide with Bronze Age settlement at Castleshaw. Evidence here includes storage pits, burial cairns and a domestic ceramic “Beaker” assemblage. This site could be interpreted as a small farmstead.

Barrows in the borough of Oldham have been noted at Brown Hill, Harrop Edge, Knott Hill, Chadderton Hall and Fairbanks Farm. An Early Bronze Age flint dagger found at Ragstone may have accompanied a burial. Although no other early prehistoric settlement evidence is present in the borough, the distribution of Neolithic and Bronze Age hafted implements, metalwork and burial sites could be interpreted as suggesting a developing sedentary agricultural lifestyle. The evidence from Oldham appears to be consistent with evidence from other parts of the Peak District. Undiscovered Neolithic and Bronze Age sites are likely to be present in the borough.

5.3.2 Iron Age

No Iron Age settlement sites have been confirmed within the borough of Oldham and artefact evidence is scarce. However, earthworks on Wharmton Hill, Greenfield, could represent a late prehistoric hilltop enclosure. The nearest confirmed sites of this period are the hilltop enclosure at Mellor, and defended promontory settlements at Rainsough, The Burrs in Bury, and Great Woollen Hall on the edge of Chat Moss, Salford. These were enclosed or fortified settlements containing round houses which fell within the late Iron Age and Romano-British periods. A number of later Iron Age and Romano-British earthworks also occur a few miles to the east of Oldham in the Kirklees district. A mixed arable and pastoral farming regime was probably practised in the area at this time. Metalworking was also evident. Pollen evidence from other parts of the Pennines indicates widespread cereal cultivation, whilst a spindle whorl of Iron Age or Romano-British date found at Castleshaw implies wool processing (Booth 2001). Fragments of Cheshire salt jars from Mellor hint at local trade networks.

It can be anticipated that Iron Age and Romano-British remains will be present in this borough, particularly in the lowland area. Promontory sites overlooking river confluences were preferred locations for settlement in the late prehistoric period. Elsewhere in the borough place names such as ‘Chadderton’ (Chadder possibly

being a variant of “cader”, a Celtic word for fort) may also be indicators of later prehistoric or Romano-British settlement.

The Iron Age lifestyle in Oldham probably involved a continuation of the practices of previous ages with the piecemeal introduction of new technologies and cultural practices. When the Roman army arrived in the Greater Manchester district during the 70s AD it probably came across a partially cultivated landscape dotted with farmsteads, particularly along the river valleys and defensible hilltops. A good regional summary can be found in *Mellor: Living on the Edge – A Regional Study of an Iron Age and Romano-British Upland Settlement* (Nevell, M & Redhead, N (eds) 2005).

5.3.3 Roman

Evidence of Roman activity in Oldham includes a fort at Castleshaw and the trans-Pennine York to Chester road. The first fort at Castleshaw was a turf and timber auxiliary fort designed to hold an auxiliary unit of typically 500 non-legionary provincial recruits. The site was probably one in a chain of forts which ran along the roughly contemporary York to Chester road at this time. Other local forts were present at Castlefield in Manchester and Slack near Huddersfield. These forts are attributed to the Flavian period, when Britain was under the governorship of Cerialis and later Agricola at around AD79. The construction and occupation of the fort was probably part of a plan by the governors to establish control in the northern parts of England. The occupation of the first phase of Castleshaw was short-lived, however. The fort was abandoned at around AD90 when the defence of northern Britain was reorganised (Booth 2001).

The construction of the second smaller fortlet at Castleshaw is attributed to around AD105. The fort was again a defensive stage along the York–Chester road. It was perhaps part of a power consolidation scheme in northern Britain which coincided with an increase in the volume of traffic along this trans-Pennine route. Dating evidence from excavations suggests that the second phase lasted until around AD120. It was at this time that troops were moved to the Scottish borders along the line of Hadrian’s Wall (Booth 2001). To the south of the Roman fort grew a short-lived extra-mural settlement. Pottery from the annex dates to the beginning of the second century AD.

Use of the York to Chester Roman road probably continued after the final abandonment of Castleshaw. Findspots of Roman material have been discovered in possible association with the road. The findspot with the latest attributed date is a hoard of personal wealth of the late 3rd century AD, a period of civil unrest (Tindall 1981). A small number of other Roman finds have been made in the wider Oldham district.

Military occupation in the Oldham area was a transient affair and its impact on the native structure and economy was slight. No villas have been found which might indicate large, managed estates, and the herb-rich pastures around Castleshaw fortlet quickly reverted to native acid grasses and trees after the site's abandonment in the 120s AD. Palynological (pollen) evidence implies a continuation of clearance and deforestation in the upper Castleshaw valley with evidence of small-scale cereal cultivation (Redhead 1999). Settlement probably continued in the pre-Roman form of dispersed farmsteads dependent on pastoral economy, with some cereal production on better-drained soils.

Further information can be found in the publications *Roman Manchester: a Frontier Settlement* (Bryant, Morris & Walker 1986), *Castleshaw – The Archaeology of a Roman Fortlet* (Walker (ed) 1989) and *Roman Saddleworth: The History, Archaeology and Visible Remains of the Roman Occupation of an Area in the Pennines* (Booth 2001).

5.3.4 Early medieval

There is a scarcity of archaeological evidence from the post-Roman and early medieval periods, and it is probable there was sparse occupation in the Oldham area at this time. Place name evidence is frequently used to identify pre-Norman settlement. In the Oldham area, examples of names attributed to the Anglo-Saxon period might include Crompton, Royton or Chadderton. The word ending “tun” suggests early farmstead sites. The old name for Oldham, Aldhulme, first appeared in the 13th century (Tindall 1981). “Hulme” is a possible Norse word for an elevated cultivated island in a marshy area. Sholver was anciently known as “Sholger” and Salem was originally known as “Sett” (Bateson 1949). The “-set” and “-gher” elements recall the Norse custom of summer upland pasturage. Place name evidence suggests sparse but permanently occupied homesteads during the post-Roman and early medieval periods. There are numerous examples of Norse words in local dialect. Physical evidence of Anglo-Saxon and Norse settlement is rare in

the borough of Oldham. It is likely, however, that some of the earliest settlements and farms originated in this period.

5.3.5 Medieval

At the time of the Domesday Survey of 1086, most of the land in the current borough of Oldham lay in the Salford Hundred. This land was held either as Royal demesne or by local Saxon thanes. Certain areas of Oldham, particularly around Saddleworth, were classified as forest (royal hunting land). The descriptions from Domesday of this part of northwest England lack detail and reconstruction of early medieval political boundaries is theoretical.

By the beginning of the 13th century parts of Saddleworth were under the lordship of the de Lacy family in the West Riding of Yorkshire, forming part of the Honour of Pontefract. The land was probably issued by royal grant (Buckley 2009). Land in Saddleworth was also granted to the Stapletons of Pontefract, Roche Abbey and Kirkstall Monastery. Friarmere was the site of a monastic grange (farm). The pattern of land division in Oldham was probably one of gradual subinfeudation (feudal subletting) and the breaking up of larger estates through land grants. The area around Oldham for example was part of a large royal estate known as Kaskenmoor after the early 13th century (Bateson 1949). Kaskenmoor was subdivided into small manors, each probably containing a manor house and hamlet. These included Werneth-with Aldhulme, Sholver, Glodwick, Crompton-with-Belemore and Birshaw. It is possible that these manors preserved pre-conquest Saxon estates. By the 14th century, Kaskenmoor was no longer an overlord estate. The manors, through various changes of ownership, more or less remained.

Large aristocratic land holdings were absent from the Oldham area. The local gentry owned small estates and lived in modest halls. Lees Hall, Medlock Hall, Royton Hall and Werneth Hall have been attributed medieval dates of origin.

More sparsely populated areas such as Saddleworth were settled gradually in the early post-Conquest period. Place names in the area frequently imply clearance of woodland or enclosure of waste. By the beginning of the 12th century Saddleworth had a chapel to serve the growing population (Buckley 2009). A chapel may have been present in Oldham by the 14th century.

The medieval economy was largely pastoral, augmented by infield arable farming. The landscape was occupied by tenant smallhold farmers. Developed towns and chartered markets appear to have been absent from the district in the medieval period. Coal mining and quarrying were probably prevalent at this time. Medieval furnaces, post medieval corn drying kilns and fulling mills have been observed in the Castleshaw valley (Arrowsmith, Burke & Redhead 1996). Wool and domestic textile production provided an important supplement to domestic incomes. The economic expansion of the textile industry in the late medieval to early post medieval period led to the emergence of independently wealthy yeoman clothiers. These clothier families formed the new elite. These factors had a major influence on the development of settlements and the economy, and stimulated Oldham's transition into the industrial period.

5.3.6 Early modern

The process of land subdivision continued into the post medieval period. As a result of an inheritance system which divided estates between all the children of the family, farm holdings became smaller, reducing the agricultural capacity of individual farms. The resulting economic pressure forced farms to rely more on domestic textile production. Unlike agricultural produce, industrial products were not demanded by the landowners in the form of tithes (rent), and tenant farmers were thus able to accumulate independent wealth. Many became sufficiently rich to buy holdings and build high-status houses. Established manorial estates were broken up and sold. Some major landholders in the 17th century were forced by their debts to sell out to the tenant farmers. The new landholding class of yeoman farmers rebuilt their crumbling houses; it is likely that a number of halls in the Oldham area dating to the 17th and 18th centuries owe their origins to this process. The yeoman farmers intensively exploited the landscape, improving upland pasture for sheep farming to supply the burgeoning woollen textile industry, whilst in the valley floors, fodder crops were grown (Redhead 2003).

The woollen industry became the mainstay occupation of Oldham's rural society. Established historic houses frequently formed the core of weaving hamlets (Plate 6). By the mid-18th century the multi-windowed weavers' cottages familiar to the central Pennine districts were being built en masse (Plate 7). These were occupied by people completely dependent on the textile industry. Farms had upper floors dedicated to hand looms, and the wealthier clothiers went on to build some of the first

water powered mills where labour intensive processes such as fulling and scribbling were mechanised (Redhead 2003).

Local private investment funded turnpike roads and later the canals. Improved transport networks facilitated the movement of locally produced textiles and allowed for access to imported cotton and silk. Cotton, calicoes, checks and velvets were produced in Oldham and Royton. Middleton, Failsworth and Chadderton engaged in the manufacture of silk. A merchant class emerged which supplied the industry with raw materials and redistributed the finished goods. The growing textile industry produced increased wealth and the population also increased. This larger population was no longer self-sufficient and required local market centres to provide domestic supplies, supporting crafts and services. Oldham town at the end of the 18th century was one of many newly developed industrial villages. Other examples included Greenfield, Shaw and Delph (Plate 4). Settlements such as Hollinwood occurred as ribbon developments along principal routes. Other settlements, such as Uppermill, had road and canal wharf associations.

Proto-textile mills were small to medium-scale buildings, often situated in converted workshops. They were horse or water powered and employed only a few people. Early mills employed technical innovations which provided automatic processes for scribbling, carding, slubbing and spinning (Plates 7 and 13). These mills supplied yarn for cottage weavers. Flourishing weavers became more organised and workshops became larger and more formal in design. Finished cloth was sent to separate mills for bleaching and dyeing.

The invention of steam powered machinery allowed mills to be located away from water sources (an early Oldham textile mill is depicted in Plate 24). By 1815, a drop in the price of imported cotton, the local availability of cheap coal, technical innovations, improved communications and the willingness of individuals to invest had a dramatic impact on the landscape of Oldham. There was major change as the area moved from the production of woollen cloths to the manufacture of cotton, and by the late 19th century Oldham had grown into one of the foremost cotton towns in the world. Cotton mills became large multi-storey buildings with a dominating presence in the landscape (Plates 8 and 18). The larger mills had a whole range of associated features including warehouses, offices, reservoirs and engine houses.

In 1840 there were 142 cotton mills. By 1918 there were 330 (Gurr and Hunt 1998). Many engineering works were also built to supply the textile industry with spindles, machine parts and structural building members (Plate 16). The growth of industry necessitated the building of vast developments of low-cost terraced housing for the thousands of industrial workers. As settlement increased, the number of churches, schools, shops etc. also grew. Between 1854 and 1910, the size of urban Oldham more than doubled (Figure 3). The satellite settlements of Shaw, Royton, Hollinwood and Greenacres also grew. Middle class suburbs developed on the fringes of the town core, particularly around Alexandra Park and Werneth Park (Plate 9). Oldham town core took on a more commercial aspect, with a new market, arcades, hotels, banks and shops (Plate 28). The town also became a civic centre, with a huge amount of investment in new civic buildings. The borough took on a greater role in improving education, public health and social welfare by enforcing bye-law housing regulations and building hospitals, sanatoriums, schools, libraries, water treatment works and workhouses. All this improvement was founded with wealth generated by the prosperous textile industry.

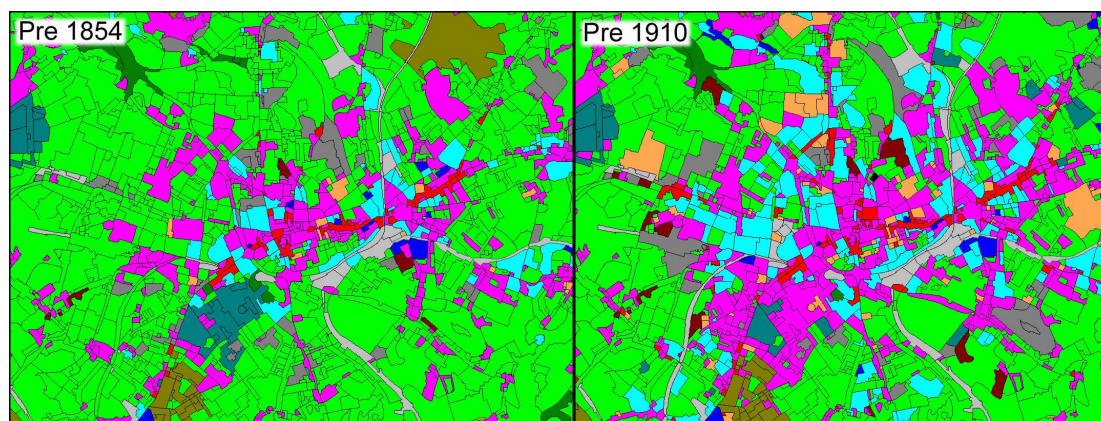


Figure 3 Comparison between the pre-1854 and pre-1910 Oldham town core (key available in **Figure 4** below)

5.3.7 20th century

In the early 20th century and the inter-war period, industry went through a phase of decline due to a general economic depression and shrinking world markets. This led to massive unemployment and bankruptcy in Oldham. By the late 1920s mill building here had ceased. Some textile sites were taken over by electrical, chemical and light engineering firms. Others were completely abandoned by industry. The economy did not recover until after the war.

Despite the decline in native industry, the 20th century was the greatest era of house-building. Private developers were responsible for planned estates of middle class semi-detached and detached houses. Such estates were established at the south of Oldham, accommodating Manchester's commuting workers. The building of social housing in Oldham began en masse after the First World War. The 1919 housing area act required local councils to provide homes in areas of housing shortage. Building occurred on a large scale on low value agricultural land at the edges of towns. A notable example in Oldham is the Fitton Hill estate. Council houses were also built at Hollins and Greenacres in the early 1920s. From the 1930s onwards, former 'slum' terraced houses were being cleared for new social housing development. Government acts and social welfare reforms placed a requirement on local government to make provision for better education and healthcare. Schools and hospitals were built to serve the rapidly expanding populations.

The social housing boom had peaked by the late 1970s. The last 30 years have been characterised by continued renewal and the improvement or replacement of obsolete social housing designs. This has occurred particularly in run-down estates in an effort to improve living conditions and address social problems.

Local authority involvement continues to the present day. New houses are being constructed by private developers in partnership with the civic authorities and housing association schemes. With the development of the new unitary authority, council services were brought together in the new Oldham Civic Centre (Plate 22). The Royal Oldham Hospital was completed by 1989 and Oldham Sixth Form College by 1992 (Law 1999). Much of the commercial element of Oldham was also redeveloped in the late 20th century. The area around Oldham Market Place has been substantially redeveloped as part of late 20th century regeneration schemes. Large-scale retail developments, such as commercial warehouses, business parks, retail parks and superstores, are a late 20th to early 21st century phenomenon (Plate 26). These form zones at the fringes of urban cores.

Despite the building of many private housing estates, towns in Saddleworth have retained much of their historic character.

6 An Overview of Oldham's Historic Character

Oldham's present-day character is split along a central north–south division which roughly follows the former Yorkshire/Lancashire county boundary. In the eastern half of the borough, the land is predominantly upland in character (Figure 4). Land utilisation is predominantly pastoral with a high representation of unenclosed moorland. Forestry, quarries (historic and modern) and reservoirs are dominant features. A substantial number of historic farms and folds survive. The landscape of post medieval piecemeal enclosure and later surveyed enclosure is also well preserved.

There were no settlements of significant size in the eastern half of the borough until the 18th century. The economic boom in the textile industry and other factors were responsible for an increase in the number of dispersed farms and the development of folds. Many of the houses from this period have characteristic rows of mullioned multi-light windows that were originally associated with domestic workshops. Some farms and domestic workshops have recently undergone residential conversion.

The early industrial revolution was also responsible for the establishment of small towns such as Greenfield, Upper Mill, Dobcross, Delph and Diggle. These were probably founded in association with 18th and 19th century communication nodes such as canal basins or road junctions, and early mills. The larger settlements typically have a Georgian/Victorian commercial core with an element of contemporary domestic workshops and houses. Some may have originated as nucleated rural settlements, with earlier structures evident. Late 18th to early 20th century mills, factories and small-scale warehouses were prevalent in the valley bottoms.

20th century development includes small-scale private and social housing, small industrial parks and some modernisation of commercial cores. Changes in the agricultural regime have led to the abandonment of upland settlement and the decay of historic field boundaries. Despite some later development settlement in the eastern half of the borough of Oldham is of low density and retains much of its 18th and 19th century historic character.

The western half of the borough is predominantly urban in character. Before the industrial period the settlement pattern consisted of dispersed farms and small halls

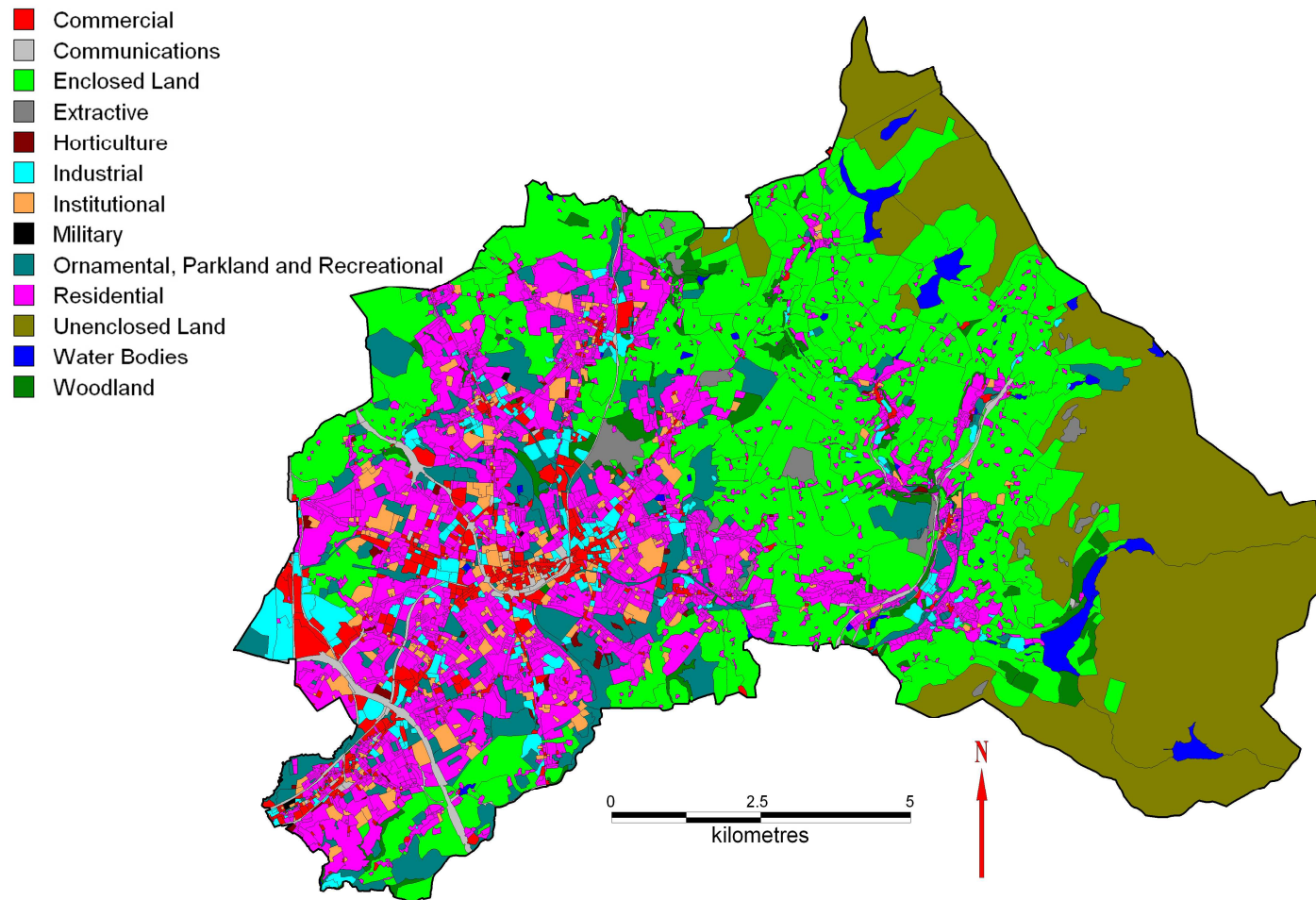


Figure 4 Map showing the borough of Oldham by broad character type

set in a landscape of mainly piecemeal enclosed fields. There were no medieval towns. Nucleated settlement probably took the form of large folds. Some of this historic landscape survives in more or less its original context at the fringes of later development. Historic buildings occasionally stand in isolation within the modern urban landscape.

Oldham was probably founded as a small town after the 16th century. It developed at a meeting point of several roads. Unlike Saddleworth, the settlements around Oldham developed into a large scale industrial town typical of the central Pennine region. The railway and canal were probably contributing factors to this development. A branch of the Lancashire and Yorkshire Railway terminated at Oldham station in 1851 and Hollinwood was served by a branch of the Manchester and Ashton under Lyne Canal (OS 1848-51). Another factor in Oldham's growth was the ready supply of local coal which fuelled the early steam powered mill engines. Steam power allowed mills to be positioned away from water power sources and closer to communication routes, labour sources and market centres.

Oldham appears to have been at the core of industrial development in the late 18th and 19th centuries with satellite settlements at Shaw, Royton, Hollinwood and Greenacres. The 19th century landscape consisted of textile mills, supporting engineering works and gridiron developments of workers' housing, all found in close association (Plate 8). Collieries were also a significant presence in the rural landscape.

Wealth generated by the textile boom allowed for the development of commercial urban cores, markets, churches, halls, parks and prestigious civic buildings. The principal roads which radiated out of Oldham became foci of commercial and residential ribbon development. Oldham also developed a small middle-class villa suburb around Werneth Park and Alexandra Park (Plate 9).

As the 19th century proceeded, the inner core of industrial works and workers' houses around Oldham expanded to incorporate some of the earlier satellite towns. The character of the town centre became more commercial and civic. In an effort to improve living conditions terraces, yard developments and town houses were cleared. Traces of earlier residential phases can be found in the Firth Street/Queen Street area of the town core. The building of mills and the development of the industrial urban landscape continued into the early 20th century.

The inner urban zones of workers' housing around Oldham's core were replaced after the Second World War with large-scale institutions, modern factories and commercial parks. Late 20th century development has radically impacted on the 19th century urban landscape. The A62 and the Mumps roundabout, for example, obliterated a large area of workers' housing and industrial works. Away from the areas of 20th century urban renewal, the survival of the historic industrial landscape is better. Many mills were reused as warehouses or works after the collapse of the textile industry in the mid-20th century. The planned late 19th century gridiron development of terraces and villas around St Thomas's Circle still retains much of its historic character. Larger areas of survival also occur at Glodwick, Shaw, Greenacres, Werneth, North Moor, and Failsworth. 19th century ribbon development survives along Oldham Road, Huddersfield Road and Shaw Road. Historic mills and other industrial works still have a significant landscape presence in Oldham borough. However, many are suffering from neglect (former textile mills are very susceptible to fire damage), redevelopment and insensitive modernisation.

Oldham benefitted from social and private housing development in the early 20th century. In common with other districts in Greater Manchester, these were built largely on undeveloped agricultural land within commutable distance from the larger urban cores. They typically form large planned estates of short terraced rows and semi-detached houses. They were planned as neighbourhood units, each with local amenities such as schools, denominational churches and suburban commercial cores. Estates around Coppice, Hollins, Greenacres and Hathershaw are well-preserved examples of this type of housing.

The house-building boom continued after the Second World War. The Fitton Hill development is an example of social housing from this period. One of the aims of post-war redevelopment was to clear away Victorian 'slums'. Families formerly living in terraces were rehoused. The St Mary's multi-deck flats of the 1960s were an example of experimental high density social housing close to Oldham town centre.

The later part of the 20th century was a time of civic improvement and commercial and industrial renewal. As part of a planned government scheme, derelict areas were cleared, disused mills refurbished and the town core redeveloped. The town centre has many prestigious institute buildings which are less than twenty years old. New precincts, a market hall and a shopping arcade formed elements of the town centre's commercial redevelopment. Parts of Oldham's 19th century historic

commercial core do survive though, particularly around Yorkshire Street and Union Street. Retail, business and industrial parks (such as Salmon Fields and Broadway Business Park) are a significant element of Oldham's modern landscape character, while early 20th century textile mills lie derelict awaiting redevelopment or demolition. Urban redevelopment continues to the present day. Government backed housing association schemes continue to build new estates, frequently upgrading run-down social housing developments. Werneth, west of Manchester Road, is one such area of current redevelopment. Edwardian terraced houses are still being cleared to be replaced with low cost subsidised housing.

The percentage of each broad character type making up the modern Oldham landscape is shown in Figure 5 and Table 1, below:

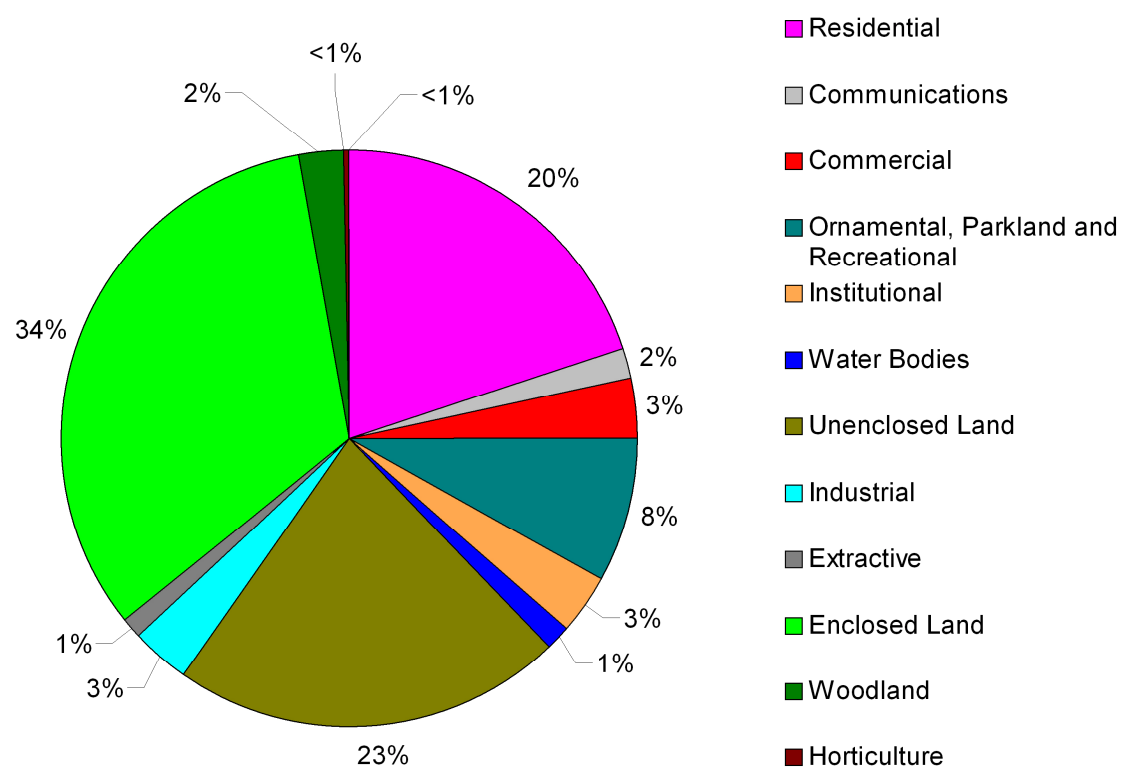


Figure 5 Pie chart showing the percentage area covered by each broad character type in Oldham

Broad type	Area covered (km²)	% of borough represented
Residential	28.43	20
Communications	2.22	2
Commercial	4.79	3
Ornamental, Parkland and Recreational	11.41	8
Institutional	4.58	3
Water Bodies	2.04	1
Unenclosed Land	31.37	23
Industrial	4.51	3
Extractive	1.55	1
Enclosed Land	46.98	34
Woodland	3.50	2
Horticulture	0.41	<1
Military	0.04	<1
Totals for borough	141.83km²	100

Table 1 Area coverage of the broad HLC types represented in Oldham

7 Oldham's Historic Character – Analysis and Recommendations

7.1 Unenclosed land broad type



Figure 6 Map showing the distribution of Unenclosed land HLC types

Definition of the broad character type

This character type comprises areas that are currently of low economic value and where there is little or no settlement. It includes marginal land such as open mossland and marsh, and other unimproved land which may nonetheless be exploited, such as common land, pasture and moorland.

All of the Unenclosed land recorded as a current character type within Oldham falls into the 'Moorland' HLC type. However, a number of former Mosslands were recorded as a previous character type.

7.1.1 Open moorland

In the current Oldham landscape, Unenclosed land is found in the Saddleworth area in the eastern part of the borough (see Figure 6). This forms part of a continuous area of moorland which extends northwards into the borough of Rochdale and

eastwards into Kirklees and Derbyshire. Part of the moorland area falls within the Peak District National Park. The height of the land here is generally above 300m AOD. The part that falls within Oldham borough covers an area of 31.37km². Approximately 23% of the current Oldham landscape is thus moorland.

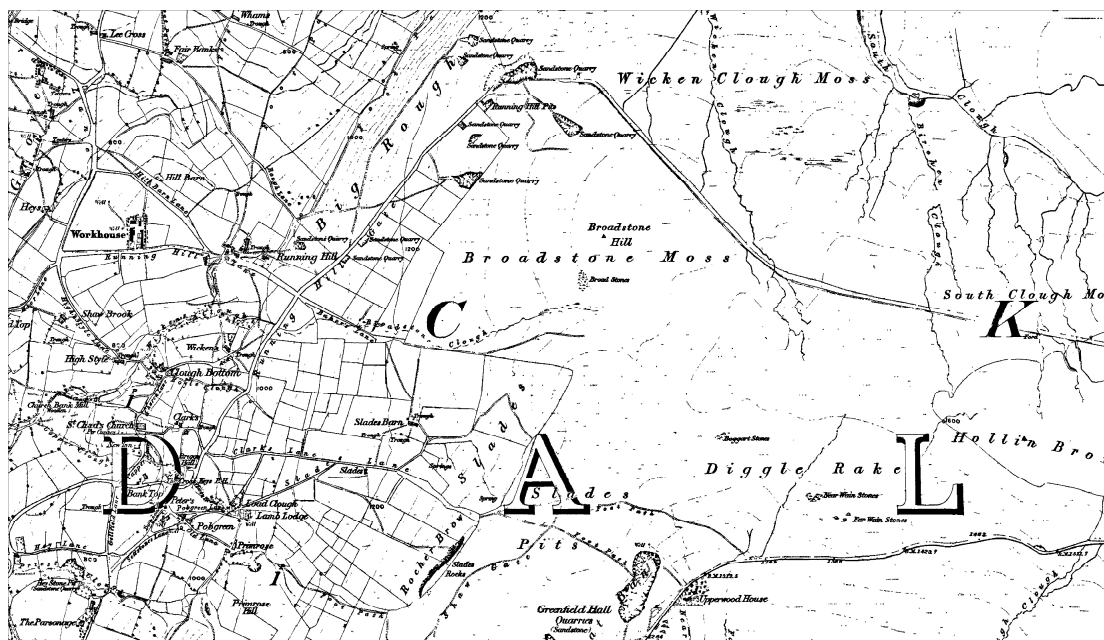


Figure 7 Broadstone Moor c.1854 (Yorkshire 6" 1st edition OS map)

Although the area today lies at the fringes of agricultural potential there is evidence to suggest that humans have exploited the upland region since the prehistoric period. Significant concentrations of flints occur above 300m AOD around Readycon Dean and Dowry Water cloughs. In the adjacent districts of Rochdale and Kirklees similar concentrations occur. It is likely that Mesolithic occupation occurred in other parts of Oldham. Scatters of flint blades and flint tool production waste recorded in the area are likely to represent hunting camps with episodic phases of occupation rather than domestic sites. Around 4000 years of Mesolithic occupation and at least two cultures are represented in the moorland areas of Oldham borough. The area makes an exceptional contribution to the study of British early prehistoric archaeology.

The moorland areas of the borough contain a number of early Bronze Age cairns, implying permanent settlement in this period. This was a time when the climate was more favourable for upland exploitation.

Mineral extraction rights probably dated to at least the early post medieval period. Mapping of 1854 depicts extensive quarrying activity; for example, at this time

Broadstone Moor (Figure 7) contained Running Hill Pits quarries, Greenfield Hall quarries and a multitude of small quarries. Edges such as Millstone Edge or Standedge may also have been exploited as sources of gritstone. Peat cutting is also likely to have occurred.

Uses of the moorland today include rough sheep pasture and reservoir collects, as well as grouse shooting and other recreational pastimes.

Key management issues relating to areas of Open moorland

Below-ground archaeological potential	<ul style="list-style-type: none"> • Palaeoenvironmental evidence relating to past climates, flora and fauna is likely to be preserved in wet areas • Undisturbed wetland environments can provide internationally significant evidence of prehistoric upland exploitation from at least the Mesolithic onwards • Scatters of prehistoric flints in upland areas provide evidence of tool production and use • Remains of mines, quarries and perhaps hushings will be present • Potential for evidence of prehistoric upland settlement • Potential for evidence of medieval enclosures or field systems • High potential for extensive remains relating to post medieval upland settlement
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for prehistoric monuments, including cairns and burial mounds • Remains of structures relating to mining, quarrying and hushings • Remains of dwellings and other structures relating to post medieval upland settlement • Remains of structures relating to industrial activity, such as kilns
Historic landscape interest	<ul style="list-style-type: none"> • Lack of modern development and exploitation in upland areas can lead to relatively high legibility of past landscapes
Threats	<ul style="list-style-type: none"> • Moorland areas may be affected by proposals for infrastructure developments such as windfarms and pipelines, which could have a significant impact on any archaeological or palaeoenvironmental remains present
Opportunities	<ul style="list-style-type: none"> • Lack of disturbance in areas not affected by post medieval settlement and mining can lead to good preservation of palaeoenvironmental and other prehistoric deposits • Lack of modern development can lead to good preservation of post medieval mining and settlement sites • Areas where the geology suggests a high potential for evidence of human activity, such as former sand and

	<p>gravel islands where prehistoric camps or shelters may have been erected, can be targeted for archaeological evaluation</p> <ul style="list-style-type: none"> • Environmental assessment of specific sites can identify survival of palaeoenvironmental deposits, informing research and allowing the mitigation of development impacts
Management recommendations	<ul style="list-style-type: none"> • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate and protection through the planning process • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for a site located in an area of Unenclosed land, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic upland areas should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

There are a range of designations which can offer statutory protection to sites that are significant for their archaeological remains or for their ecology:

- Scheduled Monuments
- Special Areas of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)
- Special Protection Areas
- Ramsar Sites

7.1.2 Mossland

Although there is no surviving untouched mossland in Oldham, there were several mosses in the borough in the past. Mossland has thus been recorded as a previous rather than a current character type.

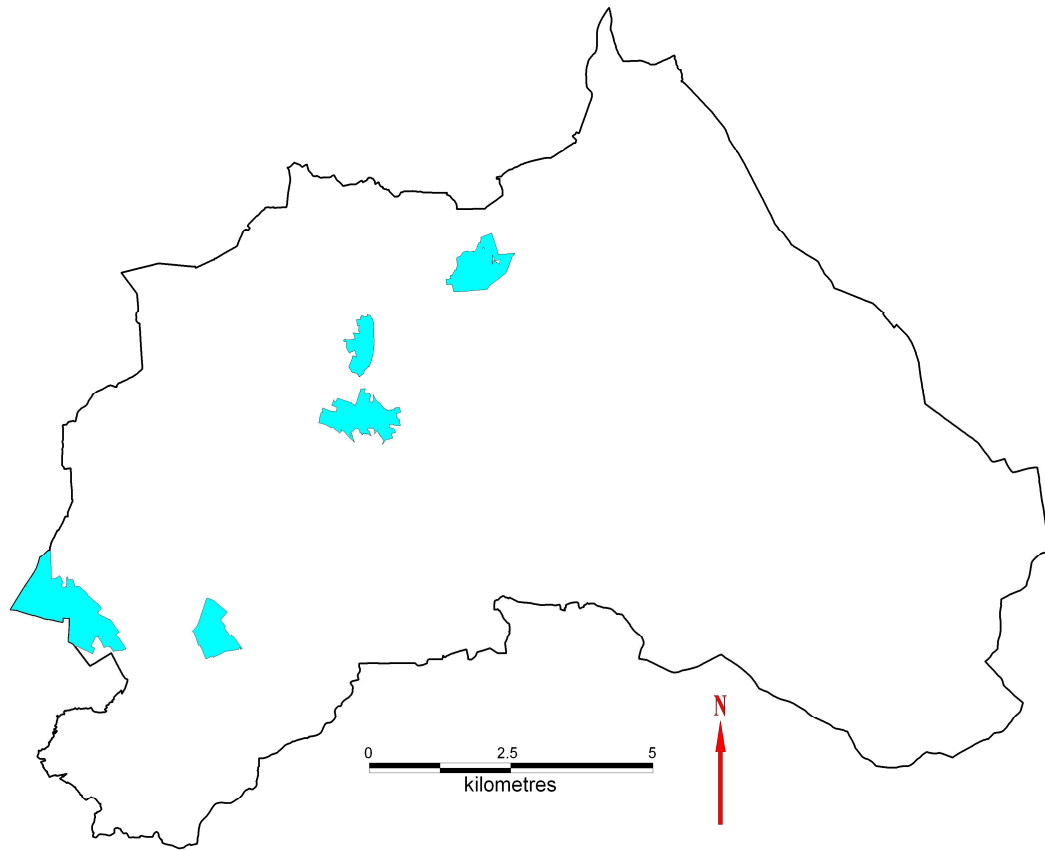


Figure 8 Map showing the distribution of Mossland as a previous type

Like the upland moors, the former lowland mosses were probably enclosed at a relatively late date. The main former mosses in Oldham are Broadbent Moss, Royton Moss, White Moss, Shaw Moss, Way Moss and Burn Moss (see Figure 8). Broadbent Moss has been buried beneath a landfill site, and Burn Moss was an upland moss which is now the site of a reservoir. Shaw Moss and Way Moss have been drained and are now mainly in use as enclosed farmland. Some parts of White Moss and Royton Moss now lie beneath residential or industrial development, but there are areas within them such as public parks or recreation grounds which have not been disturbed or destroyed by development and may hold important archaeological and palaeoenvironmental evidence. Despite a general lack of early settlement evidence for this region, mosses are archaeologically significant in relation to the preservation of organic material and palaeoenvironmental indicators.

Archaeological evidence found in the Oldham mosses includes human remains and stone tools relating to prehistoric exploitation. There is always the potential for the discovery of early settlement on the fringes of former wetlands.

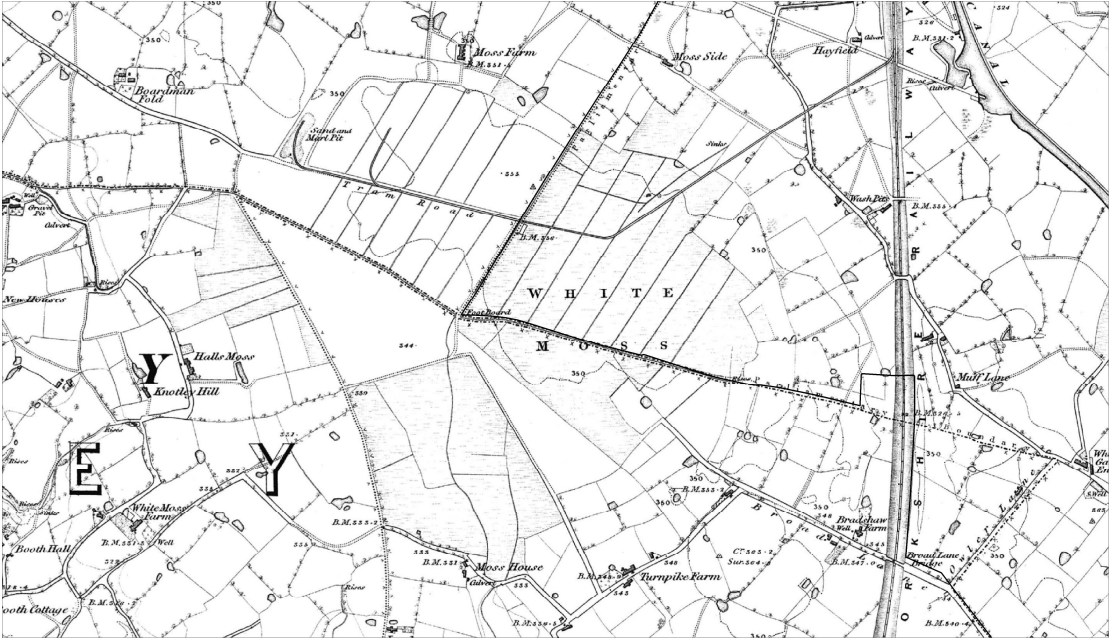


Figure 9 White Moss c.1851 (Lancashire 6" 1st edition OS map)

There is little evidence for the drainage of mosses before the 18th century. Prior to formal drainage and enclosure, they were probably used for pasturage and turbary (peat extraction). Figure 9 shows that White Moss, located on the western edge of the borough, had been enclosed into long rectangular fields with a culvert by 1851, and was associated with farms such as Moss Side (OS 1848-51). All of the mosses in Oldham borough had been drained and enclosed by 1894 (OS 1892-94 Lancs).

Key management issues relating to areas of Mossland and former Mossland

Below-ground archaeological potential	<p>Potential for surviving archaeological remains, likely to be well-preserved where present due to waterlogged conditions. Remains may include:</p> <ul style="list-style-type: none"> • Prehistoric artefacts, settlement evidence and human remains • Peat deposits, which can preserve palaeoenvironmental evidence relating to past climates, flora and fauna
Above-ground archaeological potential	<p>Some potential for remains associated with the post medieval exploitation of mosses.</p> <ul style="list-style-type: none"> • Moss-side settlements may include examples of vernacular buildings • Boundary features relating to early enclosure at the edges

	of mosses, particularly drainage ditches, may survive
Historic landscape interest	<ul style="list-style-type: none"> • Surviving areas of unexploited mossland can provide a glimpse of how the prehistoric landscape may have looked • Areas of former mossland may retain distinctive 18th or 19th century enclosure patterns
Threats	<ul style="list-style-type: none"> • Contamination of archaeological and palaeoenvironmental deposits by industry and utilities, including waste disposal • Peat extraction • Agriculture and drainage • Large-scale development, particularly of industrial or commercial parks
Opportunities	<p>Even where some exploitation has taken place, areas of former mossland can still contain important palaeoenvironmental and archaeological evidence.</p> <ul style="list-style-type: none"> • Areas where the geology suggests a high potential for evidence of human activity, such as former sand and gravel islands where prehistoric camps or shelters may have been erected, can be targeted for archaeological evaluation • Environmental assessments of specific sites can identify survival of palaeoenvironmental deposits, informing research and allowing the mitigation of development impact
Management recommendations	<ul style="list-style-type: none"> • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate and protection through the planning process • There can be a strong link between archaeological and historical issues and Greenbelt policy • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for a site located in an area of mossland or former mossland, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic mossland should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

There are a range of designations which can offer statutory protection to sites that are significant for their archaeological remains or for their ecology:

- Scheduled Monuments
- Special Areas of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)
- Special Protection Areas
- Ramsar Sites

7.2 Enclosed land broad type

Definition of the broad character type

This type comprises land that has been demarcated and enclosed, particularly cultivated fields. Much of this land will not have been developed in the past, but the type does include the former sites of buildings and complexes, often relating to industry, extraction or farmsteads that are no longer extant. These sites have reverted to once more form part of the landscape of fields. Areas with a 20th century 'enclosure' date identified by the project, therefore, may represent sites currently in use as fields that were in a different use in the 19th or earlier 20th century.

HLC type	Area covered by HLC type (km ²)	% of Enclosed land represented
Piecemeal enclosure	22.09	47
Assarts	0.02	<1
Paddocks and closes	0.05	<1
Surveyed enclosure (Parliamentary/private)	11.66	25
Agglomerated fields	7.22	15
Intakes	5.63	12
Valley floor meadows	0.31	1
Totals	46.98	100%

Table 2 Area covered by the different Enclosed land HLC types

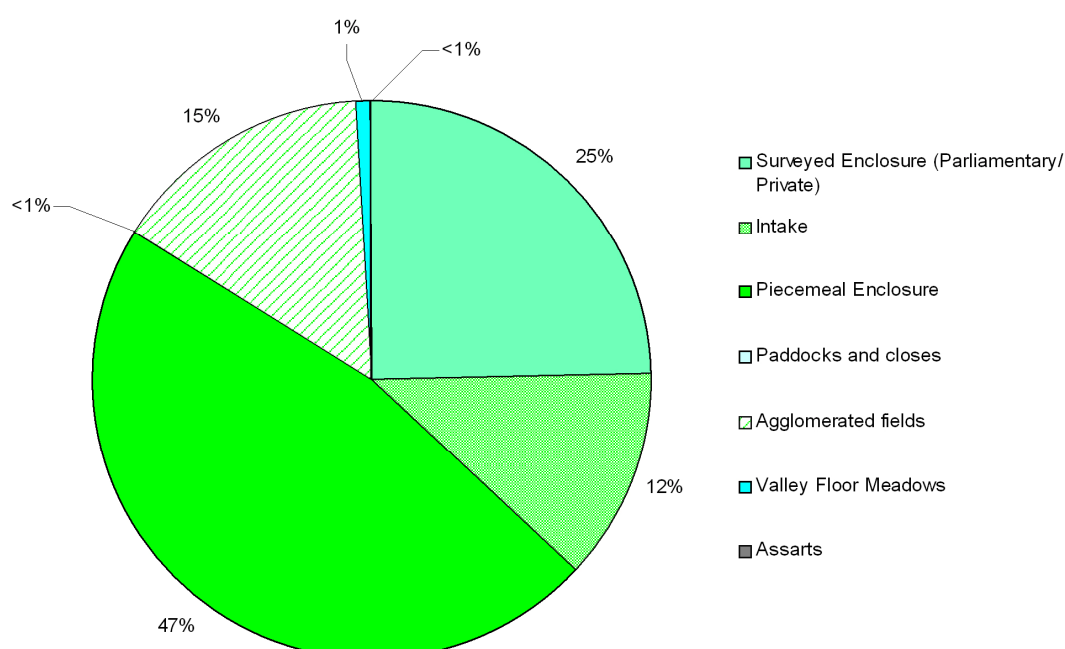


Figure 10 Pie chart showing the percentage of different HLC types making up the Enclosed land broad type in Oldham

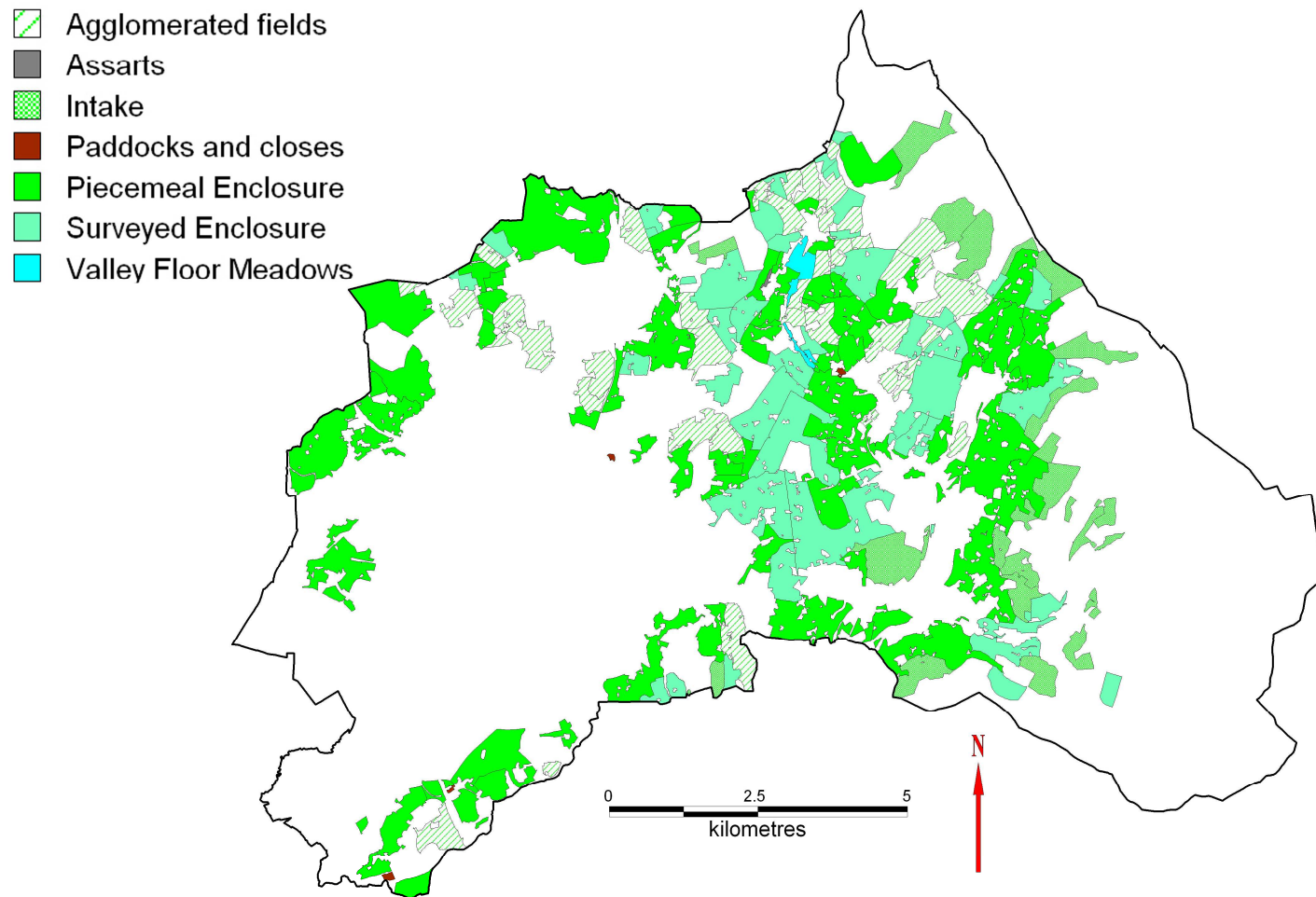


Figure 11 Map showing the distribution of Enclosed land HLC types

Enclosed land in Oldham

About 34% of the area of Oldham (46.98km²) has been classified as Enclosed land. Much of this is concentrated in the northern and eastern parts of the borough, the majority in Saddleworth (Figure 11). Whilst there are other areas of land within the borough that are not built up, these are mainly used for leisure rather than agriculture, and include golf courses, parks and country parks.

Oldham was extensively rural until the early to mid-20th century, before the construction of large housing estates such as those at Sholver. The Saddleworth area of Oldham has retained much of its enclosed land due to the upland nature of the landscape. At the time of the Domesday Survey of 1086, land was held either as Royal demesne or by local Saxon thanes, and certain areas of Oldham, particularly around Saddleworth, were also classified as forest (royal hunting land). By the beginning of the 13th century parts of Saddleworth were under the lordship of de Lacy in the West Riding of Yorkshire, the Stapletons of Pontefract, Roche Abbey, and Kirklees Monastery, with Friarmere being the site of a monastic grange. The pattern of land division in the areas of Oldham which remained in the Salford Hundred was probably one of gradual subinfeudation (feudal subletting) and the breaking up of larger estates through grants, meaning that the local gentry owned small estates and lived in modest halls rather than on large aristocratic estates.

The landscape of the more sparsely populated areas such as Saddleworth was created by tenant farmers with small enclosed field holdings, often cleared from woodland or created by the enclosure of waste. Due to the impoverished soil conditions and climate, agriculture was largely pastoral, augmented by arable and root crops, so wool production and domestic textile production were an important supplement to domestic incomes. Domestic textile production remained independent of the local aristocracy, and the economic expansion of the textile industry in the late medieval to early post medieval period led to the emergence of independently wealthy yeoman clothiers. It was these clothier families who replaced old families to form the new elite which had a major influence on the development of settlement, economy and transitions into the industrial period.

The process of land subdivision continued into the post medieval period. As a result of an inheritance system which divided estates between all the children of the family, holdings became smaller. This reduced the capacity of agricultural production, encouraging settlement on less productive land and a greater reliance on domestic

textile production. Tenant farmers were able to accumulate independent wealth, with many becoming sufficiently wealthy to buy holdings or estates and build high status houses as the established manorial estates were broken up and sold.

The most prominent Enclosed land HLC types in Oldham are piecemeal enclosure (22.09km²), agglomerated fields (7.22km²), surveyed enclosure (11.66km²) and intakes (5.63km²). Other types represent less than 5% of the total area of enclosed land. These include assarts (small, irregular fields enclosed from woodland or moorland), paddocks and valley floor meadows.

No evidence of prehistoric enclosure was recognised during the HLC; the earliest enclosure identified in the borough of Oldham is thought to have originated in the medieval period. However, it must be noted that periods of origin assigned to areas of fields during the course of the HLC are based on the interpretation of enclosure patterns shown on 19th century and later mapping and do not constitute a detailed or definitive study. The current agricultural landscape is a product of an often complex evolution. In the 19th century in particular large areas of the landscape were remodelled, fields were enlarged and boundaries straightened.

Some evidence of pre-enclosure field systems survives in the form of ridge and furrow and lynchets, such as at New Tame and above Strinesdale (HLC Refs HGM21640 and HGM20531).

The enclosure landscape of Oldham borough is one of fields with dispersed farmsteads. This is coming under threat as many farms are converted to purely residential use and the associated fields are left uncultivated and ungrazed and are consequently reverting to moorland.

7.2.1 Piecemeal enclosure

Piecemeal enclosure represents about 47% (22.09km²) of the total area of Enclosed land in the current Oldham landscape. It is recognisable by its erratic field boundaries, usually small field size, and irregular or semi-regular field patterns (Plates 1 and 2). The boundaries often respect topography or natural features such as gullies. Generally a default post medieval origin date of AD 1540 was ascribed to this HLC type during the project. The exact period of origin of these fields is difficult to determine within the scope of the present study, however. The fields were formed by an agricultural system which may have been prevalent in the pre-medieval and

medieval periods. Other field types, such as open fields or early surveyed enclosure, are easy to confuse with piecemeal enclosure, especially when boundaries have been altered in recent times.

Often the farming settlements associated with piecemeal enclosure were isolated in the landscape, or were dispersed along historic routes or the spring line. Most farms that lie within this landscape type in Oldham were established by the time of the OS 6" first edition map of c.1851. Some of the farms have date stones from the 17th century and some may have a medieval inception date.

The hall was at the centre of the land ownership system in the medieval and post medieval periods. Estates contained dispersed tenement farms and hamlets. Early farms are often surrounded by curvilinear enclosures subdivided into fields, a pattern characteristic of woodland clearance or waste enclosure. As new farms were built, more land became enclosed. 17th and 18th century tithe maps frequently refer to individual tenants possessing fields in a loose block adjacent to their farm. The farmer may have also worked fields scattered through the wider landscape. Communal pasture was also present. Post medieval divisions of the larger estates occurred as the pattern of land ownership changed through the successive subdivision of farms between descendents leading to an increase in smaller scale holdings, and also through the rise of new gentry from the textile weavers.

About 55% of the piecemeal enclosure surviving since 1851 has undergone little boundary loss ('little' has been defined for the purposes of the HLC project as less than 15%). However, these earlier patterns suffered at the end of the 19th century when it was common for fields to be agglomerated and boundaries to be straightened. Piecemeal enclosure was recorded as a previous character type for 49.10km² of land in Oldham that is now under a different use. Thus, around two thirds of piecemeal enclosed land in the borough has been lost since 1851. Much piecemeal enclosure has also been lost through 19th and 20th century development.

Throughout much of the Saddleworth area of Oldham borough, piecemeal enclosure and the associated pattern of dispersed farmsteads are both extant. It is reasonable to assume that a piecemeal enclosure pattern was prominent throughout Oldham in the medieval and post medieval periods. Where land was more favourable for agricultural exploitation it can be assumed that settlement and enclosure were earlier than elsewhere (Plate 1).

Key management issues relating to areas of Piecemeal enclosure

Below-ground archaeological potential	<p>Potential for surviving archaeological remains beneath ancient and modern ploughsoils. Remains may include:</p> <ul style="list-style-type: none"> • Prehistoric artefacts and settlement evidence • Deposits and features relating to post medieval, medieval or earlier historic settlement associated with the field systems
Above-ground archaeological potential	<p>Potential for remains associated with farming and historic land division, including:</p> <ul style="list-style-type: none"> • Farm buildings • Field boundaries, including hedges, drystone walls and ditches • Earthworks, including boundary banks • Historic political boundaries such as parish boundaries
Historic landscape interest	<ul style="list-style-type: none"> • Although it can be difficult to ascribe a date to an area of piecemeal enclosure, surviving examples can be of considerable antiquity
Threats	<ul style="list-style-type: none"> • Agglomeration of fields in response to the demands of modern agricultural methods, leading to a loss of boundaries and other features • Continued ploughing, which can damage and destroy archaeological remains • Development of greenfield sites due to urban and suburban expansion, resulting in the destruction of archaeological remains and the loss of historic landscapes
Opportunities	<ul style="list-style-type: none"> • Existing historic boundaries and associated features should be retained and actively maintained • Relict field boundaries can be restored or reinstated to enhance the legibility of historic landscapes • The layouts of new developments such as residential estates can be designed so that the lines of key field boundaries are retained within the landscape, either as routeways or as modern property boundaries • Where farm buildings are affected by development proposals, they can potentially be retained and converted for modern uses, residential or otherwise, to provide a historic context for the site • Farm buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Protection of historic landscapes can be promoted through appropriate agricultural methods and management regimes

Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest. This could include historic boundaries of locally distinct types, for example flagstone walls • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Protection can also be encouraged through conditions attached to grants to agricultural businesses • Links should be developed between HLC and green infrastructure strategies and management plans, with trees, hedges and wildlife value also considered • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Continuity of historic enclosure boundaries in a modern street scene should be respected to retain distinctiveness • Memories of historic identity could be retained in street naming, public art etc • Where planning permission is granted for a site located in an area of piecemeal enclosure, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic enclosed land should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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There are a range of designations which can offer statutory protection:

- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Hedgerow regulations
- Tree preservation orders
- Changes to land management regimes can be approached through Farm Environment Plans and land stewardship agreements

7.2.2 Surveyed enclosure

Surveyed enclosure represents about 25% of the total area of enclosed land in Oldham (11.66km²). It reflects a change in the agricultural system which occurred after c.1750 with the introduction of the Enclosure Acts which meant that land that had previously been open or common could be enclosed by Parliamentary consent. Such enclosure was carried out by commissioned surveys, principally with the aid of maps, a ruler and surveying equipment. As a result boundaries are straight and patterns are regular (Plate 3). Occurring alongside the process of land allotment, more scientific farming methods were being introduced. Earlier field patterns were swept away and larger and more regular fields were plotted.

Changes in land and farm ownership may also have had a visible effect on the landscape, with a move away from small farm holdings resulting in agglomeration and the reorganisation of boundaries.

Some of the surveyed enclosure in Oldham relates to earlier division of moorland such as around Quick Edge, Saddleworth, where the moorland was divided into holdings by 1625 and these were later used to create the surveyed enclosure boundaries.

This process of agglomeration and reorganisation persisted throughout the 19th century. The system favoured the wealthy and more influential landowners and resulted in a loss of the common lands which were of economic importance to many smaller farms and crofts. Some farming communities were dispersed at this time despite poor laws and compensation.

New model farms were commonly constructed in the 19th century. These usually consisted of a large house and agricultural sheds arranged around a yard. Model Farm at New Tame (HLC Ref HGM17266) is probably of this type.

16.06km² of surveyed enclosure in Oldham (around half) has been lost since the 18th and 19th centuries. Some of this has become other forms of enclosure such as agglomerated fields, while other areas have been lost to a variety of uses, predominantly residential or ornamental, parkland and recreational developments.

Key management issues relating to areas of Surveyed enclosure

Below-ground archaeological potential	<p>Potential for surviving archaeological remains beneath ancient and modern plough soils. Remains may include:</p> <ul style="list-style-type: none"> • Prehistoric artefacts and settlement evidence • Deposits and features relating to post medieval settlement associated with the field systems, or relating to earlier agricultural activity
Above-ground archaeological potential	<p>Potential for remains associated with farming and historic land division, including:</p> <ul style="list-style-type: none"> • Farm buildings • Field boundaries, including hedges and ditches • Earthworks, including boundary banks • Historic political boundaries such as parish boundaries
Historic landscape interest	<ul style="list-style-type: none"> • The introduction of surveyed enclosures brought a significant change to the 18th and 19th century landscape. Where they survive, such areas illustrate a key point in social history
Threats	<ul style="list-style-type: none"> • Agglomeration of fields in response to the demands of modern agricultural methods, leading to a loss of boundaries and other features • Continued ploughing, which can damage and destroy archaeological remains • Development of greenfield sites due to urban and suburban expansion, resulting in the destruction of archaeological remains and the loss of historic landscapes
Opportunities	<ul style="list-style-type: none"> • Existing historic boundaries and associated features should be retained and actively maintained • Relict field boundaries can be restored or reinstated to enhance the legibility of historic landscapes • The layouts of new developments such as residential estates can be designed so that the lines of key field boundaries are retained within the landscape, either as routeways or as modern property boundaries • Where farm buildings are affected by development proposals, they can potentially be retained and converted for modern uses, residential or otherwise, to provide a historic context for the site • Farm buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Protection of historic landscapes can be promoted through appropriate agricultural methods and management regimes

Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest. This could include historic boundaries of locally distinct types, for example flagstone walls • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Protection can also be encouraged through conditions attached to grants to agricultural businesses • Links should be developed between HLC and green infrastructure strategies and management plans, with trees, hedges and wildlife value also considered • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Continuity of historic enclosure boundaries in a modern street scene should be respected to retain distinctiveness • Memories of historic identity could be retained in street naming, public art etc • Where planning permission is granted for a site located in an area of surveyed enclosure, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic enclosed land should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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There are a range of designations which can offer statutory protection:

- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Hedgerow regulations
- Tree preservation orders
- Changes to land management regimes can be approached through Farm Environment Plans and land stewardship agreements

7.2.3 Agglomerated fields

Agglomerated fields represent 15% of the Enclosed land broad HLC type in the borough of Oldham, covering 7.22km². These fields were generally created in the late 19th and 20th centuries to facilitate mechanisation and other changes in agricultural practices. The pattern is generally of large fields (over eight hectares) with regular or semi-regular boundaries. These were often created by removing the internal enclosure divisions of large field systems.

Despite widespread damage to earlier HLC types, previous features may be retained within areas of agglomerated fields. External boundaries can be preserved, whilst interior boundaries may be retained as fossilised features such as short lengths of tree lines or earthworks. Farm sites, agricultural sheds and relict boundaries may be retained. Many areas of agglomerated fields, through an identification of earlier features, have the potential for their previous landscapes to be sensitively restored. Other archaeological features may also be preserved beneath ploughsoils.

Key management issues relating to areas of Agglomerated fields

Below-ground archaeological potential	<p>Potential for surviving archaeological remains beneath ancient and modern ploughsoils. Remains may include:</p> <ul style="list-style-type: none">• Prehistoric artefacts and settlement evidence• Deposits and features relating to rural settlement in historic times
Above-ground archaeological potential	<p>Potential for remains associated with earlier farming activity and historic land division, including:</p> <ul style="list-style-type: none">• Farm buildings• Relict field boundaries, including hedges, drystone walls and ditches• Earthworks, including boundary banks• Historic political boundaries such as parish boundaries
Historic landscape interest	<ul style="list-style-type: none">• Areas of agglomerated fields are generally formed by the removal of a proportion of the existing boundaries rather than a wholesale reorganisation of the landscape. They are therefore likely to retain some historic boundaries, and the lines of relict boundaries may still be visible in places, perhaps as earthworks or lines of trees
Threats	<ul style="list-style-type: none">• Continued ploughing, which can damage and destroy archaeological remains• Development of greenfield sites due to urban and suburban expansion, resulting in the destruction of archaeological remains and features relating to earlier enclosed

	landscapes
Opportunities	<ul style="list-style-type: none"> • Existing historic boundaries and associated features should be retained and actively maintained • Relict field boundaries can be restored or reinstated to enhance the legibility of earlier historic landscapes • The layouts of new developments such as residential estates can be designed so that the lines of key field boundaries are retained within the landscape, either as routeways or as modern property boundaries • Protection of historic landscapes can be promoted through appropriate agricultural methods and management regimes • Where farm buildings are affected by development proposals, they can potentially be retained and converted for modern uses, residential or otherwise, to provide a historic context for the site • Farm buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest. This could include historic boundaries of locally distinct types, for example flagstone walls • Where good legibility of previous historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Protection can also be encouraged through conditions attached to grants to agricultural businesses • Links should be developed between HLC and green infrastructure strategies and management plans, with trees, hedges and wildlife value also considered • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Continuity of historic enclosure boundaries in a modern street scene should be respected to retain distinctiveness • Memories of historic identity could be retained in street naming, public art etc • Where planning permission is granted for a site located in an area of historic farmland, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of

	<p>any archaeological deposits that are encountered</p> <ul style="list-style-type: none"> • Awareness of issues relating to the importance of historic enclosed land should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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There are a range of designations which can offer statutory protection:

- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Hedgerow regulations
- Tree preservation orders
- Changes to land management regimes can be approached through Farm Environment Plans and land stewardship agreements

7.2.4 Intakes

Intakes represent 12% of the Enclosed land broad HLC type in the borough of Oldham, covering 5.63km². Intakes were enclosed from moorland and tend to comprise large regular or semi-regular fields, historically situated on moorland edges. Elevation is generally above 250m AOD, often on fairly steep slopes. Historically the fields surrounding farms on the periphery of the moorland would have been first enclosed as intakes before later subdivision. More recent intakes resemble surveyed enclosure and probably follow the same patterns of land enclosure. For the purpose of this HLC project, intake is being used to describe large, regular, surveyed enclosures occurring along the moorland edge.

The majority of intakes date from the mid-18th century onwards, and were created in response to an increase in pressure on land resources, caused by the inheritance system of subdividing holdings between offspring, leading to smaller holdings and necessitating the utilisation of less productive land. Intakes represent enclosed marginal land, so many had been abandoned by the late 20th century. They may preserve features relating to the previous moorland, such as peat soil, flint scatters or spoil heaps, and quarries within intakes may relate to the extraction of walling stone used to create the fields. Intakes may also include the remains of abandoned farm buildings such as laithe houses and field barns, or industrial buildings; these remains

often survive as earthworks. Generally intakes were enclosed for rough grazing so they have rarely been ploughed.

Key management issues relating to areas of Intakes

Below-ground archaeological potential	<ul style="list-style-type: none"> • Palaeoenvironmental evidence relating to past climates, flora and fauna is likely to be preserved in wet areas • Undisturbed wetland environments can provide internationally significant evidence of prehistoric upland exploitation from at least the Mesolithic onwards • Scatters of prehistoric flints in upland areas provide evidence of tool production and use • Remains of mines, quarries and perhaps hushings will be present • Potential for evidence of prehistoric upland settlement • High potential for extensive remains relating to post medieval upland settlement • Potential for deposits and features relating to earlier agricultural activity
Above-ground archaeological potential	<p>Potential for remains associated with farming and historic land division, including:</p> <ul style="list-style-type: none"> • Farm buildings • Field boundaries, including hedges and ditches • Earthworks, including boundary banks • Historic political boundaries such as parish boundaries • Potential for prehistoric monuments, including cairns and burial mounds • Remains of structures relating to mining, quarrying and hushings • Remains of dwellings and other structures relating to post medieval upland settlement • Remains of structures relating to industrial activity, such as kilns
Historic landscape interest	<ul style="list-style-type: none"> • Lack of modern development and exploitation in upland areas can lead to relatively high legibility of past landscapes • The introduction of Intake enclosures brought a significant change to the 18th and 19th century landscape. Where they survive, such areas illustrate a key point in social history
Threats	<ul style="list-style-type: none"> • Agglomeration of fields in response to the demands of modern agricultural methods, leading to a loss of boundaries and other features • Continued ploughing, which can damage and destroy archaeological remains • Development of greenfield sites due to urban and suburban expansion, resulting in the destruction of archaeological

	<p>remains and the loss of historic landscapes</p> <ul style="list-style-type: none"> • Intakes may be affected by proposals for infrastructure developments such as windfarms and pipelines, which could have a significant impact on any archaeological or palaeoenvironmental remains present
Opportunities	<ul style="list-style-type: none"> • Existing historic boundaries and associated features should be retained and actively maintained • Relict field boundaries can be restored or reinstated to enhance the legibility of historic landscapes • The layouts of new developments such as residential estates can be designed so that the lines of key field boundaries are retained within the landscape, either as routeways or as modern property boundaries • Where farm buildings are affected by development proposals, they can potentially be retained and converted for modern uses, residential or otherwise, to provide a historic context for the site • Farm buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Lack of disturbance in areas not affected by post medieval settlement and mining can lead to good preservation of palaeoenvironmental and other prehistoric deposits • Lack of modern development can lead to good preservation of post medieval mining and settlement sites • Areas where the geology suggests a high potential for evidence of human activity, such as former sand and gravel islands where prehistoric camps or shelters may have been erected, can be targeted for archaeological evaluation • Environmental assessment of specific sites can identify survival of palaeoenvironmental deposits, informing research and allowing the mitigation of development impacts • Protection of historic landscapes can be promoted through appropriate agricultural methods and management regimes
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest. This could include historic boundaries of locally distinct types, for example flagstone walls • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate and protection through the planning process • Protection can also be encouraged through conditions

	<p>attached to grants to agricultural businesses</p> <ul style="list-style-type: none"> • Links should be developed between HLC and green infrastructure strategies and management plans, with trees, hedges and wildlife value also considered • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Continuity of historic enclosure boundaries in a modern street scene should be respected to retain distinctiveness • Memories of historic identity could be retained in street naming, public art etc • Where planning permission is granted for a site located in an area of intakes, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic upland areas should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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There are a range of designations which can offer statutory protection:

- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Hedgerow regulations
- Tree preservation orders
- Changes to land management regimes can be approached through Farm Environment Plans and land stewardship agreements

7.2.5 Other Enclosed land types

Four areas of Paddocks and closes have been identified within Oldham. These are at Broadbent Farm, Broadbent, near Shaw; off Pingle Lane, Delph; south of Woodhouse Green Farm, Woodhouse; and at Medlock Hall in the south west of the borough.

Three areas of Valley floor meadows are present along the River Tame south of Denshaw and Slackcote.

An area of Assarts is present near to Old Tame where the fields have been enclosed from either woodland or moorland.

No Open fields were identified within Oldham borough during the HLC study.

7.3 Woodland broad type

Woodland in Oldham

Just over 2% of the landscape of Oldham (3.5km²) has been assigned the Woodland HLC type (see Figure 12). The four main HLC types represented are Regenerated woodland, Plantation, Semi-natural woodland and Clough (Plate 4). Areas of wet woodland are also present. Types that are not represented comprise Wood pasture, Spring wood and Ancient woodland.

The areas of historic woodland surviving today owe their shapes to a process of gradual erosion of the natural woodland through clearance, enclosure and development from the prehistoric period onwards. Historic woodland areas thus have parallels with piecemeal enclosure, with its mixed boundary morphology. The edges of individual areas are often defined by natural boundaries, particularly in the case of cloughs. Woodland perimeters can also be delimited by the boundaries of the surrounding HLC types.

Many woodlands were managed as important economic resources until the late post medieval period. They provided the owners with a supply of valuable timber and were a source of pasturage and fuel for commoners. The boundaries of woodland fluctuated on map surveys of different dates. It is possible that as boundaries expanded and contracted other historical features, such as boundary walls or ornamental garden features, may have become incorporated within woodland areas. Woodland thus can offer some form of protection for archaeological features (but see 'Threats' section in the tables below).

Woodland comprising an integral part of a current parkland or other recreational landscape has not been polygonised separately during the project but is instead considered to be a feature of that landscape.

HLC type	Area covered by HLC type (km ²)	% of Woodland represented
Regenerated scrub/ woodland	1.65	48
Semi-natural woodland	0.15	4
Plantation	1.23	35
Clough	0.43	12
Wet wood	0.04	1
Totals	3.5	100%

Table 3 Area covered by the different Woodland HLC types

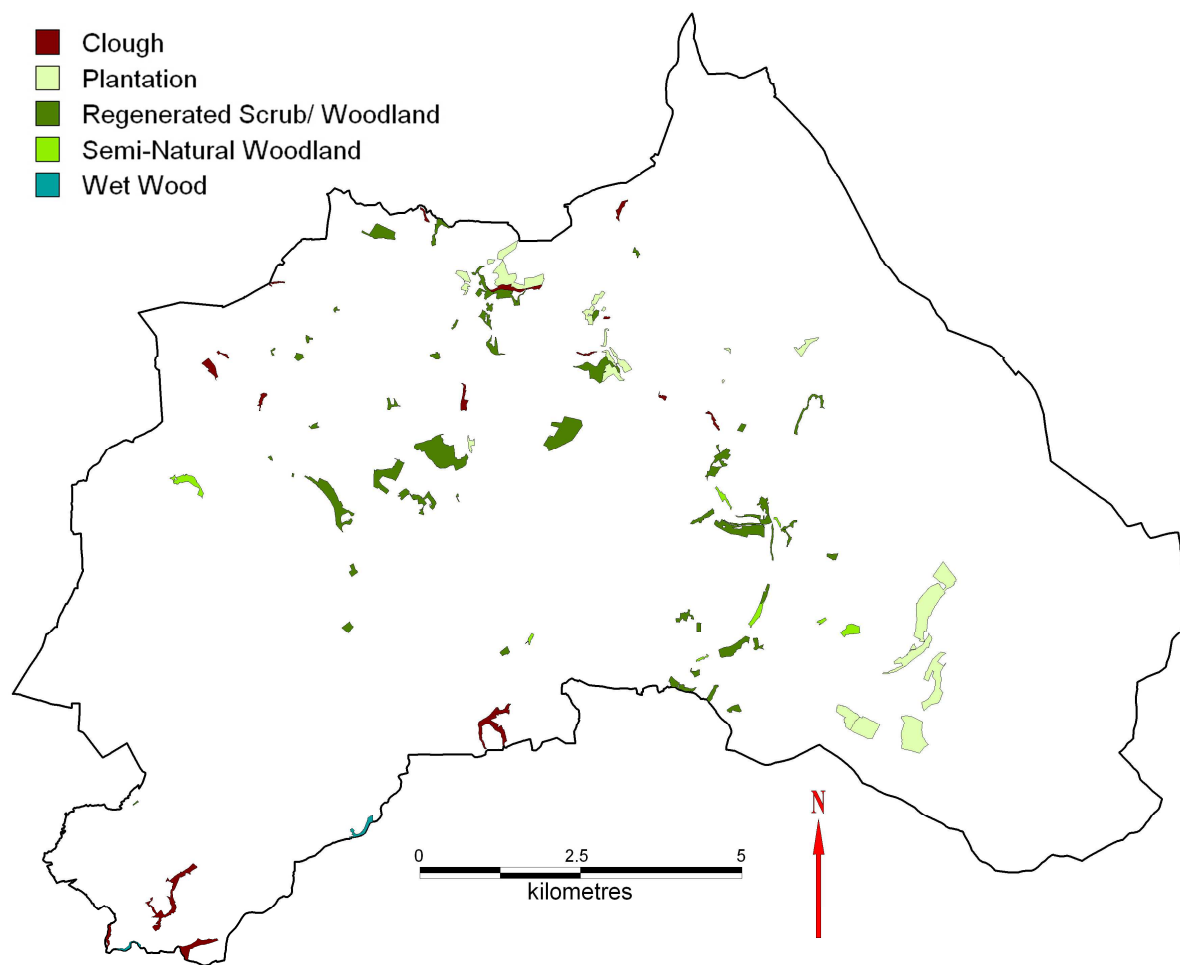


Figure 12 Map showing the distribution of Woodland HLC types

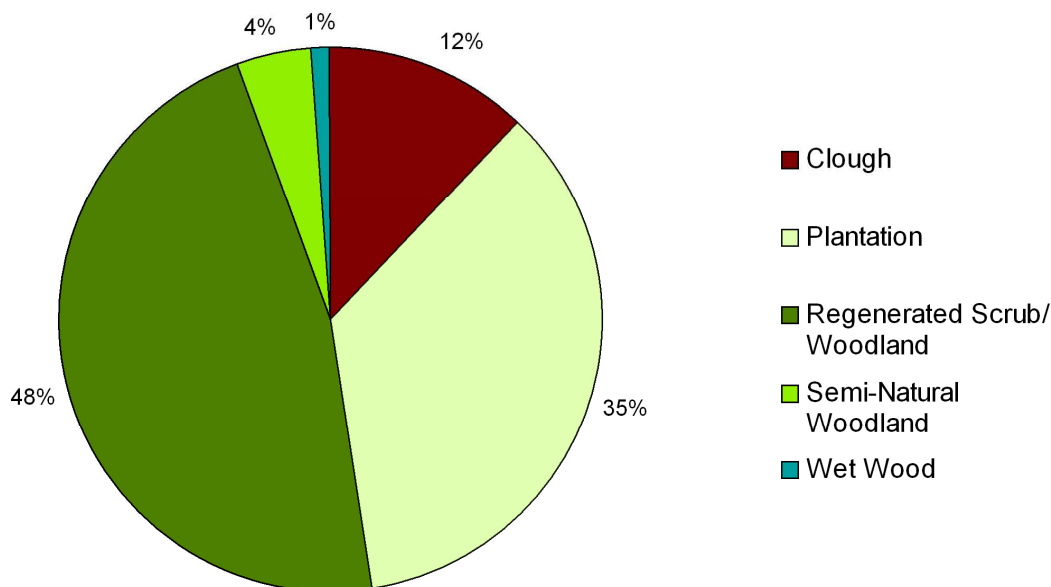


Figure 13 Pie chart showing the percentage by area of different Woodland HLC types in Oldham

7.3.1 Semi-natural woodland, Cloughs and Plantations

Semi-natural woodland covers an area of 0.15km². This occurs generally on land of low economic value, predominantly railway and road cuttings or embankments and cloughs. In the case of Oldham, the terms Clough and Semi-natural woodland were to a certain degree interchangeable during the project; for example, the woodland of Ashes Clough (HLC Ref HGM18657) is defined as semi-natural woodland, but could also have been interpreted as a clough.

Cloughs cover 0.43km² within Oldham and while they can be defined as semi-natural, they have specific characteristics, comprising steep wooded valleys with a central stream.

Plantation represents 1.23km² of Oldham's woodland, of which only 0.10km² dates to before 1900. The largest plantations are also the earliest and occur in the east of the borough on the steep slopes of the moorland fringe. The majority of the plantations date to the second half of the 20th century.

The period of origin of other woodland types was generally defaulted to the post medieval period or, where applicable, the date of surrounding enclosure. 24 of the 100 records with a Woodland broad type date to before 1911. In reality, the

boundaries of areas traditionally named 'wood' or 'clough' on modern or historic mapping will have fluctuated over time. An area defined as Semi-natural woodland in the modern landscape may well contain remnants of early woods, regenerated woodland and wet wood.

Key management issues relating to areas of Semi-natural woodland and Cloughs

Below-ground archaeological potential	<ul style="list-style-type: none"> • Very limited potential for below-ground archaeological remains in areas of historic woodland, where past settlement may be unlikely • Where archaeological remains are present, wet conditions in cloughs could lead to the preservation of organic materials. However, archaeological deposits in any wooded area are likely to have been damaged by tree roots and the action of burrowing animals
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving historic boundary banks • Features such as ancient coppice stools provide evidence of past woodland management • Areas covered by woodland fluctuate over time, leading to the potential incorporation of other historic features such as boundaries, or ornamental garden features where woodland forms part of an area of parkland
Historic landscape interest	<ul style="list-style-type: none"> • Woodland is relatively rare in Greater Manchester. Surviving areas of woodland semi-natural woodland constitute evidence within the landscape of a resource that was an important element of the rural economy until relatively recently
Threats	<ul style="list-style-type: none"> • Woodland can be vulnerable to piecemeal or wholesale clearance for development or agriculture, particularly where it is not currently managed for economic gain • Tree roots and burrowing animals within woodland can cause severe damage to below-ground archaeology • Plants growing within the walls of standing structures or ruins can be destructive
Opportunities	<ul style="list-style-type: none"> • Existing historic boundaries and associated features should be retained and actively maintained • Relict woodland boundaries can be restored or reinstated to enhance the legibility of earlier historic landscapes
Management recommendations	<ul style="list-style-type: none"> • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Where development of an area of existing woodland is proposed, or where new woodland planting is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying

	<p>heritage assets and their significance at pre-application stage</p> <ul style="list-style-type: none"> • Memories of historic identity could be retained in street naming, public art etc • Awareness of issues relating to the importance of historic woodland should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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Key management issues relating to Plantations

Below-ground archaeological potential	<ul style="list-style-type: none"> • Limited potential for below-ground archaeological remains relating to settlement or agriculture predating the creation of plantations
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving historic boundary banks • Features such as ancient coppice stools provide evidence of past woodland management • Areas covered by woodland fluctuate over time, leading to the potential incorporation of other historic features such as boundaries, or ornamental garden features where woodland forms part of an area of parkland
Historic landscape interest	<ul style="list-style-type: none"> • Woodland is relatively rare in Greater Manchester. Surviving areas of plantation woodland constitute evidence within the landscape of a resource that was an important element of the rural economy until relatively recently • The boundaries of plantations are often straight and geometric, reflecting the fact that they were created deliberately • In some areas these straight boundaries may indicate associations with areas of post medieval surveyed enclosure • Plantation woodland could have historic and artistic value through its association with 18th and 19th century landscape schemes, particularly historic parkland
Threats	<ul style="list-style-type: none"> • Woodland can be vulnerable to piecemeal or wholesale clearance for development or agriculture, particularly where it is not currently managed for economic gain • Tree roots and burrowing animals within woodland can cause severe damage to below-ground archaeology • Plants growing within the walls of standing structures or ruins can be destructive
Opportunities	<ul style="list-style-type: none"> • Existing historic boundaries and associated features should be retained and actively maintained • Relict woodland boundaries can be restored or reinstated to enhance the legibility of earlier historic landscapes
Management	<ul style="list-style-type: none"> • Where good legibility of historic character exists, there

recommendations	<p>should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <ul style="list-style-type: none"> • Where development of an area of existing woodland is proposed, or where new woodland planting is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Memories of historic identity could be retained in street naming, public art etc • Awareness of issues relating to the importance of historic woodland should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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There are a range of designations which can offer statutory protection:

- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Special Areas of Conservation
- Tree Preservation Orders

7.3.2 Regenerated scrub/woodland

Regenerated scrub/woodland is the most frequently occurring woodland HLC type in Oldham, covering an area of 1.65 km², which accounts for 48% of the woodland within the borough. The majority of these areas date to the mid- to late 20th century. They were generally formed in one of two ways. Developed sites, particularly Extractive or Industrial sites, can become disused and, if not redeveloped, can regenerate as woodland. Alternatively pockets of land, perhaps isolated remnants of mossland or former fields, can remain undeveloped even where adjacent sites are built on, and can become wooded if the area is not maintained as open space.

Although earlier boundaries may be preserved by current site perimeters, the main archaeological potential of this HLC type lies in what remains from previous land uses.

Key management issues relating to areas of Regenerated scrub/woodland

Below-ground archaeological	<ul style="list-style-type: none"> • Potential for below-ground archaeological remains relating to previous uses of sites, particularly industrial uses
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potential	<ul style="list-style-type: none"> • Regenerated woodland on areas of former mossland may preserve pockets of environmentally sensitive deposits
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving structures relating to previous uses of sites, including buildings, boundary walls and gateposts
Historic landscape interest	<ul style="list-style-type: none"> • Regenerated woodland can provide valuable green areas within the landscape where it is on unused 'leftover' land
Threats	<ul style="list-style-type: none"> • Regenerated woodland is often found on disused sites within urban areas, and is thus at risk of destruction in advance of redevelopment • Tree roots and burrowing animals within woodland can cause severe damage to below-ground archaeology • Plants growing within the walls of standing structures or ruins can be destructive
Opportunities	<ul style="list-style-type: none"> • Existing historic boundaries and associated features relating to previous uses of regenerated woodland sites should be retained and actively maintained • Damage to archaeological remains caused by woodland plants may be less intensive in areas of recently regenerated woodland than in areas of historic woodland
Management recommendations	<ul style="list-style-type: none"> • Where good legibility of previous historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Where development of an area of existing woodland is proposed, or where new woodland planting is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Memories of historic identity could be retained in street naming, public art etc • Awareness of issues relating to the importance of historic industrial sites should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

There are a range of designations which can offer statutory protection:

- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Special Areas of Conservation
- Tree Preservation Orders

7.3.3 Other Woodland HLC types

Wet woodland occurs in two areas along the River Medlock along the southern boundary of the borough.

No areas of Ancient woodland were recognised on the available mapping. Although intermittent clearance has occurred since the early prehistoric period, it is likely that the medieval landscape of Oldham was significantly more wooded with large areas of waste between dispersed farmsteads. Around 1.37km² of woodland has been lost since 1848, primarily through the creation of ornamental, parkland and recreational areas, enclosed land and housing.

No areas of Spring wood or Wood pasture were identified during the project.

7.4 Residential broad type

Occurrence of Residential HLC types

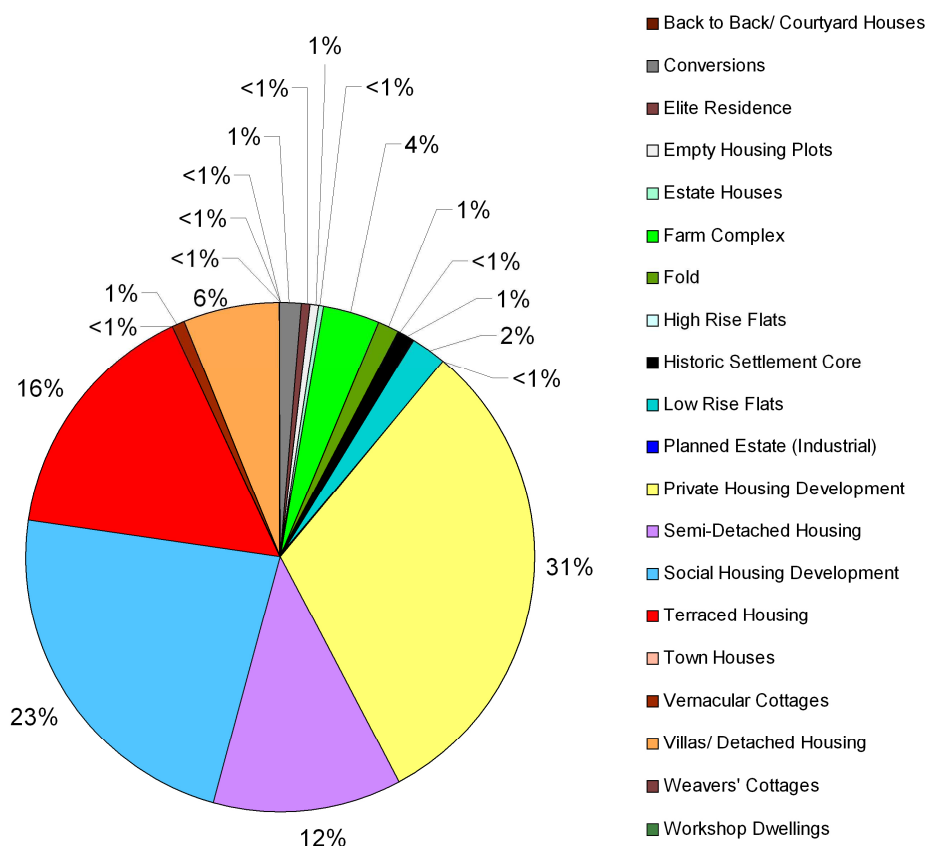


Figure 14 Pie chart showing the percentage of different HLC types making up the Residential broad type in Oldham

HLC type	Area covered by HLC type (km ²)	% of Residential area represented
Back to back/ courtyard houses	<.01	<1
Conversions	0.42	1
Elite residences	0.13	<1
Empty housing plots	0.18	1
Estate houses	0.01	<1
Farm complexes	1.06	4
Folds	0.37	1
High rise flats	0.04	<1
Historic settlement cores	0.3	<1
Low rise flats	0.61	2
Planned estate (industrial)	0.01	<1
Private housing development	8.87	31
Semi-detached housing	3.36	12
Social housing development	6.55	23
Terraced housing	4.49	16
Town houses	0.02	<1
Vernacular cottages	0.23	1
Villas/ detached housing	1.73	6
Weavers' cottages	0.03	<1
Workshop dwellings	<.01	<1
Totals	28.41	100%

Table 4 Area covered by the different Residential HLC types

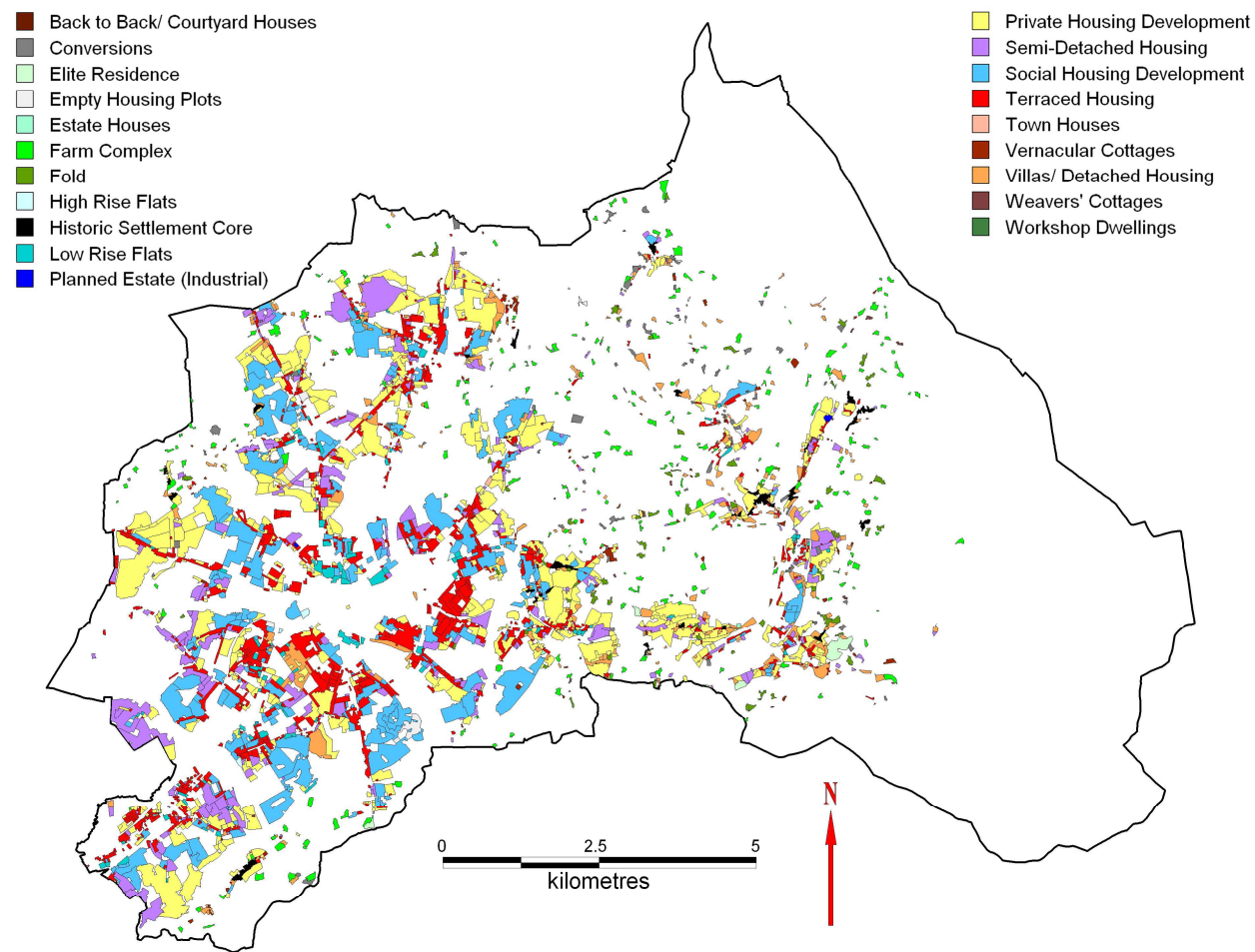


Figure 15 Map showing the distribution of Residential HLC types in Oldham

Residential areas in Oldham

The main residential elements of Oldham's landscape can be grouped as follows:

- Farm complexes, Folds, Weavers' cottages, Elite residences and Vernacular cottages
- Historic settlement cores
- Terraced housing
- Villas/ detached housing
- Inter-war and post-war Social housing (including high and low rise flats)
- Semi-detached houses
- Private housing estates of the later 20th and early 21st centuries
- Conversions

The Residential broad type is the principal urban character type for the borough of Oldham, covering 20% of the total area (around 28.43km²). Like other Greater Manchester boroughs, Oldham was extensively developed with terraced workers' housing during the industrial period, particularly in the western part of the borough. Most of these terraces, however, have been lost to post-war residential and commercial redevelopment. This housing type formed an inner ring around the Oldham town core and occurred as ribbon development along principal routes.

Large social housing estates constructed in the inter-war and post-war periods form an outer ring around Oldham town, extending throughout the western half of the borough. Further housing estates were constructed in the late 20th century. The inner ring around the town, formerly occupied by terraces, changed in the post-war period as a result of various redevelopment schemes. 19th and early 20th century landscapes survive better on the fringes of the inner urban zone where redevelopment has been more piecemeal. Outside the dense urban zones of Oldham (mainly in Saddleworth), there is a high survival rate of historic farms, folds and historic urban cores. Many farms have been converted into private residences. Modern development in rural areas appears to be largely private and is confined mainly to the valley bottoms. Figure 16 below depicts the Residential broad type across a large part of the borough, zoned into five basic residential groups.

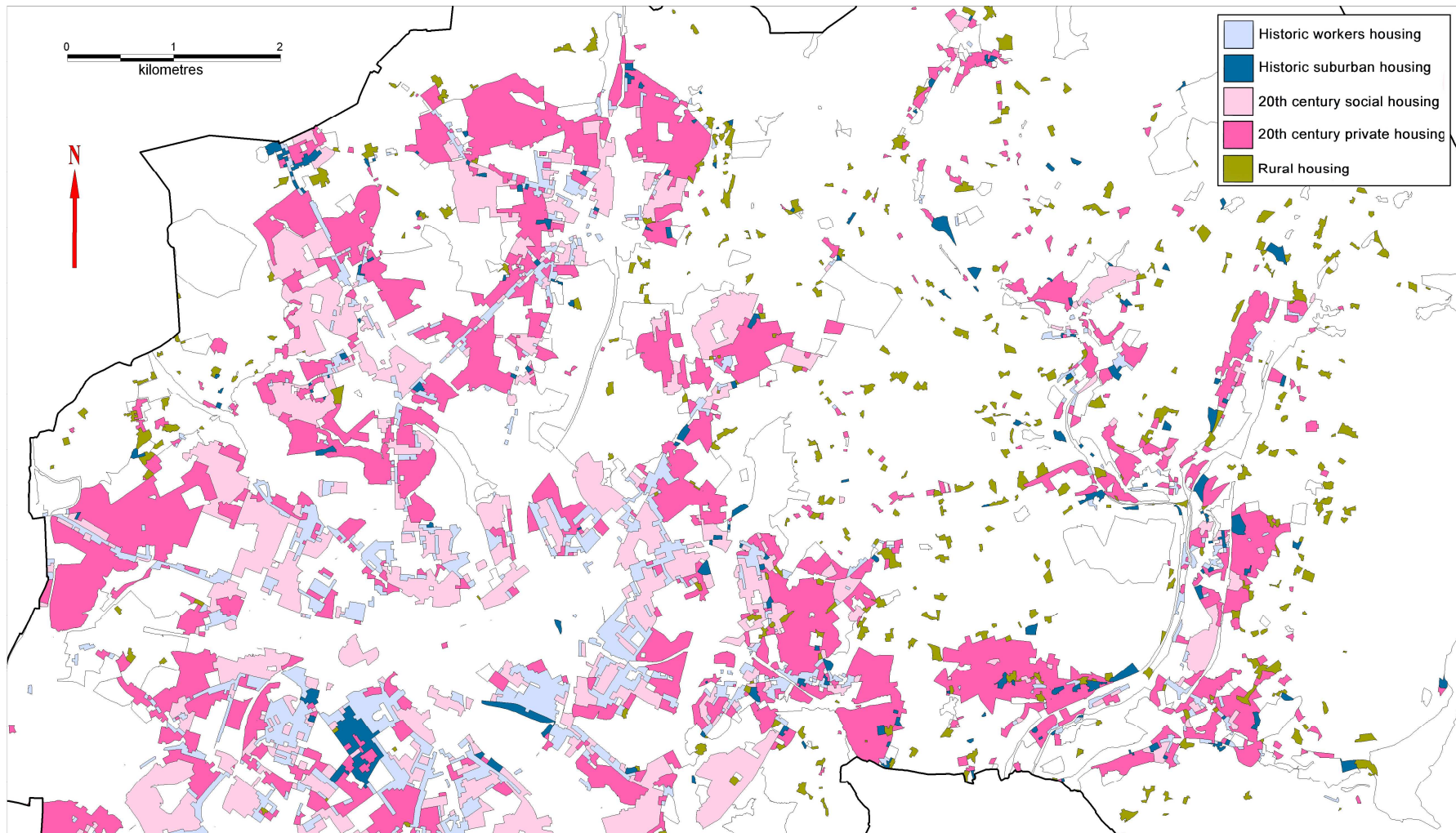


Figure 16 Map showing Residential broad type in central and west Oldham, zoned into five basic residential groups

7.4.1 Farm complexes, Folds, Weavers' cottages, Elite residences and Vernacular cottages

Farms, folds and weavers' cottages represent around 5% of the total residential area in Oldham borough (Figures 14 and 15). This group of types also includes elite residences from before 1850. These are generally small halls or higher status yeoman's houses. Many farms and cottages in Oldham have confirmed 17th and 18th century inception dates and most predate the mid-19th century (from listed building descriptions and OS 6th 1st edition mapping). They have a characteristically scattered distribution.

The earliest farms are associated with assarts and piecemeal enclosure, with the better drained and more agriculturally productive land probably being settled first. Farms established later, after the mid-18th century, tend to be on more marginal agricultural land within regular bounded fields. Settlement occurred either in isolation or as small nucleated groups of cottages. The developing domestic textile industry led to an increase in the population of Oldham and as a consequence more cottages were built and folds expanded. A large number of surviving rural residences feature the characteristic weavers' cottage windows common to the central Pennines from the late 18th to the early 19th century (Plates 6 and 7). It can be assumed that most vernacular rural residences constructed during this period have a domestic workshop element. Prior to the industrial period almost the whole of Oldham had a rural character. Oldham, Shaw, Royton and Chadderton were probably villages or enlarged folds until the 18th century.

In the middle ages, the local gentry owned small estates and lived in modest halls. Medieval dates of origin have been attributed to Lees Hall, Medlock Hall, Royton Hall and Werneth Hall. A number of other early halls have been lost. Chadderton Hall, for example, was mentioned as early as the 12th century. It is common for higher status halls, including Chadderton (HER Ref 200.1.0) to have had associated parks. These could be either medieval deer parks, or designed landscapes and formal gardens after the 17th century. Many halls within the region were purchased by councils in the early 20th century, thus preserving buildings and park landscapes. This is the case with Werneth Park, associated with the former Werneth Hall.

A significant number of Elite residences in Oldham originated in the later 18th and 19th centuries. For example, the Manor House in Saddleworth was built in c.1735. Some rebuilding of earlier halls also occurred at this time. Fox Denton Hall was an elite

residence which probably pre-dated the 17th century. The present hall was built in the early 18th century. It is now in the ownership of the council (Walker and Tindall 1985).

In the early post medieval period, local independent landowners (yeomen) accumulated considerable wealth from wool and textile production. Their houses were modelled on the houses of the contemporary land-owning elite. Scale and architectural features make these houses stand out from other vernacular buildings of the time as being of higher status. However, these were functional rural buildings and many contain features associated with agriculture or domestic industry. Many houses of this type survive in Oldham, particularly in the Saddleworth district. It is common for them to display evidence of 18th or 19th century workshop conversion. Other larger houses, such as the former Shaw Hall (now the Farrars Arms, 54 Oldham Road), survive only as architectural fragments built into later structures.

Farms can be identified by their association with agricultural sheds and yards. Very often farms are named, and if not can be identified by interpreting the plans of the main buildings. Vernacular cottages have been identified by the project as buildings depicted on mapping with historic origins but without a confirmed agricultural function. Such dwellings usually appear in isolation, but are also found in short rows or semi-detached pairs. They usually have gardens.

The best survival of dispersed rural settlement occurs in the far eastern and northern parts of the borough, particularly in Saddleworth. Here, many historic houses, farms and cottages exist in their original rural context. Elsewhere in Oldham, examples exist in isolation amongst later urban development (Plate 5). Historic buildings in such areas tend to be converted for modern use and original boundaries may be lost. Many farms in Saddleworth have also been converted into higher status private residences. The historic farms and houses of the Saddleworth district are generally exceptional in displaying only light modernisation with a high degree of historic feature preservation.

Key management issues relating to Farm complexes, Folds, Weavers' cottages and Vernacular cottages

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to 19th and early 20th century or earlier occupation
Above-ground	<ul style="list-style-type: none"> • Potential for standing buildings of historic interest, including

archaeological potential	vernacular dwellings, farm buildings and former weavers' cottages
Historic landscape interest	<ul style="list-style-type: none"> • Historic farm buildings and cottages may be associated with remnants of earlier enclosure patterns, forming an integral part of rural landscapes • Where old farm buildings and cottages have survived within urbanised areas, they serve as a reminder of historic origins and context, helping locations to preserve an individual identity and 'sense of place'
Threats	<ul style="list-style-type: none"> • Radical alteration of the settings of rural historic farm buildings and cottages as a result of urbanisation • Farms on urban fringes can be vulnerable to change as a result of the loss of farmland and the loss of markets • Alterations to the appearance of historic buildings, leading to the erosion of historic character • Agglomeration of farming estates, leading to complexes of farm buildings becoming redundant • Changes in the use of the surrounding land, such as the creation of golf courses, leading to complexes of farm buildings becoming redundant • Modernisation of farming practices, leading to historic buildings being rendered obsolete and suffering from neglect
Opportunities	<ul style="list-style-type: none"> • Farm buildings and cottages that are of historic significance but are not listed could be identified through a programme of desk-based study and systematic building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Where redundant historic buildings are affected by development proposals, they can potentially be retained and converted for modern uses • In green belt areas, redundant farm buildings can provide some of the few opportunities for new development or rebuild • New development should respect traditional local building styles and the historic distinctiveness of locations, and can ensure continuity of craft skills such as drystone walling • Historic plot outlines and the fabric of surviving early boundaries should be retained
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest

	<ul style="list-style-type: none"> • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for a site that contains historic farm buildings or vernacular cottages, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic farms and cottages should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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Key management issues relating to Elite residences

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to post medieval and earlier occupation, including earlier elite residences that may have existed within the grounds of 18th or 19th century houses
Above-ground archaeological potential	<ul style="list-style-type: none"> • Sites are likely to contain standing buildings of historic interest, including historic halls, post medieval clothiers' houses and the homes of wealthy 19th century industrialists • Estates may include ancillary buildings such as stables, coach-houses, lodges or cottages • Garden or parkland features may also be present, including boundaries and paths
Historic landscape interest	<ul style="list-style-type: none"> • Extant elite residences and their grounds form attractive landscapes and provide important areas of green space • Where elite residences are no longer in private use, the associated parkland or grounds can survive within the current landscape as public parks • Where elite residences themselves or associated lodges or cottages have survived as isolated buildings within developed areas, they serve as a reminder of historic origins and context, helping locations to preserve an individual identity and 'sense of place'
Threats	<ul style="list-style-type: none"> • Radical alteration of the settings of elite residences and associated buildings as a result of urbanisation

	<ul style="list-style-type: none"> • Development of the large open spaces represented by the grounds to elite residences, especially where they are situated at the edges of expanding urban areas • Elite residences themselves are by their very nature large and expensive to maintain, and are thus vulnerable to neglect and eventual demolition
Opportunities	<ul style="list-style-type: none"> • Elite residences that are of historic, social or architectural significance but are not listed and not in a Conservation Area could be identified through a programme of desk-based study and systematic building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Elite residences can be particularly suitable for conversion into institutions such as schools or colleges, or residential apartments • New development should respect traditional local building styles and the historic distinctiveness of locations and avoid large areas of hardstanding for car parking • The continuity of historic plot boundaries in a modern street scene should be respected to retain distinctiveness • Historic boundary features can be retained within new developments
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for a site that contains a historic elite residence or associated buildings, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic elite residences should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

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A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.4.2 Historic settlement cores

The term 'Historic settlement core' was used to describe clusters of residential, commercial and institutional buildings originating before 1851 (indicated by their presence on the earliest OS maps). The surviving examples in Oldham borough are found almost exclusively in the more rural zones around Saddleworth or in the north of Oldham town. Examples include the village cores of Diggle, Dobcross and Denshaw. Most cores were established as villages and commercial cores in the Georgian period (mid-18th century) as a response to the increased wealth generated by domestic and early industrial textile production. Development occurred at the junctions of important roads, around canal basins or as ribbon development along arterial routes. A typical surviving historic settlement core contains a number of building types including shops, houses, former workshops, chapels, public halls and public houses. Cores may also contain remains of farms and small halls founded at earlier dates than the other buildings.

The 'Historic settlement core' category also includes hamlets and larger folds. Harrop Green, Denshaw and Diggle are examples of this type. They characteristically consist of a group of domestic workshops, cottages and agricultural buildings dating predominantly to the 18th and 19th centuries. Some contain historic chapels. The historic cores of the Saddleworth district are generally exceptional in displaying only light modernisation with a high degree of historic feature preservation.

Due to extensive urban redevelopment, the 'Historic settlement core' is not a significant element in the current landscape character in the districts of Oldham, Shaw and Chadderton. However, it does occur as a previous type. The lost settlement cores were probably similar in character to those found in Saddleworth. Historic urban cores are at the heart of Royton, Shaw, Glodwick and Greenacres

Moor. They also occurred as ribbon development at Hollins, Copster Hill and Hollinwood. Although historic settlement cores influenced the later development of towns in the Oldham area, physical survival in the more densely developed urban areas is fragmentary. Terraces and cottages occasionally survive from this period. Some areas previously described as historic cores later evolved into commercial cores. The identification of surviving historic buildings within the more developed parts of Oldham borough is a field which would benefit from further study.

Oldham is probably one of the earliest settlements in the borough, having been founded as a hamlet by at least the early post medieval period. There may have been a medieval church or chapel. Werneth Hall (a possible manor house) pre-dated 1456 (Walker and Tindall, 1985). A grammar school was founded in the early 17th century. By the time of the mid-19th century OS survey, Oldham had developed into a small town. The heart of the town was around the Market Place, High Street, Cheapside and George Street. It probably consisted of shops fronting the market square with densely packed commercial and domestic yards, terraces and workshops to the rear. This landscape was obliterated by late 20th century commercial redevelopment. Fragments of the 'Historic settlement core' type are preserved along King Street, George Street, Church Lane and possibly Dan Fold. The area along Yorkshire Street and Union Street may also contain elements of pre-1851 townscape.

Key management issues relating to Historic settlement cores, Town houses and Workshop dwellings

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for complex surviving archaeological remains relating to medieval and post medieval settlement
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for standing buildings of historic interest, including vernacular cottages, farm buildings, churches, schools, workshops and commercial buildings • Potential for building frontages of 20th, 19th or even 18th century date to hide earlier structures
Historic landscape interest	<ul style="list-style-type: none"> • Potential for the preservation of early street layouts, and the outlines of historic building plots
Threats	<ul style="list-style-type: none"> • Piecemeal redevelopment, leading to a gradual erosion of historic character • Alterations to the appearance of historic buildings, including the removal of fixtures and decorative elements, leading to the erosion of historic character • Highway works can impact on the character of traditional streets

	<ul style="list-style-type: none"> • Alteration of historic settings by the inappropriate redevelopment of sites in the surrounding area
Opportunities	<ul style="list-style-type: none"> • The extent of surviving sites with historic significance could be identified through a programme of desk-based study and systematic field survey • Individual buildings that are of particular historic significance but are not listed could be identified through a programme of desk-based study and systematic building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Where redundant historic buildings are affected by development proposals, they can potentially be retained and converted for modern uses • New development should respect traditional local building styles and the historic distinctiveness of locations • Historic street patterns and pedestrian routes should be retained • The continuity of building enclosure in a historic street scene should be respected to retain the distinctiveness of historic cores, and the fabric of surviving early boundaries should be retained • The historic urban heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Historic settlement cores should be seen as primary areas for conservation-led regeneration • Well-preserved historic settlement cores are often designated as Conservation Areas. Where this is not the case, these areas should be considered for designation • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages • Careful consideration should be given to the siting and extent of car parks and other areas of hardstanding, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas

	<ul style="list-style-type: none"> • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for a site located in an area of historic settlement, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic settlements should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.4.3 Terraced housing

This HLC type was used to describe rows of houses with a unified frontage, constructed predominantly in the late 18th to early 20th centuries. These were largely built to accommodate Oldham's industrial workers. The scale of development ranged from individual rows to extensive gridiron estates.

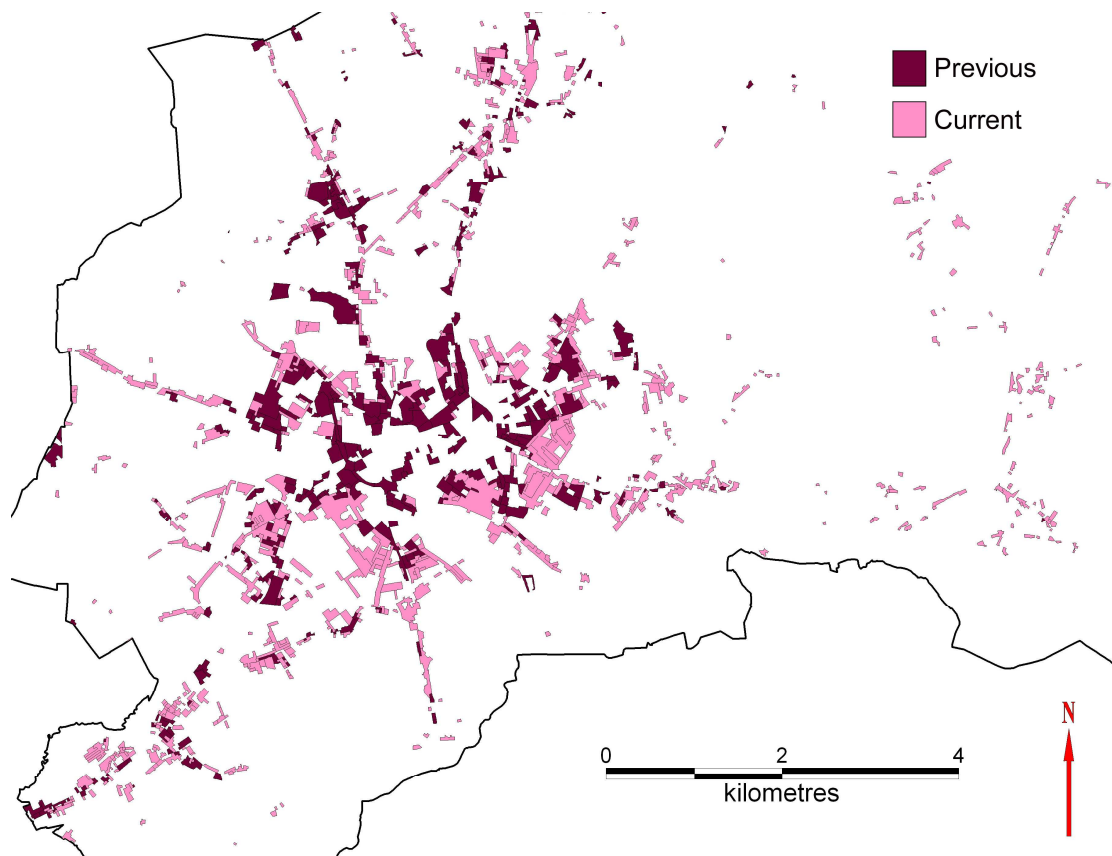


Figure 17 Map showing Terraced houses as current and previous types

The earliest workers' housing in Oldham occurred as back-to-back and court developments located particularly around the Oldham historic town core, post-dating the late 18th century. Terraces also occurred as rural developments associated with the developing early textile industry. The housing type evolved in the late 19th century. The layouts became more formal and developments larger with house designs which conformed to new health and planning regulations. Large gridiron estates of through terraced houses with back passages were built in association with textile mills and urban cores.

Concentrations of terraces occurred principally in zones forming concentric rings around Oldham, Shaw and Royton. They also occurred as ribbon development, particularly along Oldham Road/Manchester Road at Failsworth and Middleton Road, Chadderton. Most 19th century arterial routes in Oldham were lined with terraced houses. Terraced workers' houses did not occur in isolation, but instead formed part of a wider social and industrial landscape (Plate 8). Churches, halls, schools and social institutes were often incorporated into developments (Plate 11). Where estates have been destroyed, it is not unusual for buildings such as public houses or shops to have been retained, to stand in isolation amongst more recent development.

About 3.64km² of the terraced houses in Oldham have been lost due to subsequent redevelopment, particularly as a result of planned late 20th century urban renewal around the Oldham town core (Figure 17). Terraced housing developments survive better in the outer urban zones and satellite towns, although some late 19th century gridiron developments are still present. A good example is the development to the west of Werneth Park around St Thomas's Circle (Plate 11). Few terraces are recorded as previous types in the Saddleworth district.

Key management issues relating to areas of Terraced housing

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to 18th, 19th and 20th century settlement
Above-ground archaeological potential	<ul style="list-style-type: none"> • Standing buildings of historic interest, including terraced houses ranging from back-to-back cottages to middle-class residences • Within larger areas of terraced housing, there is potential for the survival of contemporary institutional buildings such as chapels and schools
Historic landscape interest	<ul style="list-style-type: none"> • Terraced housing once formed a significant element of the urban landscape in the north west. Surviving remnants are an important reminder of the industrial-era heritage of the region
Threats	<ul style="list-style-type: none"> • Many terraced houses are of relatively low value and, as old building stock, are vulnerable to disuse, neglect and demolition • Wholesale clearance and redevelopment of areas of terraced housing leads to the loss of historic street patterns as well as built fabric • Piecemeal clearance of smaller areas, including individual terraces, leads to an erosion of historic character • Alterations to the appearance of historic buildings, including insensitive modernisation, lead to the erosion of historic character • Associated institutional buildings such as schools and chapels are in danger of becoming redundant and being replaced or are reused, for example as garages or warehousing, which can result in the loss of historic fabric and erosion of historic character
Opportunities	<ul style="list-style-type: none"> • The extent of surviving sites with historic significance could be identified through a programme of desk-based study and systematic field survey • Historic street patterns, including the characteristic 'gridiron' layout of some areas of terraced housing, should be retained • Individual buildings or terraces identified as being of historic or architectural significance, including good or rare

	<p>examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works</p> <ul style="list-style-type: none"> • The continuity of historic boundaries predating the construction of terraced housing should be respected to retain distinctiveness • New development within areas of terraced housing should respect traditional local building styles and the historic distinctiveness of locations • Where redundant historic buildings are affected by development proposals, they can potentially be retained and converted for modern uses • The historic urban heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Areas of historic terraced housing that form significant remnants of 19th or early 20th century landscapes, retaining associated buildings such as schools, chapels and corner shops, should be considered for the creation of new Conservation Areas • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for a site located in an area of terraced housing, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic terraced housing should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.4.4 Villas/detached housing

Villas and detached houses represent the dwellings of the middle classes. They are typically substantial, higher status houses set in large gardens; villas may be semi-detached. Some higher status housing of this type also occurs as short terraced rows. Oldham was extensively rural in the 18th and early 19th centuries, and detached higher status houses were an integral part of the landscape. Some villas are dispersed throughout the rural landscape. The type can include squire's residences, lodges and vicarages. A number of pre-1851 villas can be found forming suburbs of Oldham, Werneth and Shaw, and in association with settlements in the upper Tame Valley (Greenfield and Upper Mill).

By the late 19th century planned villa suburbs were being developed. The best examples are found to the south and east of Oldham town. These high-status houses were built with views of Werneth Park and Alexandra Park (Plate 9). The houses along Queens Road (Alexandra Park) were separated from adjacent terraced houses by ornamental wrought iron gates. Privately constructed villa houses continue to be built to the present day. Saddleworth and other semi-rural locations were popular areas for 20th century higher status house construction.

Similar to the trends demonstrated by terraced housing, the survival of villas is quite low. 52% of the villas and detached houses constructed before the mid-20th century have had a change of use or have been replaced. As with terraced houses, villas have survived better in the Saddleworth district. The size of these buildings makes them suitable for reuse as institutes or for residential conversion into more than one dwelling. Modern infill development has also had a high impact on the settings of villas and detached houses (Figure 18).

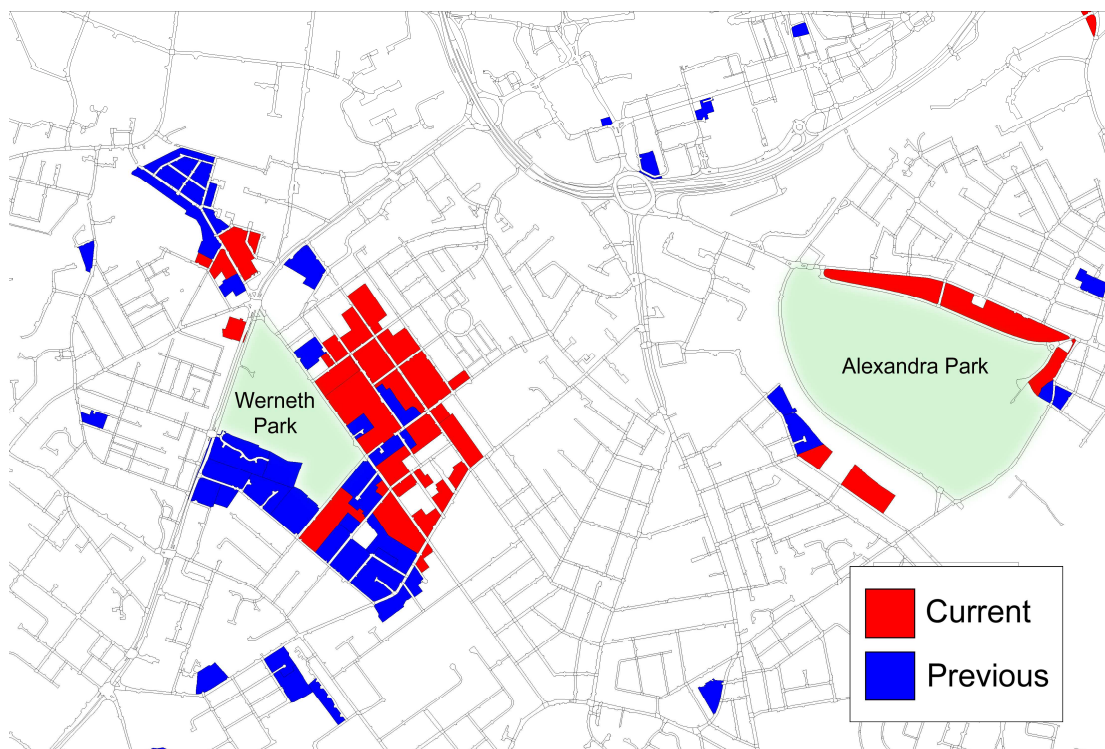


Figure 18 Map showing Villas as current and previous types around Alexandra Park and Werneth Park

Key management issues relating to areas of Villas/detached housing

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to 18th, 19th and 20th century settlement, including garden features
Above-ground archaeological potential	<ul style="list-style-type: none"> • Standing buildings of historic interest, including architect-designed residences of local, regional or national importance
Historic landscape interest	<ul style="list-style-type: none"> • Villas and detached houses represent an early element of suburbanisation, serving as a reminder within the landscape of some of the changes in society that took place in the 19th century
Threats	<ul style="list-style-type: none"> • Villas and high-status detached houses are usually of a substantial size and can be too large or expensive to maintain as family homes. They are thus vulnerable to subdivision, conversion and redevelopment • Large plot sizes make sites attractive for redevelopment; several modern houses or one or more new apartment blocks can be built in the grounds of a single villa. Even where the original house is retained within a redevelopment, the insertion of new buildings alters its setting and can result in a significant increase in hardstanding and parking areas • Such infill and piecemeal redevelopment alters the grain of suburban and urban areas, greatly increasing the characteristically low density of dwellings and reducing

	<p>the area of green space</p> <ul style="list-style-type: none"> • Alterations to the appearance of historic buildings, including insensitive modernisation and conversion, lead to the erosion of historic character
Opportunities	<ul style="list-style-type: none"> • Villas and detached houses that are of historic, social or architectural significance but are not listed could be identified through a programme of desk-based study and systematic building survey • Buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Historic property boundaries and plot outlines are often retained due to the piecemeal nature of redevelopment in areas of villa housing. This retention should be encouraged • Sensitive conversion of villas for institutional or multi-occupancy residential use can give them a new lease of life and ensure their continued survival • New development should respect traditional local building styles and the historic distinctiveness of locations • The historic urban and suburban heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • The creation of new Conservation Areas should be considered for areas of well-preserved villa housing that have retained original features and settings • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban or suburban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas • Memories of historic identity could be retained in street naming, public art etc • High-density new build that results in the loss of historic plots as visible landscape features should be discouraged. The building of apartment blocks on a similar scale to the villas that are being replaced, and set in landscaped grounds, can help to ensure some continuity of the grain and character of areas. Care should be taken to ensure that car parks and other areas of hardstanding do not harm landscape setting

	<ul style="list-style-type: none"> • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for the site of an existing villa or high-status detached house, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic villa housing should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.4.5 Social housing development, High rise flats and Low rise flats

Social housing developments represent the largest residential class in the Oldham area. Around 6.55km² of housing of this type was identified during the study, representing 23% of all the housing in the borough. High and low rise flats represent 0.65 km² (approximately 2%). Although forming a significant landscape element in their own right, flat developments are discussed with the social housing category as the majority in Oldham were part of 20th century social housing developments. Some, however, also occurred as private apartment blocks in suburban areas.

The distinction between planned private and planned social housing developments was often difficult to discern on the basis of map study alone. Generally, the predominance of short terraced rows and the presence of low rise flats were taken to indicate planned social housing development. Some developments of semi-detached houses were also classed as social housing. Estates were generally on a large scale, and were designed to include facilities for the newly created communities. Roads, churches, parades of shops, public areas, parks and schools were an integral part of these designs (see Figure 19 below). Estate plan

morphology and individual plot size varied. Some pubs, small-scale schools and chapels were recorded as attributes of residential areas rather than treated as separate character areas.

Social housing building on a significant scale began in Oldham after the First World War. The 1919 Housing Act required local councils to provide homes in areas of housing shortage. The first council houses in Oldham were built at Hollins and Greenacres in the early 1920s. Early council houses were built to a high standard with modern features and large private gardens. By the 1930s, earlier terraced houses were being cleared for new social housing development. The former terrace residents were re-housed in out-of-town estates. Further estates were constructed at Roundthorn, Strinesdale, Stoneleigh and Derker. Smaller estates were built at Chadderton, Royton and Crompton. The national policy on house building continued into the mid- to late 20th century, with the requirement for social housing increasing during this period. Victorian 'slums' were cleared and new build estates were constructed on a large scale on low value agricultural land at the edges of towns. An example of a large estate from this period is Fitton Hill. House building continued throughout the later part of the 20th century (Plate 10). Fitton Hill was extended and Sholver Estate was constructed by the late 1960s. The experimental high rise housing project of St Marys was also constructed at this time.

The social housing boom had peaked by the late 1970s. The last 30 years have been characterised by continued renewal and the improvement or replacement of obsolete social housing designs. This has occurred particularly in run-down estates in an effort to improve living conditions and address social problems. Many council houses were sold at a subsidised price to their occupiers in the 1980s and 1990s. However, local authority involvement continues to the present day. New houses are being constructed by private developers in partnership with the civic authorities and housing associations.

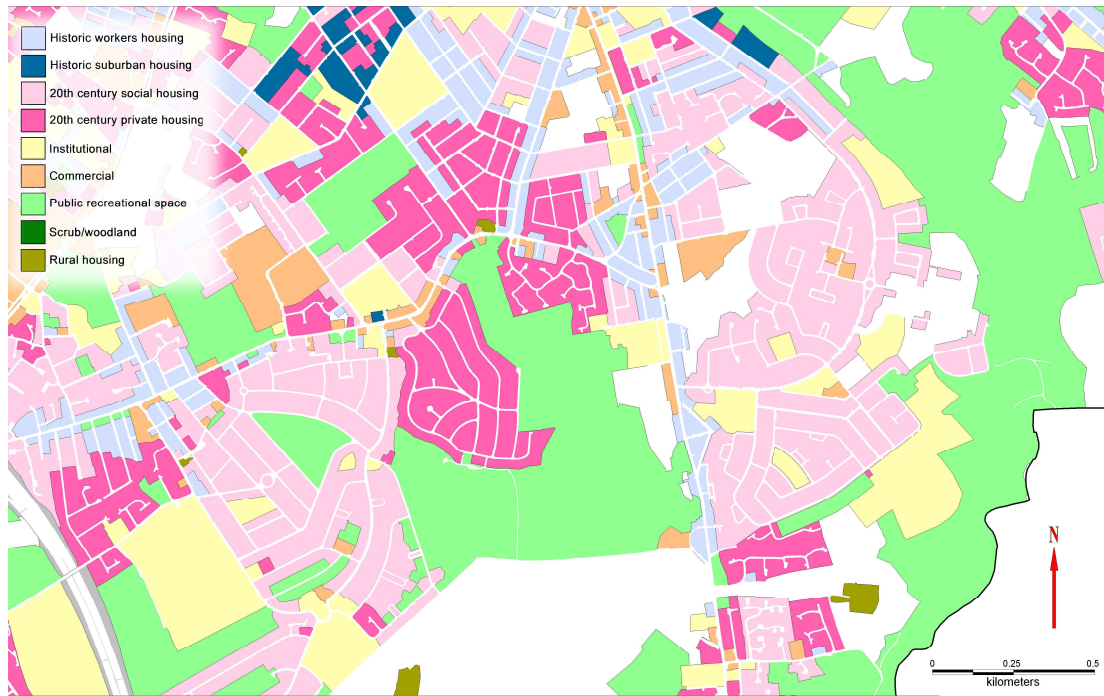


Figure 19 Map showing formal planned social housing landscape in the Fitton district

Key management issues relating to Social housing developments

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century development • Increased potential for survival of archaeological remains, where present, within areas of undeveloped open space such as allotment gardens and playgrounds
Above-ground archaeological potential	<ul style="list-style-type: none"> • Extensive areas of mid- to late 20th century houses, often with associated features characteristic of local authority estates, such as particular styles of fencing and porches, and fixtures such as windows, doors and door furniture • Non-residential contemporary buildings built as integral elements of estates often survive, including pubs, parades of shops, and institutions such as schools, churches and libraries
Historic landscape interest	<ul style="list-style-type: none"> • Planned estates have a significant visual impact at a landscape scale, particularly where they have been designed and laid out with a geometric or other characteristic plan form
Threats	<ul style="list-style-type: none"> • The right for people to buy their council houses has led to different patterns of ownership so that estates are no longer maintained in a uniform fashion. Householders make individual improvements, leading to an erosion of the uniform character of estates • Older and less well-maintained housing stock can be vulnerable to clearance and redevelopment as part of

	<p>wider regeneration projects</p> <ul style="list-style-type: none"> • Green open spaces within local authority estates can be vulnerable to infill development, introducing different styles of housing that do not always blend in, and altering the grain of estates
Opportunities	<ul style="list-style-type: none"> • Local authority estates that are of historic, social or architectural significance could be identified through a programme of desk-based study and systematic building survey • Estates identified as being of historic, social or architectural significance should be retained. Where this is not possible, detailed recording of a representative sample of houses and associated buildings should be carried out prior to any demolition works • Individual buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • The designed layouts of local authority estates should be retained, including both street patterns and open spaces integral to the original design (where the layout contributes to good design) • The continuity of historic boundaries predating the construction of social housing estates should be respected to retain distinctiveness • New development should respect traditional local building styles and the historic distinctiveness of locations • The historic suburban heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • The creation of new Conservation Areas should be considered for examples of well-designed, distinctive local authority estates where a significant number of dwellings have retained original fixtures and other features • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban or suburban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas • Memories of historic identity could be retained in street naming, public art etc

	<ul style="list-style-type: none"> • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for a site located in an area of social housing, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic social housing should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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Key management issues relating to Low rise and High rise flats

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century development • New flats can be built on 'brownfield' sites, including former industrial and residential areas. By their very nature, such sites have the potential to contain archaeological remains relating to these previous uses
Above-ground archaeological potential	<ul style="list-style-type: none"> • Sites may include standing buildings of historic interest, particularly subdivided former villas that have been retained within wider redevelopment schemes
Historic landscape interest	<ul style="list-style-type: none"> • High rise flats have a strong impact on the landscape, often being visible from great distances • Low rise flats can also dominate the local landscape, as they are often built on a larger scale or in denser concentrations than earlier housing in the vicinity • Well-designed blocks of flats of any date may themselves represent landmark features of architectural significance
Threats	<ul style="list-style-type: none"> • New-build flats can have a significant impact on the landscape, erasing whole areas of previous character types, including historic street layouts as well as built fabric. Special consideration should be given to the impact that large new structures may have on existing historic landscape character • The larger plot sizes of former detached villas can make sites attractive for redevelopment; several modern houses or one or more new apartment blocks can be built in the grounds of a single villa, altering the grain of suburban and urban areas, and affecting the garden settings of villas where the original house is retained within a redevelopment • Other infill and piecemeal redevelopment with new-build flats alters the grain and density of suburban and urban areas

	<ul style="list-style-type: none"> • Blocks of 20th century flats, particularly high rise blocks or local authority flats, can have a limited life-span due to the construction techniques used and also to social perceptions of such flats as undesirable places to live. They are thus vulnerable to demolition and redevelopment
Opportunities	<ul style="list-style-type: none"> • Blocks of flats that are of historic, social or architectural significance could be identified through a programme of desk-based study and systematic building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • The continuity of historic plot boundaries in a modern street scene should be respected to retain distinctiveness
Management recommendations	<ul style="list-style-type: none"> • The creation of new Conservation Areas should be considered for areas of well-designed, distinctive blocks of flats that are of historic interest • Individual buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of previous historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for the construction of low or high rise flats, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic and iconic flats should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies • Special consideration should be given to the impact that large new buildings may have on historic character

A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.4.6 Semi-detached housing

In Oldham, semi-detached houses have been built from the late post medieval period to the present day. The character type largely comprised areas of privately built estates made up overwhelmingly of semi-detached houses. Such estates often include small amounts of housing of different types, such as terraces, detached houses or small groups of low-rise flats. Significant numbers of semi-detached houses can also be found within other HLC types, particularly Planned estates (social housing), Villas/detached housing (which can include substantial high-status later 19th century semis), and Private housing estates. The latter, particularly those built in the late 20th and early 21st centuries, often comprise a mix of different types of housing. It should therefore be borne in mind that the area covered by this HLC type does not represent all of the actual semi-detached housing in the borough. The area characterised during the project as semi-detached housing covers 3.36km², or 12% of the Residential broad type. The majority were built in the mid- to late 20th century. The distribution pattern is similar to that of planned and private estates.

It is not unusual for examples of earlier residential HLC types, such as farm complexes or elite residences, to be engulfed by semi-detached housing development. Such sites may survive within the later estates as 'islands' of earlier character. There is thus a potential for archaeological remains relating to these sites to be present, and a more limited potential for surviving pre-20th century buildings.

Key management issues relating to areas of Semi-detached housing

Below-ground archaeological potential	<ul style="list-style-type: none">• Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century development• Increased potential for survival of archaeological remains, where present, within areas of undeveloped open space such as allotment gardens and playgrounds• Modern semi-detached housing can be built on 'brownfield' sites, including former industrial and residential areas.
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	By their very nature, such sites have the potential to contain archaeological remains relating to these previous uses
Above-ground archaeological potential	<ul style="list-style-type: none"> • Areas of semi-detached houses dating from the later 19th century up to the present day, exhibiting a wide variety of styles, often with design features characteristic of the decades in which they were built • Earlier buildings such as farmhouses or vernacular cottages can survive as 'islands' of historic character within areas of later 19th to 21st century housing
Historic landscape interest	<ul style="list-style-type: none"> • Large areas of semi-detached housing have a significant visual impact at a landscape scale, and represent the physical embodiment of suburbanisation, an important aspect of 20th century social history • Where residential development has taken place on areas of former enclosed land, the outlines of estates and internal roads and property divisions may follow the lines of former field boundaries, leading to the fossilisation of elements of earlier landscapes
Threats	<ul style="list-style-type: none"> • Older and less well-maintained housing stock can be vulnerable to clearance and redevelopment as part of wider regeneration projects • Green open spaces within housing estates can be vulnerable to infill development, introducing different styles of housing that do not always blend in, and altering the grain of estates
Opportunities	<ul style="list-style-type: none"> • Estates of semi-detached houses that are of historic, social or architectural significance could be identified through a programme of desk-based study and systematic building survey • Estates or groups of houses identified as being of historic, social or architectural significance should be retained. Where this is not possible, detailed recording of a representative sample of houses should be carried out prior to any demolition works • Individual buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • The continuity of historic boundaries predating the construction of housing estates should be respected to retain distinctiveness • New development of semi-detached housing should respect traditional local building styles and the historic distinctiveness of locations • Where redundant historic buildings are affected by proposals for semi-detached housing development, they

	<p>can potentially be retained and converted for modern uses, to provide a historic context for the site</p> <ul style="list-style-type: none"> • The historic suburban heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • The creation of new Conservation Areas should be considered for areas of well-designed, distinctive houses characteristic of particular eras of house-building • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of previous historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban or suburban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for a site located in an area of semi-detached housing, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic semi-detached housing should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

A range of statutory protection is available for buildings and areas of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.4.7 Private housing development

Private estates account for the largest proportion (31% or 8.87km²) of the total area of the Residential broad type in Oldham, and are concentrated in the zones around the main urban cores. They occur as large developments around Shaw, Royton, Chadderton Park and Grotton. They also occur as small patchy developments around the fringes of the Oldham conurbation. Dormer estates are present throughout the Upper Tame Valley with concentrations at Royton, Grasscroft, Uppermill and Greenfield. The previous land use for the areas now occupied by private estates was overwhelmingly agricultural.

These estates represent 20th century lower middle class suburban growth in the borough. The tradition of large-scale private property speculation originated in the early inter-war period and boomed after the 1950s. The character type can be defined as any estate or area of housing which was speculatively funded by private developers. It is thus varied, with character areas ranging from extensive estates with facilities such as shops and schools, to individual culs-de-sac. Medium to large estates continue to be developed at the fringes of urban settlement. Smaller scale private developments are also built, often as infill or replacing earlier buildings. The Saddleworth district appears to be a favoured place for modern private development, attracting affluent commuters.

The observable distinction between privately and publicly funded housing developments in the borough is frequently blurred with regard to lower status housing. Government house-building policies, particularly in the inter-war period, encouraged private speculation through state-aided funding. Uniformity in the design and plan of houses on large estates means that it can be difficult to distinguish between public and private developments, particularly when working purely from mapping. Identification can be tentatively made through an analysis of housing density and garden size. Semi-detached houses are a very common form of housing in suburban working-class Oldham, on both council and private estates. However, the presence of areas of detached housing and an absence of the low rise flats and short rows often seen on council estates is generally diagnostic of a private housing development.

It is not unusual for examples of earlier residential HLC types, such as the sites of farm complexes or elite residences, to be engulfed by suburban development. Such sites may survive as 'islands' of earlier character within the later estates. There is

thus a potential for archaeological remains relating to these sites to be present, and a more limited potential for surviving pre-20th century buildings.

Key management issues relating to Private housing estates

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century development • Increased potential for survival of archaeological remains, where present, within areas of undeveloped open space such as allotment gardens and playgrounds • Modern housing developments in urban areas are often built on 'brownfield' sites, including former industrial and residential areas. By their very nature, such sites have the potential to contain archaeological remains relating to these previous uses
Above-ground archaeological potential	<ul style="list-style-type: none"> • Extensive areas of mid-to-late 20th century houses built to a uniform design or a limited number of designs, often with associated features common to groups of houses within the estate, such as particular styles of porches, and fixtures such as windows, doors and door furniture • Non-residential contemporary buildings built as integral elements of estates often survive, including pubs, parades of shops, and institutions such as schools, churches and libraries • Houses within smaller areas of private development can be built to a distinctive design characteristic of the decade in which they were built • Earlier buildings such as farmhouses or vernacular cottages can survive as 'islands' of historic character within areas of 20th century housing
Historic landscape interest	<ul style="list-style-type: none"> • Large areas of private housing have a significant visual impact at a landscape scale, and represent the physical embodiment of suburbanisation, an important aspect of 20th century social history • Estates and smaller developments can often be dated by their layouts, which followed the fashions and ideas of planning at the time when they were built. Distinctive patterns include the long avenues of the 1930s-1950s, and the irregular winding culs-de-sac of the 1980s and 1990s • Where residential development has taken place on areas of former enclosed land, the outlines of estates and internal roads and property divisions may follow the lines of former field boundaries, leading to the fossilisation of elements of earlier landscapes
Threats	<ul style="list-style-type: none"> • Older and less well-maintained housing stock can be vulnerable to clearance and redevelopment as part of

	<p>wider regeneration projects</p> <ul style="list-style-type: none"> • Green open spaces within housing estates can be vulnerable to infill development, introducing different styles of housing that do not always blend in, and altering the grain of estates
Opportunities	<ul style="list-style-type: none"> • Private housing estates that are of historic, social or architectural significance contribute to good urban design and could be identified through a programme of desk-based study and systematic building survey • Estates identified as being of historic, social or architectural significance should be retained. Where this is not possible, detailed recording of a representative sample of houses and associated buildings should be carried out prior to any demolition works • Individual buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • The continuity of historic boundaries predating the construction of housing estates should be respected to retain distinctiveness • New development of private housing estates should respect traditional local building styles and the historic distinctiveness of locations • Where redundant historic buildings are affected by proposals for private housing development, they can potentially be retained and converted for modern uses, to provide a historic context for the site • The historic suburban heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • The creation of new Conservation Areas should be considered for examples of well-designed, distinctive estates where a significant number of dwellings have retained original fixtures and other features • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of previous historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban or suburban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas • Memories of historic identity could be retained in street naming, public art etc

	<ul style="list-style-type: none"> • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for a site located in an area of private housing, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic private housing should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for buildings and areas of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.4.8 Conversions

There are 137 records for the borough of Oldham with the HLC type 'Conversions', dispersed throughout the area. The majority are former farms or agricultural buildings (usually barns) converted in the mid- to late 20th century into private residences. The category also includes the conversions of historic mills, halls, chapels and villa residences into apartments. Conversion ensures the survival of historic buildings that might otherwise be lost, having become redundant for their original purpose. Generally some of the historic character of converted buildings is maintained, with a 'significant' legibility as defined by the project. Many important historic farms, houses and industrial buildings in the borough have been preserved in this way (Plates 12 and 13).

Key management issues relating to residential Conversions

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to post medieval settlement and industry
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potentially a range of standing buildings of historic interest, including former industrial buildings, farm buildings, chapels, schools and large historic houses

Historic landscape interest	<ul style="list-style-type: none"> • Where earlier buildings have survived within urbanised areas, they serve as a reminder of historic origins and context, helping locations to preserve an individual identity and 'sense of place' • Former villas represent an early element of suburbanisation, serving as a reminder within the landscape of some of the changes in society that took place in the 19th century • Former industrial buildings can serve as reminders of an important aspect of an area's history
Threats	<ul style="list-style-type: none"> • Alterations to the appearance of historic buildings undertaken as part of the conversion process can lead to the erosion of historic character
Opportunities	<ul style="list-style-type: none"> • Sensitive conversion of redundant buildings for residential use can give them a new lease of life and ensure their continued survival • Converted buildings that are of historic, social or architectural significance but are not listed could be identified through a programme of desk-based study and systematic building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • New development should respect traditional local building styles and the historic distinctiveness of locations • The continuity of historic plot boundaries in a modern street scene should be respected to retain distinctiveness
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages • Careful consideration should be given to the siting and extent of parking areas, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5,

	<p>Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <ul style="list-style-type: none"> • Where planning permission is granted for the conversion of a historic building, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic industrial and domestic buildings should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.5 Ornamental, parkland and recreational broad type

Definition of the broad character type

These areas comprise designed ornamental landscapes, areas set aside for sporting activities, and other areas used for recreational purposes, including those that have not been developed and are used by local people for dog-walking and other informal everyday activities.

HLC type	Area covered by HLC type (km ²)	% of Ornamental, parkland and recreational land represented
Caravan/ camping site	0.06	1
Country park	0.88	8
Golf course	2.11	18
Leisure/sports centre	0.32	3
Playing fields/ Recreation ground	1.43	12
Private parkland	0.02	<1
Public park	2.16	19
Public square/ green	0.03	<1
Racecourse	0.03	<1
Sports ground	1.10	10
Tourist attraction	0.00	<1
Urban green space	3.29	29
Totals	11.41	100%

Table 5 Area covered by the different Ornamental, parkland and recreational HLC types

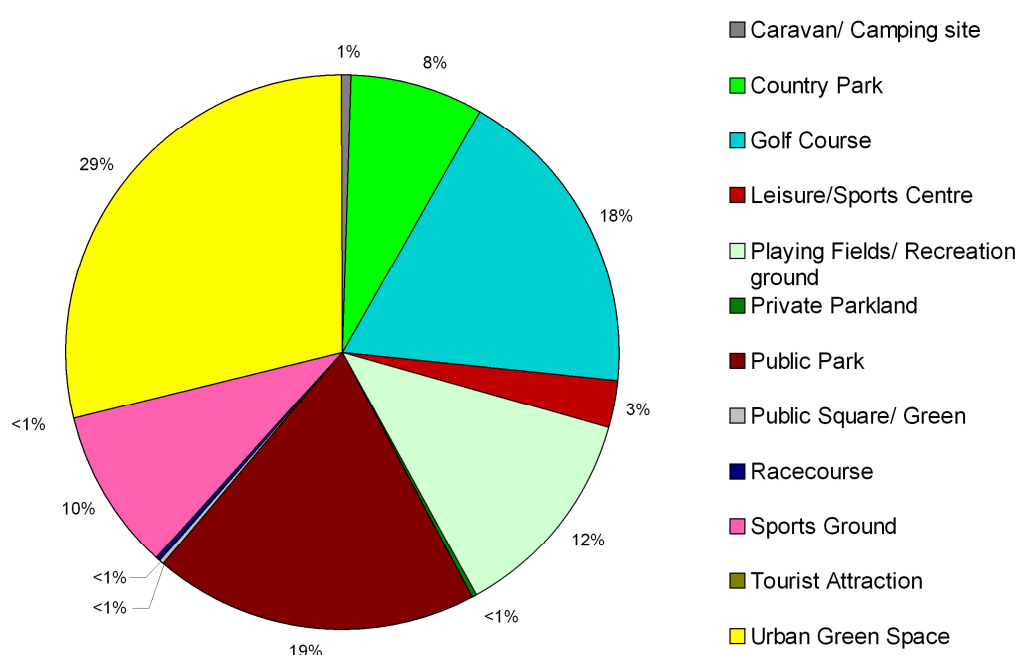


Figure 20 Pie chart showing the percentage by area of Ornamental, parkland and recreational HLC types in Oldham

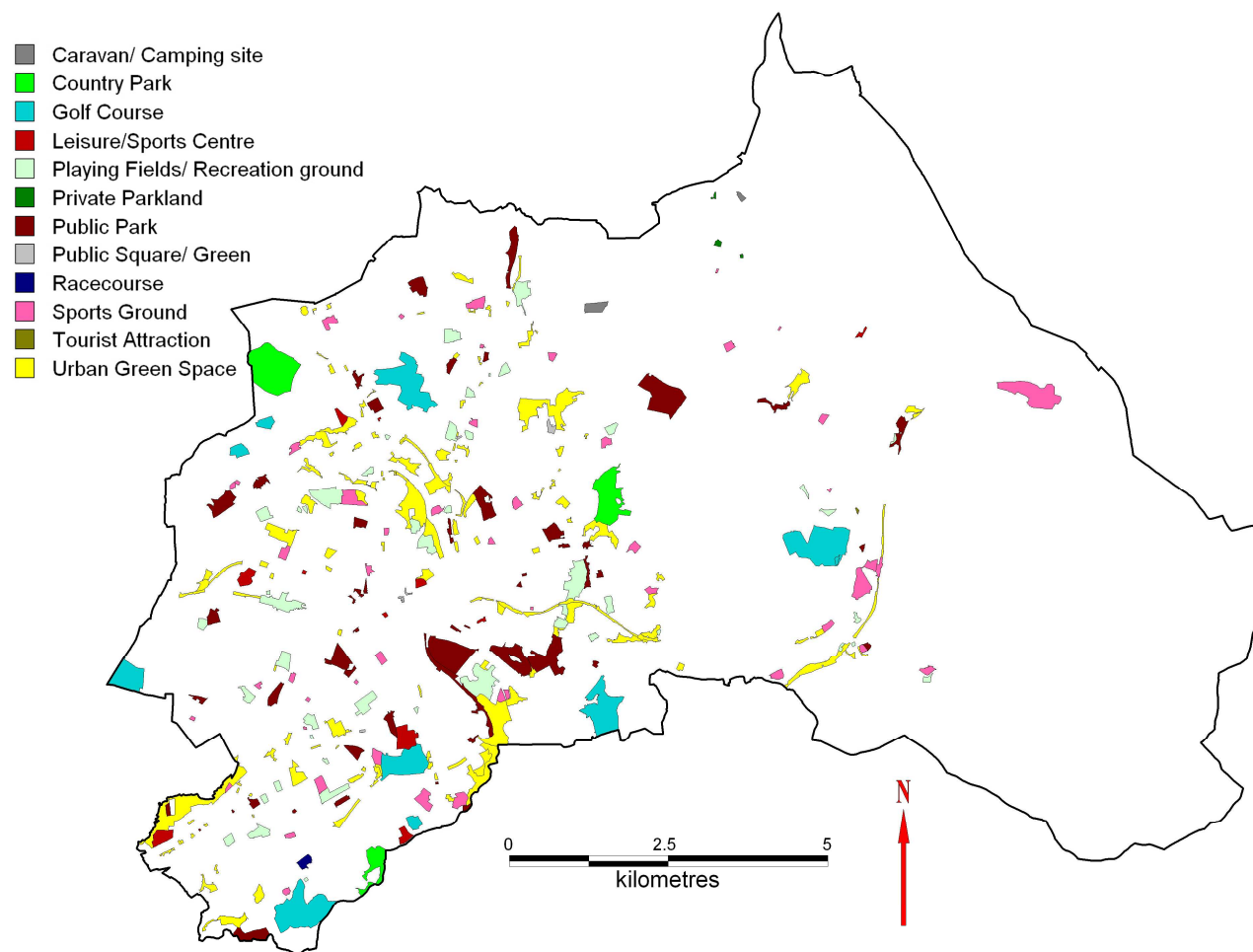


Figure 21 Map showing the distribution of Ornamental, parkland and recreational HLC types in Oldham

Ornamental, parkland and recreational areas in Oldham

Within the borough of Oldham the Ornamental, parkland and recreational broad type is distributed fairly evenly and covers 11.41km². This represents about 8% of the total area of the borough. Details are shown in Table 5 and Figures 20 and 21 above. The HLC types within this broad type overlap considerably, as it includes areas of mixed facilities that could be categorised in different ways.

The most significant of the Ornamental, parkland and recreational HLC types in the borough are Urban green spaces at 29% (3.29km²), Public parks at 19% (2.16km²) and Golf courses at 18% (2.11 km²). In addition to this, Playing fields/recreation grounds and Sports grounds have been considered together and represent a further 22% of the area (2.53km²).

Five principal HLC types were identified for detailed analysis on the basis of their presence in the landscape or historical significance:

- Playing fields/recreation grounds and Sports grounds
- Public parks
- Urban green spaces
- Golf courses
- Country parks

In addition to this, two principal previous HLC types were also identified for detailed analysis due to their historical significance:

- Private parkland
- Deer parks

7.5.1 Playing fields/recreation grounds and Sports grounds

Playing fields/recreation grounds and Sports grounds have been considered together because of their similar character and the overlap in their definitions, with recreation grounds often including areas laid out as sports grounds.

Sports grounds, playing fields and recreation grounds in Oldham are distributed quite evenly through the urban and suburban areas, tending to be situated within or adjacent to residential areas where they are easily accessible to the population. The

majority of such areas comprise football or rugby pitches, cricket grounds, tennis courts, bowling greens and areas named on mapping as recreation grounds or playing fields. The 'Playing fields' type does not include school fields, which have been characterised along with their associated schools as institutional areas. Less common facilities identified as sports grounds include playgrounds and riding stables.

The earliest playing fields and recreation grounds in the borough of Oldham were created in the second half of the 19th century, and included formal features such as club houses or pavilions with bowling greens or cricket pitches and occasionally tennis courts. Surviving sites may still include some of their early or original features, but may also have been reorganised over the years. An early 20th century bowling green at Dobcross is shown in Plate 14. The majority of the recreation grounds and playing fields in Oldham date from the 20th century, often in association with suburban housing developments. These tend to contain formal features such as playgrounds, football pitches and games courts.

Key management issues relating to Playing fields/recreation grounds and Sports grounds

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains of any age within undeveloped open areas
Above-ground archaeological potential	<ul style="list-style-type: none"> • Standing structures of historic interest, including 19th and 20th century pavilions and clubhouses • Some sports grounds Greater Manchester, such as the Lancashire County Cricket Ground in Trafford, may contain buildings of regional or national importance • Associated boundary features such as railings and gateposts; although some iron railings are likely to have been removed during the Second World War, evidence may still survive
Historic landscape interest	<ul style="list-style-type: none"> • Playing fields, sports grounds and recreation grounds often represent significant expanses of open green space within otherwise built-up areas • The perimeters of playing fields, sports grounds and recreation grounds may respect or incorporate earlier boundaries relating to field systems or settlement • Some types of 19th and early 20th century sporting facilities such as bowling greens and tennis clubs formed part of a wider urban social landscape, being integrated into street layouts in association with residential developments or public houses • Mid- and later 20th century playing fields and sports grounds are often associated with contemporary housing developments, particularly large planned estates

	<ul style="list-style-type: none"> • Another type originating in the 19th century was the public pleasure ground, incorporating various sporting facilities with gardens and tea rooms
Threats	<ul style="list-style-type: none"> • Large open areas such as playing fields can be vulnerable to piecemeal development at the edges, where the taking of small amounts of land for housing or other development gradually encroaches upon the open green space • Smaller sports facilities such as bowling greens may become disused where a particular activity becomes less popular, and may be vulnerable to the development pressures of urban and suburban areas • Construction of modern housing or other buildings on the sites of former urban open spaces alters the historic grain of settlements and erodes historic character
Opportunities	<ul style="list-style-type: none"> • Good or rare examples of historic pavilions or other recreational buildings that are not currently listed could be identified through a programme of systematic evaluation and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Historic layouts, including paths and landscaping, form integral aspects of the historic character of recreation grounds. Where the original layout of a historic recreation ground survives, this should be maintained wherever possible • Any new development that does take place within former open recreational areas should respect traditional local building styles and the historic distinctiveness of locations • Sports grounds and recreation areas were created for public enjoyment and to serve local communities. These aims should be respected and promoted alongside the historic context of individual areas
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5,

	<p>Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <ul style="list-style-type: none"> • Where planning permission is granted for development of the site of an open recreational area or part of such an area, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic recreation areas should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for areas of historic interest:

- Scheduled Monuments
- Listed Buildings
- Conservation Areas
- Tree preservation orders
- Sites of Special Scientific interest
- Hedgerow Regulations
- English Heritage Register of Parks and Gardens of special historic interest

7.5.2 Public parks

The creation of public parks arose in response to the need for open recreational green space within the rapidly expanding urban areas from the later 19th century onwards. It was not uncommon in the early 20th century for land to be donated by estate owners to local corporations. Parks created from the former grounds to halls or large houses in Oldham include Foxdenton Hall Park, the site of Foxdenton Hall and Farm (HLC Ref HGM21417) and Werneth Park, which was created from part of the Werneth Hall estate (HGM19822). Once donated, such sites were quickly opened to the public, usually with additional recreational facilities provided by the council. Ornamental landscapes and planting, water features, greens, formal pathways, bandstands and pagodas all formed elements of 19th and early 20th century park design. Some of the historic features associated with private parkland may have been retained or preserved after their transfer into public ownership.

These can include the house and other estate buildings, garden layouts and ornamental features.

The earliest public parks in Oldham are Alexandra Park (HLC Ref HGM19043; Plate 15), opened in 1863, which was created from previously undeveloped land, and Dunwood Park (HLC Refs HGM18116 and HGM18284), which opened in 1912 and was created from woodland. Other public parks were created on undeveloped agricultural land or former extractive sites. For example, High Crompton Park was created from surveyed enclosure by 1929 (HLC Ref HGM18115); and Royton Park was created on the site of a former colliery (HLC Ref HGM17494).

Heritage Lottery Fund grants are available for the restoration of public parks. Within Greater Manchester, community archaeology projects have been successfully undertaken which have enabled communities to engage with their local park and its heritage.

Key management issues relating to Public parks

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains of any age within undeveloped open areas • Where a park was formed from the grounds of an elite residence, there will be potential for remains relating to post medieval or earlier gardens or domestic activity • Potential for the below-ground remains of elite residences themselves and ancillary buildings
Above-ground archaeological potential	<ul style="list-style-type: none"> • Standing structures of historic interest, including 19th and 20th century pavilions, pagodas and bandstands • Standing buildings may include former elite residences and ancillary buildings such as stables, coach-houses, glasshouses, icehouses, lodges and gatehouses • Landscaping features relating to previous use of parks as private grounds, such as paths and flowerbeds, may be present • Associated boundary features such as railings and gateposts; although some iron railings are likely to have been removed during the Second World War, evidence may still survive • Many public parks included provision for sports, evidence of which may remain
Historic landscape interest	<ul style="list-style-type: none"> • Public parks represent significant expanses of open green space within otherwise built-up areas • Municipal parks often feature formal layouts and landscaping, with a range of leisure facilities and features such as fountains, bowling greens and

	<p>ornamental planting that form integral parts of the designed landscape</p> <ul style="list-style-type: none"> • The perimeters of public parks may respect or incorporate earlier boundaries relating to private parks, field systems or settlement • Some public parks were constructed in conjunction with the creation of house-building plots around the periphery and thus form an integral part of a particular type of suburban development • Where a park was formed from the grounds of an elite residence or incorporated features relating to industry, such as reservoirs, the earlier landscaping may have been incorporated and preserved
Threats	<ul style="list-style-type: none"> • Any alteration or removal of original features, including the redesign of path layouts, unsympathetic building maintenance or the removal of mature trees, together with the unsympathetic addition of buildings or features, causes the erosion of historic character • 19th or 20th century landscaping associated with public parks may have had an impact on earlier landscaping where a park was formed from the grounds of an elite residence
Opportunities	<ul style="list-style-type: none"> • Historic designed landscapes not currently on the Register of Parks and Gardens could be identified through a programme of systematic research, evaluation and survey in order to establish their significance • Good or rare examples of historic bandstands, pavilions or other recreational buildings that are not currently listed could be identified through a programme of systematic evaluation and building survey • Good or rare examples of historic elite residences and associated ancillary structures that are not currently listed could be identified through a programme of systematic evaluation and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Historic layouts, including paths and landscaping, form integral aspects of the historic character of public parks. Where the original layout of a historic park survives, this should be maintained wherever possible • Detailed archaeological desk-based study of historic parks to identify the original design and layout would be of benefit for the maintenance of their historic character, informing new planting or the restoration of lost or degraded landscape features • Features relating to the original layout of a park should be retained wherever possible

	<ul style="list-style-type: none"> • Municipal parks were created for public enjoyment and to serve local communities. These aims should be respected and promoted alongside the historic context of individual areas
Management recommendations	<ul style="list-style-type: none"> • A park's designed or historic landscape and its associated features should be understood and protected through a Conservation Management Plan (see <i>The management and maintenance of Historic Parks, Gardens and Landscapes</i>, by English Heritage 2008) • Historic buildings and structures that are neither listed nor set within a Registered Park or Garden but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where sufficient evidence remains, historic designed landscapes of local interest can be placed on a similar local list • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for works within a public park, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic public parks should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

A range of statutory protection is available for areas of historic interest:

- Scheduled Monuments
- Listed Buildings
- Conservation areas
- Tree preservation orders
- Sites of Special Scientific interest
- Hedgerow Regulations
- English Heritage Register of Parks and Gardens of special historic interest

7.5.3 Urban green spaces

Urban green space represents about 29% (3.29km²) of the total area of the Ornamental, parkland and recreational broad type in Oldham. The category was created to cover open land in urban or suburban areas which did not fall within either the Enclosed land broad type or any of the more formal Ornamental, parkland and recreational HLC types. Typically such sites are delimited by surrounding development and yet remain undeveloped, comprising fragments of former agricultural land that have not been built on in historic times, or sites that have been developed at some point in the past but have fallen into disuse and been cleared. On aerial photographs the land can be seen as rough ground, often crossed by irregular footpaths. This suggests an informal recreational use for the land, such as dog walking or bike scrambling.

In the borough of Oldham the areas of Urban green space recorded during the project have diverse origins. The majority have previous character types of enclosed land, residential or industrial use. Land that was formerly in use for commercial, communications or institutional purposes was also recorded.

There is a high potential for the survival of archaeological evidence relating to the earlier character types of urban green spaces which have previously been built upon, as there has been no recent development to damage any below-ground remains. Urban green spaces created through clearance of residential areas often contain internal footpaths which preserve the lines of earlier roads through the area.

Several urban green spaces which were previously railways or canals are being used as formal or informal footpath routes. These areas may contain remains of features such as platforms, locks or other structures associated with their previous use.

Key management issues relating to Urban green spaces

Below-ground archaeological potential	<ul style="list-style-type: none">• Potential for surviving archaeological remains of any age within undeveloped open areas• Potential for remains relating to 19th and 20th century usage of sites
Above-ground archaeological potential	<ul style="list-style-type: none">• Boundary features and structures relating to previous use of sites, including agricultural or industrial activity, may survive
Historic landscape	<ul style="list-style-type: none">• Urban green spaces often represent remnants of agricultural land, and can thus be a physical reminder of

interest	pre-urban land uses within urban and suburban areas
Threats	<ul style="list-style-type: none"> • The locations of urban green spaces may render them vulnerable to development pressures
Opportunities	<ul style="list-style-type: none"> • Any new development that takes place within areas of urban green space should respect traditional local building styles and the historic distinctiveness of locations
Management recommendations	<ul style="list-style-type: none"> • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for development of an area of urban green space, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered

7.5.4 Golf courses

There are golf courses at seven locations in Oldham, as well as a golf driving range at Knott Lanes in the south of the area. Two of the golf courses are small private courses at Healds Green and Cinder Hill Lane. There may also be miniature golf courses in some of the public parks. Golf courses are situated on the outskirts of urban or suburban areas.

The earliest golf course in the borough is the Oldham Golf Course at Holts, which is first shown on mapping dating to 1907-10 (OS), and was thus constructed at the very end of the 19th or beginning of the 20th century. Saddleworth, Crompton and Royton, and Werneth golf courses had been created by the mid-20th century, with Brookdale and Blackley courses post-dating the 1950s.

The golf courses of Oldham were created from former enclosed land, or former industrial or extractive sites. The majority have contemporary or later purpose-built club houses, with the exceptions of Saddleworth Golf Course, which uses the former Mountain Ash farmhouse as its club house, and Crompton and Royton Golf Course, which uses the former High Barn farmhouse. The driving range is located on the site of a former colliery and Blackley extension is on a former brick works site.

Golf courses can preserve early features associated with their former use as farmland, extractive or industrial sites, including industrial or farm buildings, spoil heaps, quarry pits and boundary features.

Key management issues relating to Golf courses

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains of any age, including evidence of industry, extraction, communications routes, agriculture and early settlement • Where a golf course was formed from the grounds of an elite residence, there will be potential for remains relating to post medieval or earlier gardens or domestic activity and wider historic designed landscape features • Potential for the below-ground remains of elite residences themselves and associated ancillary buildings, and for the remains of industrial structures
Above-ground archaeological potential	<ul style="list-style-type: none"> • Standing buildings may include former elite residences and ancillary buildings such as stables, coach-houses and glasshouses; former farm buildings such as farmhouses and barns; former industrial structures; historic communications structures • Boundaries such as hedges and walls relating to relict field systems or to historic designed approaches may be present • Earthworks relating to the former agricultural or economic use of golf course sites may be present, including boundary banks and medieval or post medieval ridge and furrow, fish ponds, warrens or leats • Earthworks may also be the product of several phases of design over several centuries
Historic landscape interest	<ul style="list-style-type: none"> • Golf courses often cover extensive areas and have a significant visual impact on the landscape • Some golf courses have now been present in the landscape for over a century and are in themselves becoming historic landscape features • The perimeters of golf courses may respect or incorporate earlier boundaries relating to field systems
Threats	<ul style="list-style-type: none"> • The removal of field boundaries during the creation of golf courses can result in the wholesale loss of historic

	<p>enclosure patterns</p> <ul style="list-style-type: none"> • Grass management regimes on golf courses are non-traditional and can be destructive • Historic farm buildings within golf courses can fall out of use and become neglected, potentially leading to demolition • Intensive drainage works associated with golf course construction can damage buried archaeological remains and can create misleading earthworks
Opportunities	<ul style="list-style-type: none"> • Where intensive landscaping is not carried out, golf courses can aid the preservation of buried archaeological features and deposits, protecting them from damage by modern ploughing • Good or rare examples of farm buildings, historic elite residences and associated ancillary structures that are not currently listed could be identified through a programme of systematic evaluation and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Where historic buildings within golf courses are suffering from neglect, it is desirable to take steps to ensure their preservation. Historic standing buildings can be retained and reused to provide facilities such as clubhouses, serving as a reminder of historic origins and context and helping locations to preserve an individual identity and 'sense of place' • The extent of any surviving historic field boundaries and other above-ground archaeological features such as earthworks should be established and any threats to them assessed through a programme of systematic evaluation • Where present, such features should be retained and protected from potentially damaging landscaping works • Relict hedges and walls can be restored in order to reinstate earlier boundary features • Remnants of historic tree planting such as belts or avenues should where appropriate be augmented by new, appropriate planting
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility or clear evidence of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Where development is proposed, applicants should comply

	<p>with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <ul style="list-style-type: none"> • Where planning permission is granted for works within a golf course, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic enclosed land should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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There are a range of designations which offer statutory protection:

- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Hedgerow regulations
- Tree preservation orders
- Changes to land management regimes can be approached through Farm Environmental Plan Schemes and land stewardship agreements

7.5.5 Country parks

Three country parks have been identified within Oldham; these are located close to the edge of the main settlement areas and include facilities such as visitor centres. The oldest is Tandle Hill, which opened in 1929 and covers about 44.25 hectares; this is based around an area of historic plantation woodland that was present by 1851. Strinesdale Country Park was created in the late 20th century, covers 29.73ha and contains features relating to the former corporation reservoirs the park is based around. Daisy Nook Country Park, which falls partly in Tameside, was created in the second half of the 20th century and includes ponds and water features that reuse elements of the Hollinwood Branch of the Manchester to Ashton under Lyne Canal and former parkland associated with Riversvale Hall (the hall itself is in Tameside).

Key management issues relating to Country parks

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains of any age, including evidence of industry, extraction, communications routes, agriculture and early settlement • Where a country park includes the former site of an elite residence or its grounds, there will be potential for
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	<p>remains relating to post medieval or earlier gardens or domestic activity and wider historic designed landscape features</p> <ul style="list-style-type: none"> • Potential for the below-ground remains of elite residences themselves and associated ancillary buildings, and for the remains of industrial structures
Above-ground archaeological potential	<ul style="list-style-type: none"> • Standing buildings may include former elite residences and ancillary buildings such as stables, coach-houses and glasshouses; former farm buildings such as farmhouses and barns; former industrial structures; historic communications structures • Boundaries such as hedges and walls relating to relict field systems or to historic designed approaches may be present • Earthworks relating to the former agricultural and economic use of country parks may be present, including boundary banks and medieval or post medieval ridge and furrow, fish ponds, warrens or leats • Earthworks may also be the product of several phases of design over several centuries
Historic landscape interest	<ul style="list-style-type: none"> • Country parks are usually of a very large extent and may preserve remnants of entire earlier landscapes, particularly industrial, extractive, agricultural or designed parkland landscapes of one particular phase or several phases of development • The perimeters of country parks may respect or incorporate earlier boundaries relating to field systems, medieval deer parks, enclosures or chases
Threats	<ul style="list-style-type: none"> • Archaeological deposits within country parks can be damaged by vegetation, the actions of burrowing animals, compaction, ploughing, digging and other movement of soil
Opportunities	<ul style="list-style-type: none"> • The creation of country parks can aid the preservation of buried archaeological features and deposits, protecting them from damage by modern ploughing or redevelopment • Historic designed landscapes not currently on the Register of Parks and Gardens could be identified through a programme of systematic research, evaluation and survey in order to establish their significance • Good or rare examples of farm buildings, industrial buildings or historic elite residences and associated ancillary structures that are not currently listed could be identified through a programme of systematic evaluation and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be

	<p>demolished, detailed recording should be carried out prior to any demolition works</p> <ul style="list-style-type: none"> • Historic standing buildings within country parks can be retained and reused to provide facilities such as education and information centres, serving as a reminder of historic origins and context and helping locations to preserve an individual identity and 'sense of place' • Ruined buildings and structures can be consolidated and displayed with information boards to inform users of the park and enrich the visitor experience • The extent of any surviving historic field boundaries and other above-ground archaeological features such as earthworks should be established and any threats to them assessed through a programme of systematic evaluation • Where present, such features should be retained and protected • Relict hedges and walls can be restored in order to reinstate earlier boundary features • Remnants of historic tree planting such as belts or avenues should where appropriate be augmented by new, appropriate planting
Management recommendations	<ul style="list-style-type: none"> • A park's designed or other historic landscape and its associated features should be understood and protected through a Conservation Management Plan (see <i>The management and maintenance of Historic Parks, Gardens and Landscapes</i>, by English Heritage 2008) • English Heritage provide advice on sensitive management for parkland in <i>Farming the historic landscape: caring for Historic Parkland</i>, EH 2005 • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where sufficient evidence remains, historic designed landscapes of local interest can be placed on a similar local list • Where good legibility or clear evidence of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for works within a country park, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and

	<p>for the preservation in situ or recording of any archaeological deposits that are encountered</p> <ul style="list-style-type: none"> • Awareness of issues relating to the importance of historic landscapes should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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There are a range of designations which offer statutory protection:

- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Hedgerow regulations
- Tree preservation orders
- Changes to land management regimes can be approached through Farm Environmental Plan Schemes and land stewardship agreements

7.5.6 Other Ornamental, parkland and recreational HLC types

The largest sport-related structures in the borough are Boundary Park football ground (HLC Ref HGM20382), Radcliffe athletics centre (HLC Ref HGM20434), Croft End equestrian centre (HLC Ref HGM21107) and The Paddock cricket, bowling and tennis grounds (HLC Ref HGM17635). A number of sports centres have also been identified. These tend not to have associated playing fields, and possibly have more in common with 'leisure' centres than with sports grounds, although there is again an overlap here between types as several are associated with all weather pitches. Four of the sports centres are recorded as having swimming pools; these are in Moorhey, Oldham, Royton and Chadderton (HLC Ref HGM20434). A probable outdoors centre, the Castleshaw Centre, has also been identified (HLC Ref HGM21259).

Two public squares have been characterised in the borough, Market Place and George Square, both in Oldham city centre. Market Place was the traditional site of Oldham Market present by 1851, but by the late 20th century it had been remodelled as a public square (HLC Ref HGM19585). George Square is of 20th century date and was associated with redevelopment within the city centre (HLC Ref HGM19596).

Sholver Green is a late 20th century green created on the site of the former historic village core of Sholver (HLC Ref HGM20298).

Only one 'racecourse' has been identified within Oldham. This is the late 20th century trotting track at Woodhouses in the south west of the borough.

One tourist attraction has been identified within the borough; this is the Brownhill Countryside Centre in Uppermill.

Two caravan or camping sites were identified: a mid-20th century scout camp at Platts Chalet, near Crompton Fold, and a residential caravan site of 0.01ha at the former Moorlands Hotel north of Denshaw.

7.5.7 Ornamental, parkland and recreational land as previous types

HLC type	Area covered by HLC type (km ²)
Deer park	0.25
Golf course	0.13
Playing fields/ recreation ground	0.85
Private parkland	1.08
Public park	0.57
Public square/ green	0.00
Racecourse	0.05
Sports ground	0.69
Urban green space	0.15
Total	3.77

Table 6 Area covered by the different Ornamental, parkland and recreational previous types

Ornamental, parkland and recreational land as a previous HLC type in Oldham includes several important features such as a deer park and private parkland.

Three large areas of private parkland were identified as previous HLC types. These were associated with Werneth Hall, Chadderton Hall, and South Side House near Greenfield. Several smaller areas which represented the grounds of large villas that have since been lost to later infill development were also identified. The majority of the former private parkland is now in residential use.

A medieval deer park can be identified as a previous type at Royton. Fragmentary evidence of the deer park can still be discerned within the current landscape and on mapping, although the deer park itself no longer exists. The line of the park pale is preserved in the route of Park Lane and the limits of property boundaries which respect it. Yates's mapping (1786) suggests that there was also a deer park at Chadderton, which has been identified here as private parkland.

A greyhound racing track was present at Watersheddings by 1955 but has since been cleared to form housing plots and developed for housing (HLC Ref HGM20447).

The former site of an early 20th century golf course in Failsworth is now covered by a combination of residential, ornamental, institutional and commercial uses forming part of a larger social housing estate.

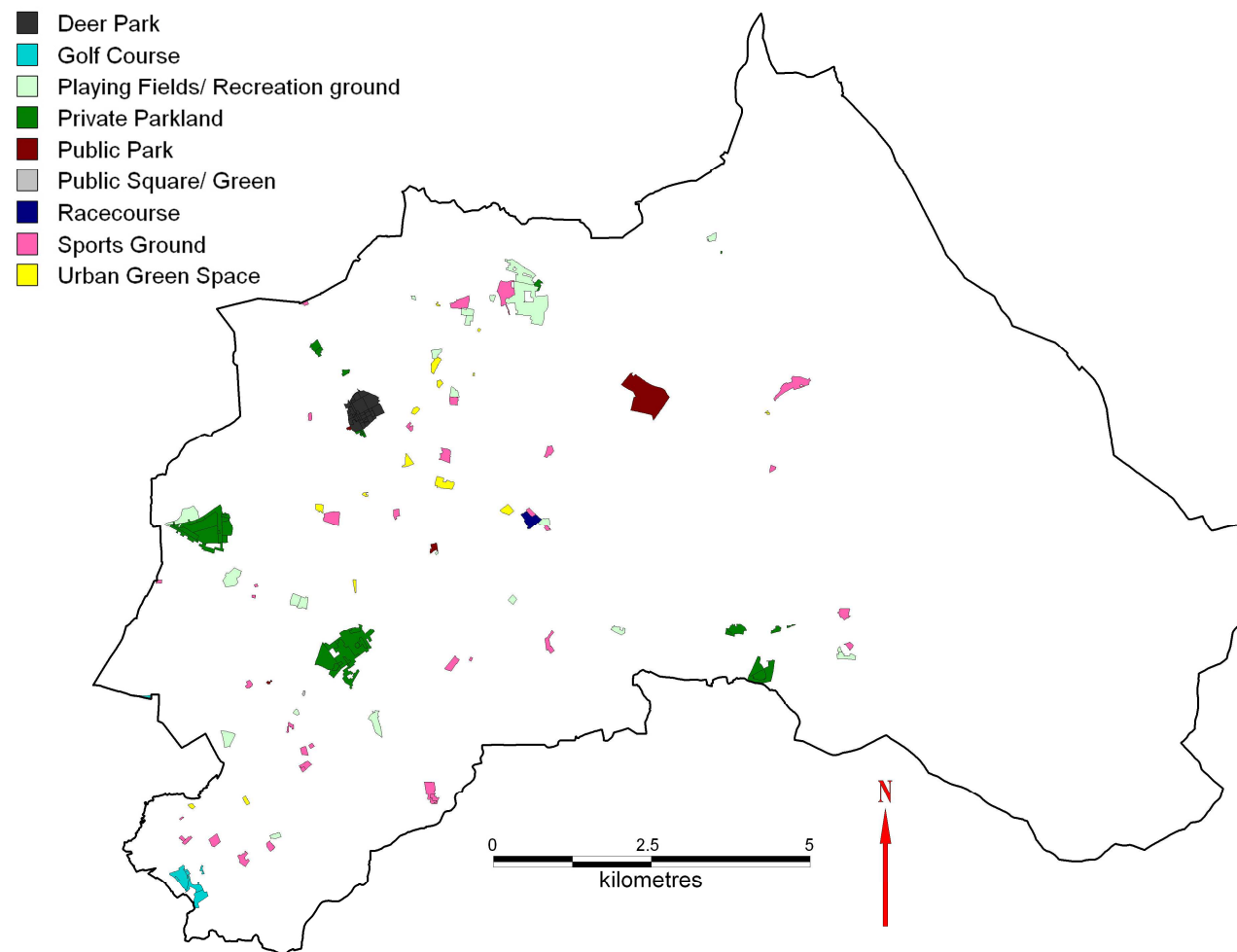


Figure 22 Map showing the distribution of Ornamental, parkland and recreational land as a previous HLC type in Oldham

7.6 Industrial broad type

Occurrence of Industrial HLC types

Within Oldham there are 4.51 km² of Industrial land, illustrated in Figure 23, below. This represents 3% of the total area of the borough. A detailed breakdown is shown in Table 7 and Figure 24. In Oldham, industry was more significant as a previous than a current HLC type. As a rough estimate, there were 8.28 square kilometres of industrial sites in about 1910. Six principal modern HLC types or groups of types were identified for detailed analysis on the basis of their presence in the landscape or their historical significance:

- Industrial estates and Industrial works (general)
- Industrial waste ground
- HLC types relating to the textile industry
- Utilities
- Metal trades (heavy) and Metal trades (light)
- Others

HLC type	Area covered by HLC type (km ²)	% of Industrial land represented
Chemical	0.01	<1
Food manufactory	0.05	1
Industrial estate	1.09	24
Industrial works (general)	1.94	43
Metal trades (heavy)	0.07	2
Metal trades (light)	0.02	>1
Other industry	0.03	1
Sawmill	0.01	<1
Tanneries & abattoirs	0.03	1
Textile mills	0.27	6
Utilities	0.59	13
Waste ground	0.40	9
Totals	4.51	100%

Table 7 Current Industrial land use in the borough of Oldham

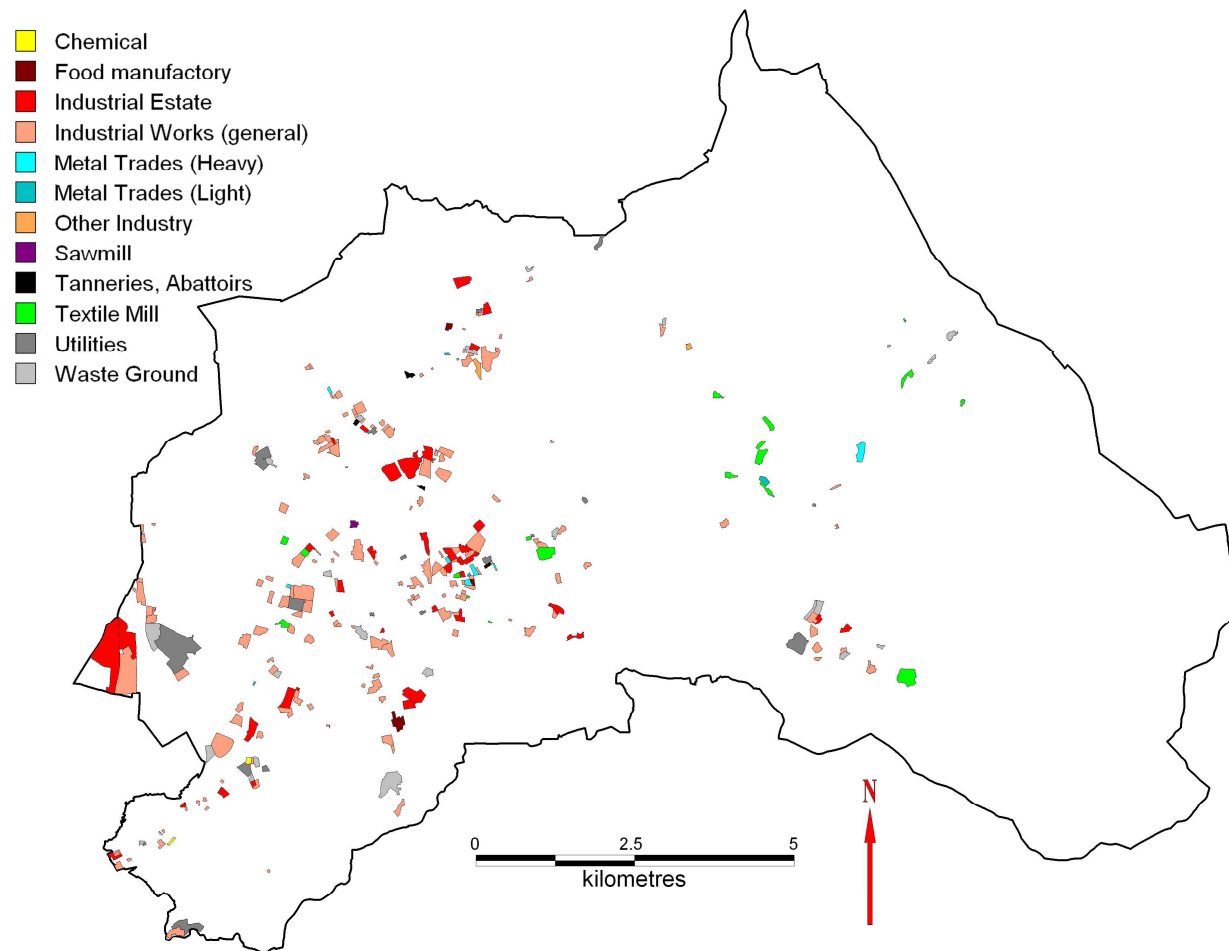


Figure 23 Map showing the distribution of Industrial HLC types in Oldham

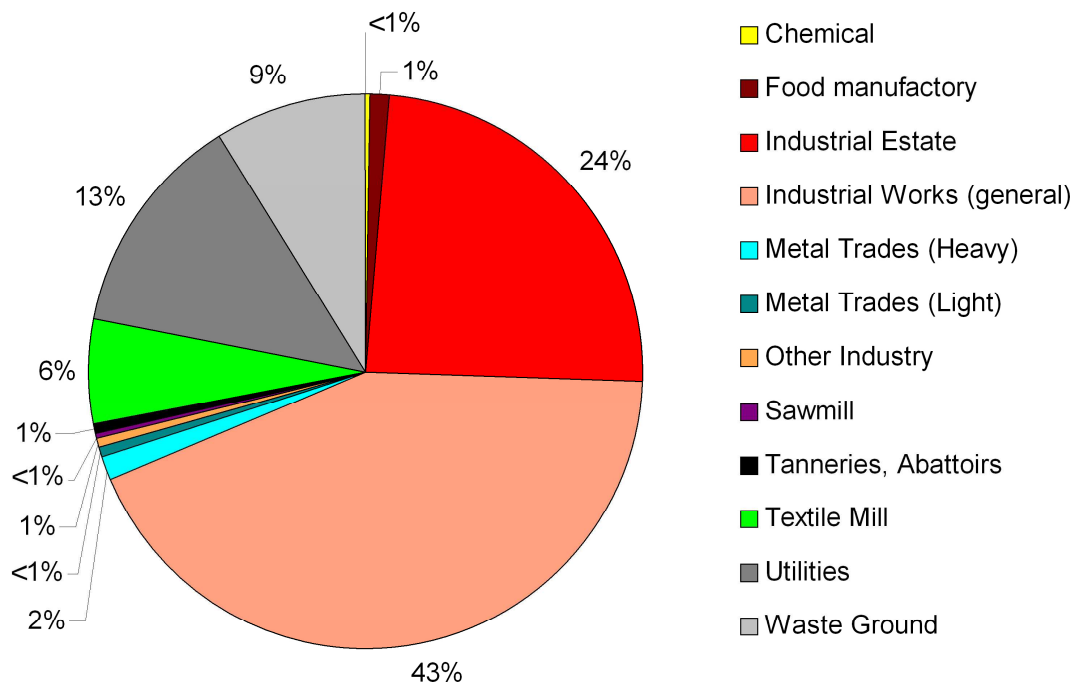


Figure 24 Pie chart showing the percentage of different HLC types making up the Industrial broad type in Oldham

7.6.1 Industrial estates and Industrial works (general)

Together, Industrial estates and Industrial works (general) represent 67% (3.03km²) of the Industrial broad type in Oldham. The two types encompass a number of different kinds of sites, including those that are labelled as industrial estates or works on current mapping. Sites were also characterised as these types where they could be recognised as industrial but where the key industry was not recorded on the map or the overall character was mixed. This accounts for the high occurrence of Industrial works (general) and Industrial estates in the HLC record. There is an association between industrial works, commercial business parks and distribution centres.

Historically, zones of mixed industry have been present in the borough since at least the mid-19th century. The majority, though, are mid- to late 20th century in date. Many examples of this HLC type are located in historical industrial areas that were formerly made up of textile mills and engineering works. This is true in areas such as Alder Root and Greenacres. There is a continuity of use of traditional industrial areas. Where industrial sites have been reused for modern industrial or commercial purposes, earlier buildings may survive. In some cases, former industrial buildings have been converted for modern use, retaining much of the historic building fabric.

An example is the Westwood Industrial Estate, off Middleton Road, Alder Root, which incorporated earlier industrial structures (including the late 19th century Hartford Iron Works and Oxford Mills). There was a tendency for traditional industrial sites to expand in the late 20th century. This expansion was predominantly at the expense of adjacent workers' housing, and occurred in areas such as Oldham Mumps and Greenacres Moor.

Oldham also contains large-scale areas of mid- to late 20th century industrial and commercial estates. Notable examples are the Greengate Industrial Park, Broad Gate Business Park, The White Gate Business Park and Brookside Business Park which form a contiguous area to the south of Chadderton. These estates feature large-scale industrial sheds of the mid- and late 20th century occurring largely as new builds on former agricultural land. Earlier mills and mill sites are reused to the north of the area. For further information on Business parks, see **section 7.9.2**.

A small number of isolated industrial works are also distributed throughout the borough. These generally have 19th or 20th century origins.

Key management issues relating to Industrial estates and Industrial works

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to 19th and 20th century industry • Limited potential for remains relating to earlier post medieval industry • Limited potential for the survival of archaeological remains relating to earlier occupation within undeveloped areas of industrial sites such as yards/hardstanding
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for standing buildings and structures of historic interest relating to various industries and including historic docks and wharfs • Potential for evidence of earlier transport infrastructure, such as railway lines and tramways • 19th century and earlier industrial sites may include water supply and management features such as ponds, reservoirs and leats
Historic landscape interest	<ul style="list-style-type: none"> • Significant impact on the landscape owing to the large scale of sites and individual buildings • Historic industrial sites may form part of a wider contemporary landscape of associated workers' housing, with facilities such as shops, churches and schools

Threats	<ul style="list-style-type: none"> • Wholesale site clearance and redevelopment, resulting in total loss of historic character • Piecemeal redevelopment, leading to a gradual erosion of historic character • Modernisation of industry necessitating the alteration or replacement of older buildings not suitable for modern uses • Alterations to the appearance of historic buildings, leading to the erosion of historic character • Alteration of historic settings by the inappropriate redevelopment of sites in the surrounding area
Opportunities	<ul style="list-style-type: none"> • The extent of surviving industrial sites with historic significance could be identified through a programme of assessment and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Historic industrial buildings that have become redundant may be suitable for conversion into apartments, offices or other uses • The retention of buildings associated with distinctive local industries should be particularly encouraged • Any redevelopment of industrial sites that does take place should take into account the wider social fabric of the surrounding area – new development should respect traditional local building styles and the historic distinctiveness of locations • Historic plot outlines and the fabric of surviving early boundaries should be retained • The historic industrial heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage. The potential impact of large proposed developments on the wider historic environment should be identified and assessed • Where planning permission is granted for development

	<p>affecting a historic industrial site, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <ul style="list-style-type: none"> • Awareness of issues relating to the importance of historic industrial sites should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for buildings and areas of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.6.2 Industrial waste ground

This character type represents about 9% (0.40km²) of the Industrial broad type in Oldham. The term was applied to any former site of industrial activity which was in an advanced state of dereliction or had been completely levelled. As these sites remain undeveloped, there is a high chance of survival of below-ground archaeology and the possibility of standing remains.

There are several notable sites in Oldham with an industrial history dating back to the early 19th century. Significant examples include the site of the 19th century Packwood Colliery, the late 19th century Union Iron Works and several historic textile mills.

Key management issues relating to Industrial waste ground

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to 19th and 20th century industry • Some potential for remains relating to earlier post medieval industry • Limited potential for the survival of archaeological remains relating to earlier occupation within undeveloped areas of industrial sites such as yards/hardstanding
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for the remains of standing buildings and structures of historic interest, as well as features such as historic boundary walls, gateposts and inscriptions

	<ul style="list-style-type: none"> • Potential for evidence relating to transport infrastructure, such as railway lines and tramways • 19th century and earlier industrial sites may include water supply and management features such as ponds, reservoirs and leats
Historic landscape interest	<ul style="list-style-type: none"> • Historic industrial sites may form part of a wider contemporary landscape of associated workers' housing, with facilities such as shops, churches and schools
Threats	<ul style="list-style-type: none"> • Former industrial sites often lie in urban areas or on industrial estates where development pressure is high, and are thus at risk of clearance and redevelopment, resulting in damage to or destruction of historic structures and archaeological remains and deposits • Derelict sites are at risk from vandalism and theft of materials
Opportunities	<ul style="list-style-type: none"> • Surviving industrial sites with historic significance or with significant surviving archaeological remains could be identified through a programme of assessment and building survey • Any redevelopment of industrial sites that does take place should take into account the wider social fabric of the surrounding area – new development should respect traditional local building styles and the historic distinctiveness of locations • Structures that reflect the history of a site, including gateposts and other boundary features, can be retained within new development as a historic reference, helping to preserve an individual identity and 'sense of place' • The continuity of historic plot boundaries should be respected to retain distinctiveness • The historic industrial heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for development affecting a historic industrial site, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic

	industrial sites should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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7.6.3 HLC types relating to the textile industry

The textile industry category includes textile mills, textile finishing works (such as bleach works) and textile trade sites. The textile industry was more significant as an HLC type in the past. 494 records representing 7.75km² with sites directly relating to the textile industry were recorded as previous types (Figures 25 and 26 below). The textile industry was probably prevalent in the borough of Oldham as early as the medieval period. Fulling mills of the early post medieval period were present in the Castleshaw valley (Arrowsmith, Burke & Redhead 1996).

Oldham and Saddleworth became a prosperous textile producing area in the later post medieval period. Many weavers' cottages and workshops which survive in the Saddleworth district date to the 18th and early 19th centuries (Plates 6 and 7). By the late 18th century, home textile production was flourishing and textile mills in a recognisable form were beginning to be built. At first they were water powered (Plates 13 and 17). Steam power was introduced in the early 19th century. This allowed mills to be positioned away from water power sources and closer to communication routes, labour sources and market centres. Oldham also benefitted from a cheap and plentiful supply of local coal and access to multiple transport routes including direct links to Manchester, cotton supplies and world trade. Oldham town developed at the core of industry in this district in the late 18th and 19th centuries, with satellite settlements at Shaw, Royton, Hollinwood and Greenacres.

The later part of the 19th century and the early 20th century were boom times for the Oldham cotton industry. Oldham was transformed from a small village to a world class industrial town by the end of the 19th century. In 1840 there were 142 textile mills. By 1913, this number had risen to 337 (Gurr and Hunt 1998). In terms of spindleage (number of spindles for spinning) Oldham became world beating. Plate 18 depicts Regent Mill, Failsworth, a mill built at the peak of the textile boom in the early 20th century. At its height in the late 19th to early 20th century, Oldham's industrial landscape was filled with mills, factories, workers' housing, warehouses, churches, shops, a canal basin (at Werneth), railway depots and civic halls.

Communities evolved in a very short space of time and lifestyles were massively altered.

The decline in the textile industry began in the 1920s as a result of a decline in world trade and the growth of foreign industry. Oldham's built textile heritage has been seriously eroded, particularly in the late 20th century. Not all mills are destroyed, however; some buildings have survived through reuse.

Early textile mills were built of stone and wood in a local vernacular style. Features could include structures relating to water supply and power or loading bays. Later mills ranged in scale from small sheds to large-scale structures, often built in steel and brick. The mill building itself was only part of a complex of related features which could include saw-tooth roofed weaving sheds, engine houses, chimneys, reservoirs, offices, workshops and warehouses. These ancillary features are the most vulnerable to change. The trend in Oldham is for areas of traditional industry to be reused and expanded in a modern industrial context.

The extent of destruction of the wider associated cultural landscape is more difficult to assess. It is beyond the current scope of this project to identify the full extent of survival. Further assessment of surviving textile industry remains and related sites is crucial to gain a fuller understanding, and for the development of those remains as a cultural and heritage asset.

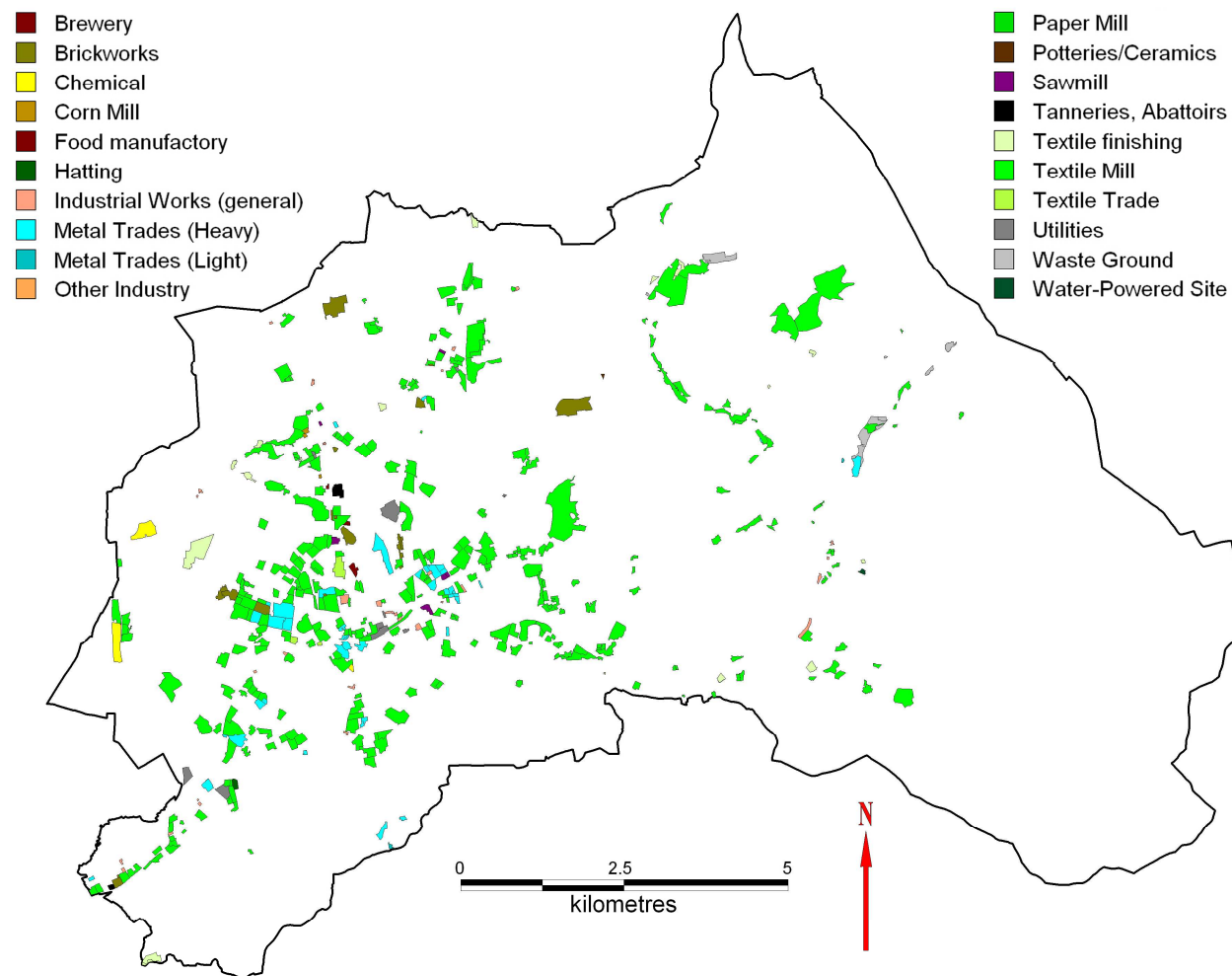


Figure 25 Industry in Oldham in about 1910

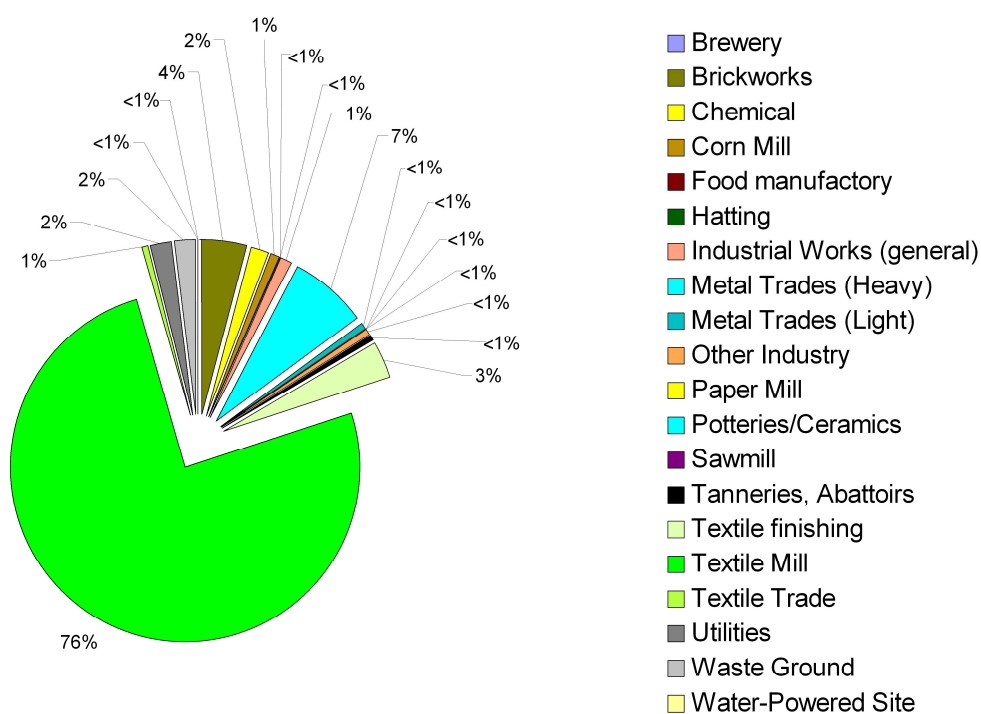


Figure 26 Pie chart showing Industrial HLC types in Oldham in about 1910

Key management issues relating to Textile mills and related industrial sites

For information relating to the management of historic textile-related industrial sites, see table within **7.6.1**, above.

7.6.4 Utilities

Historically the first ‘Industrial utilities’ were the gas and sewage works developed in the 19th century by the corporation and by private firms. Late 19th century gas holder stations are characteristic features of well-preserved Victorian urban and industrial landscapes. Sewage works were contributing factors in the health and sanitation reforms of the late 19th century. Well-preserved and rare examples of water treatment works have achieved listed building status.

By the early 20th century the first electricity transformer stations and telephone exchanges were present. Many water treatment plants, gas works and telephone exchanges incorporate building design elements which are exemplary of the period. Industrial utilities formed an integral part of historic urban landscapes.

Within the borough of Oldham Utilities sites represent almost 13% (0.59km²) of the Industrial broad type. Features include mid- to late 20th century electricity substations and telephone exchanges, and 19th and 20th century gas works and sewage treatment plants. Sites are generally on a small to medium scale, covering no more than 4.16 hectares each. A notable utilities site prominent in the landscape is the extensive late 19th to early 20th century sewage works near Foxdenton Lane, Oldham (established as the "Sewage Works (Oldham Corporation)" (HLC Ref HGM21407).

Key management issues relating to Utilities

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to 19th and 20th century utilities • Potential for the survival of archaeological remains relating to earlier occupation within undeveloped areas of utilities sites such as yards/hardstanding
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for standing buildings and structures of historic interest relating to various utilities, including features such as gas holders and water towers
Historic landscape interest	<ul style="list-style-type: none"> • Includes medium and large-scale sites with a significant impact on the landscape • Historic utilities sites may form part of wider contemporary urban and industrial landscapes with associated industrial buildings, housing and institutions
Threats	<ul style="list-style-type: none"> • Modernisation can necessitate the alteration or replacement of older buildings not suitable for modern uses • Disuse and neglect can lead to deterioration and ultimately demolition • Utilities sites are often located in dense urban areas where there is high development pressure, and can therefore be at risk of redevelopment when they become disused • Unsympathetic redevelopment of the area around a historic utilities site can have an impact on the integrity of any surrounding historic landscape that provides a setting for the site
Opportunities	<ul style="list-style-type: none"> • The extent of surviving utilities sites with historic significance could be identified through a programme of assessment and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Any redevelopment of utilities sites that does take place

	<p>should respect traditional local building styles and the historic distinctiveness of locations</p> <ul style="list-style-type: none"> • The continuity of historic plot boundaries in a modern street scene should be respected to retain distinctiveness • The historic industrial heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages • Careful consideration should be given to the siting and extent of car parks and other areas of hardstanding, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for development affecting a historic utilities site, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic utilities sites should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.6.5 Metal trades (heavy) and Metal trades (light)

These HLC types are represented by sites such as engineering works, foundries and forges. Engineering works in the area developed and grew in the 19th century to support the flourishing textile industry (Plate 16). Firms produced specific machinery, spindles, engines and structural members in purpose-built factories. Large-scale metal industry sites occurred in Alder Root, North Moor and Greenacres. Generally, works in these districts were founded before 1851 and expanded in the late 19th century. These occurred in areas associated with the textile industry. In addition to the sites recorded on historic mapping there were numerous small and domestic scale metal workshops and smithies which formed part of the wider urban landscape. These were generally included within character areas based on settlements or commercial cores.

Combined, the two modern Metal trades HLC types represent about 2.5% of the Industrial broad type which has been recognised in the borough of Oldham during the course of the survey (0.9km²). However, it is likely that there are more metal trades and engineering firms currently active in Oldham that have not been recorded during the HLC. These may not have been specifically named on current mapping, or may form part of wider industrial complexes or estates. The distribution is generally widespread with a concentration at the traditional industrial area around Greenacres. The period of origin of current metal trade sites ranges from before 1851 to 1999. The continuity of historic industrial sites to the present is difficult to ascertain on the basis of map studies alone.

The fortunes of the metal trade were tied in with those of the textile industry. The decline began in the beginning of the 20th century, and by the mid-20th century many firms had closed down. As with the textile industry, earlier industrial sites are often reused. Those sites now occupied by modern commerce or industry may have significant or partial representation of the previous type. However, many former Metal trade sites will have been lost through 20th century urban regeneration.

For **key management issues relating to Metal trade sites** see the table within 7.6.1, above.

7.6.6 Other Industrial HLC types

Other Industrial HLC types include food factories, tanneries, abattoirs and chemical works. Combined, these represent around 4% of the industry of the borough of Oldham (0.13km²). The 'Other industry' category includes industrial sites where the function is not recorded on current mapping or where the recorded function does not match a specific HLC type.

Brickworks probably had more significance in Oldham as a previous than as a current type. Several examples were observed on historic mapping that were probably associated with collieries. Breweries, a hat works and a paper mill were also recorded as previous types.

Not recorded by the HLC project were the many small-scale industrial works established as Oldham developed in the 18th and 19th centuries. Although integral parts of the historic urban landscape, these were often not identified on contemporary mapping, and were generally too small to warrant individual records in the HLC database. However, where buildings of a likely industrial character were observed on 19th century mapping, this was noted in the summary sections of records for those areas.

7.7 Extractive broad type

Definition of the broad character type

This broad type covers areas involved with the extraction of commodities and minerals such as fuel or building materials, including coal, stone, peat, and clay for brick, tile and pipe production.

HLC type	Area covered by HLC type (km ²)	% of Extractive area represented
Quarry	1.07	69%
Clay pits/ brickworks	0.003	<1%
Landfill	0.46	30%
Other mineral extraction & processing	0.009	1%
Colliery	0.007	<1%
Totals	1.55	100%

Table 8 Area covered by the different Extractive HLC types

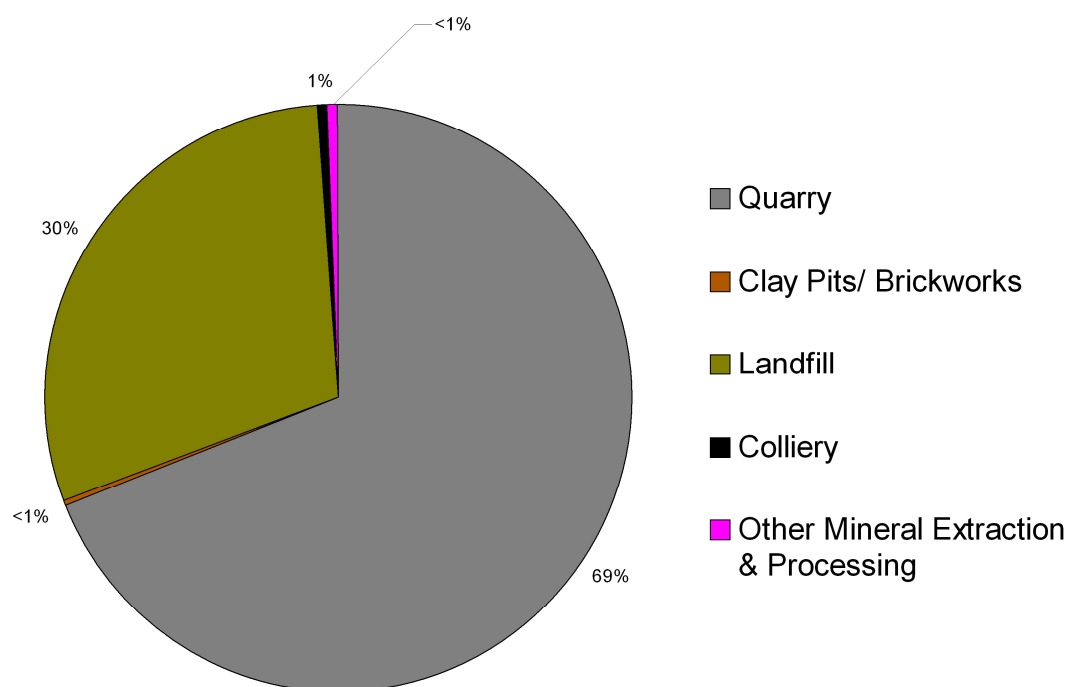


Figure 27 Pie chart showing the percentage by area of Extractive HLC types in Oldham

Extractive areas in Oldham

About 1% of the area of Oldham (1.55km²) has been classified as the Extractive broad type; this occurs mainly in the central and eastern parts of the borough. The majority of extractive areas identified as current character areas in Oldham are quarries. However, coal mining is particularly significant as a previous character type.

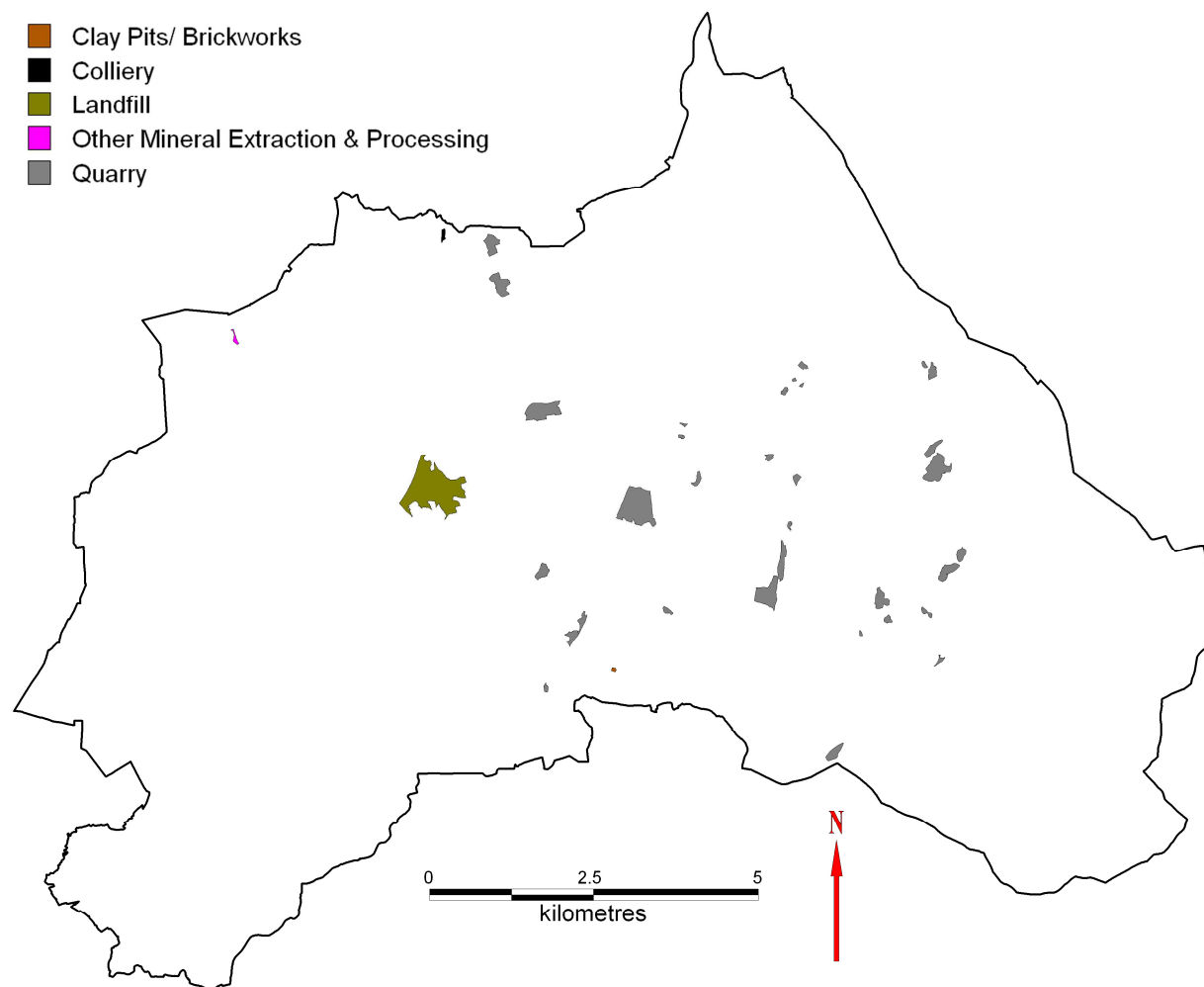


Figure 28 Map showing the distribution of Extractive HLC types in Oldham

Extractive industries were far more widespread through the borough in the past, with extraction being recorded as a previous land use within 204 character areas. These sites include 26 clay pits/brickworks, 45 quarries, and 84 collieries. 30 examples of other extractive types were present; these were mostly sand pits, with three examples of coke ovens. Many previous extractive sites are now in use as urban green spaces or have been developed for housing.

7.7.1 Quarrying

Most of the quarries now present in the Oldham landscape date from before 1854 and are now disused, but have nonetheless been recorded as current character areas as they are still major visible landscape features. The largest quarries are the active quarry at High Moor (0.23km²), which has been quarried since before 1851; and the inactive sites at Ladcastle, Dan and Moorgate quarries near Uppermill (0.14km²), and Besom Hill quarry near Sholver (0.11km²). The majority of the rest of the quarries are relatively minor, very small and localised. Many were present by 1854 and were probably created as a source for building stone to construct nearby cottages, farm buildings or field walls (Plate 3). Most of the quarries seem to have been for the extraction of sandstone. Some in the Delph area produced flat slabs of stone to cook on; an example of this is Bakestone Delph, now an area of agglomerated fields (HLC Ref HGM21241). A further 41 quarries (1.13km²) were recorded as previous character types.

7.7.2 Coal mining

The Upper and Middle Coal Measures occur across much of the borough, and have been mined extensively. Although no active coal extraction sites were recorded in Oldham there is one inactive site – that of the former Jubilee Colliery – where some of the structures associated with the mine and processing plant may have survived. A further 84 HLC areas were recorded with Colliery as a previous type, illustrating the former importance of coal mining to the borough. Features relating to collieries and other extractive sites may still be present in the landscape, including bell pits, spoil heaps, disused shafts and the former lines of mineral railways and tramways that served the sites.

The presence of coal extraction as a previous character type gives a broad idea of its distribution throughout the borough but is not an accurate picture of the actual number or the size of individual sites, instead representing a count of the number of current character areas that have contained coal extraction sites of a significant size

in the past. The former sites of some large collieries are comprised of different character types in the present day and thus appear twice or more in the HLC record. This has occurred at the former site of Dry Clough Colliery, where the main area today has become an area of semi-detached housing (HLC Ref HGM18716), but which also includes a smaller area of terraced housing and a small area of regenerated scrub woodland (HLC Refs HGM18739 and HGM18882 respectively).

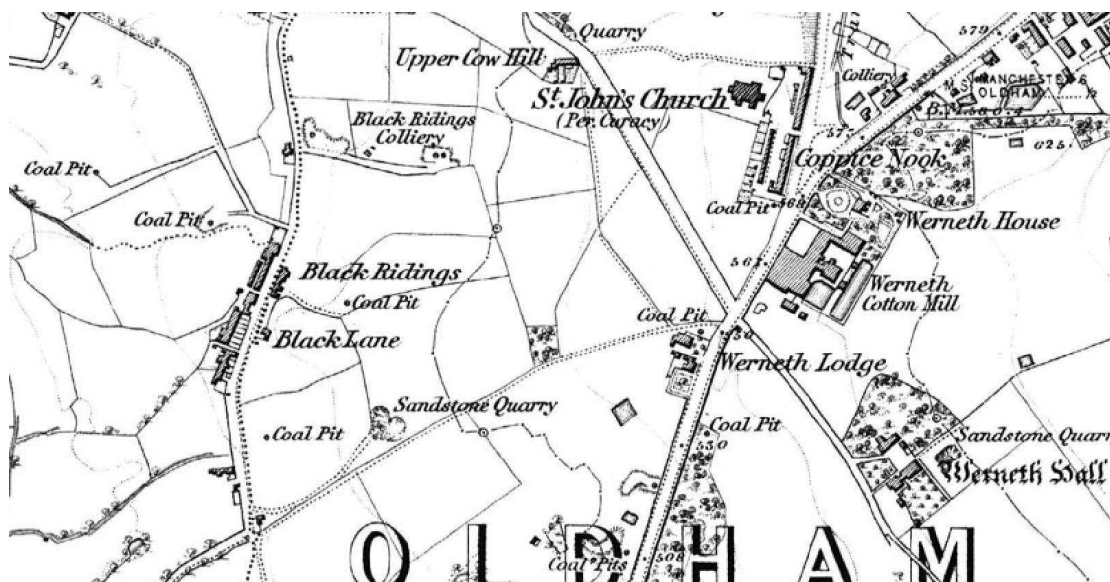


Figure 29 Collieries and coal pits near Werneth (Lancashire 6" 1st edition OS map)

As the coal seams occur quite close to the surface throughout much of the district these were exploited, with numerous small coal pits and shafts scattered across the area, particularly in the mid-19th century (OS 1848-51), such as those near Werneth shown in Figure 29. These mine shafts occur more frequently than they have been recorded as a previous type due to the fact that they were relatively short lived, widely dispersed and often located within large areas of enclosure or moorland and so do not appear to be the dominant previous character type of the area.

7.7.3 Other mineral extraction and processing

'Other mineral extraction and processing' HLC types include a late 19th to early 20th century sand pit at Hanging Chadder which has been reused as an area of garages, and a 19th century clay and brickworks which survives as a pond to the east of Coverhill Road, Grotton.

Broadbent Moss is a large late 20th century landfill site of 0.46km² overlying an area of historic mossland which had been enclosed by 1851 and which contained areas of coal extraction and quarrying.

Key management issues relating to Extractive sites

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains and features relating to 19th and 20th century extraction, including disused shafts • Limited potential for remains relating to earlier extraction • Archaeological remains relating to earlier settlement or other activity can be revealed by the removal of material at current extraction sites • The removal of material at extraction sites can cause the destruction of any archaeological remains present
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for standing buildings and structures of historic interest relating to various extractive industries and including historic processing equipment, pithead structures and administrative buildings • Potential for evidence of earlier transport infrastructure, such as railway lines and tramways
Historic landscape interest	<ul style="list-style-type: none"> • Significant impact on the landscape owing to the large scale of some extractive sites, which may feature extensive areas of spoil heaps and hollows, or quarry faces • Historic extraction sites may form part of a wider contemporary landscape, often with links to a transport network and with associated workers' housing
Threats	<ul style="list-style-type: none"> • Redevelopment of redundant sites, resulting in the loss of archaeological remains and historic character • Alteration of historic settings by the inappropriate redevelopment of sites in the surrounding area
Opportunities	<ul style="list-style-type: none"> • The extent of surviving extractive sites with historic significance could be identified through a programme of assessment and building survey • Buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Any redevelopment of former extractive sites that does take place should take into account the wider social fabric of the surrounding area – new development should respect traditional local building styles and the historic distinctiveness of locations • Future extraction from historic quarry sites has the potential to provide a source of locally available natural materials

	<p>for conservation repair</p> <ul style="list-style-type: none"> • The historic industrial heritage can be promoted as a focus for community-based projects • Former extractive sites can be adapted for leisure use; quarries can be landscaped for use as parks or features within parks, whilst some types of extractive pits may be suitable for reuse as lakes
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for development affecting a historic extraction site, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic extraction sites should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

A range of statutory protection is available for buildings and areas of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.8 Institutional broad type

Definition of the broad character type

The Institutional HLC type includes sites serving communities and those utilised for public services. As such, they are an integral part of the urban and suburban landscape. Institutes can be civic/municipal, religious or charitable foundations or built by private funding bodies.

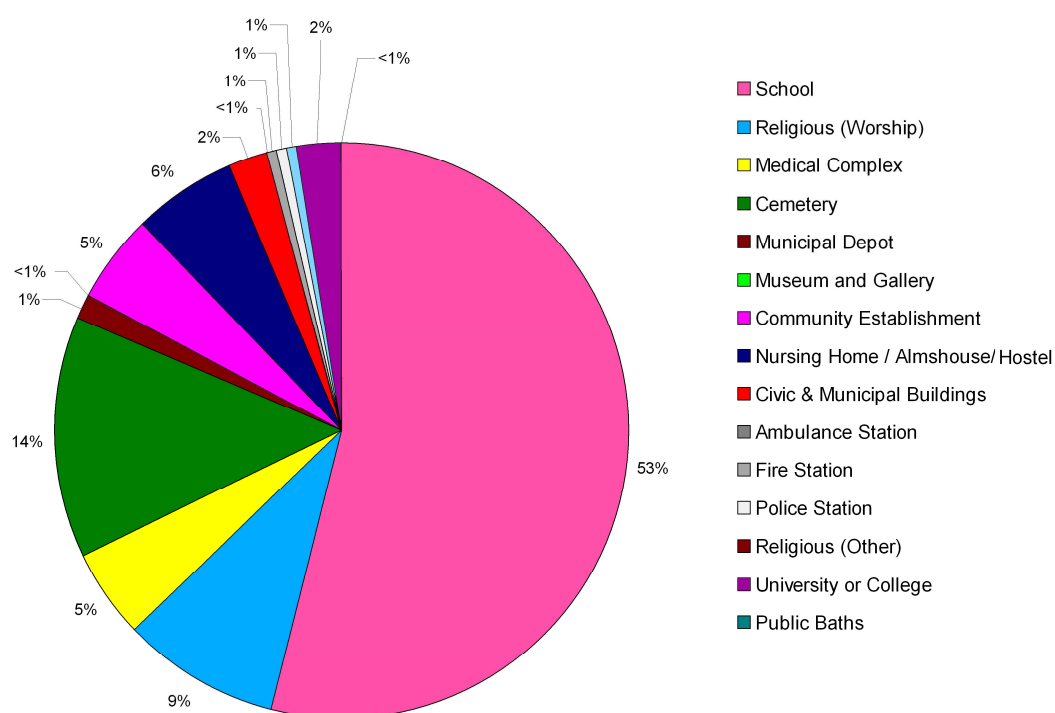


Figure 30 Pie chart showing the percentage of different HLC types making up the Institutional broad type in Oldham

HLC type	Area covered by HLC type (km ²)	% of Institutional broad type
School	2.46	53
Religious (worship)	0.42	9
Medical complex	0.22	5
Cemetery	0.62	14
Municipal depot	0.06	1
Museum and gallery	0.01	<1
Community establishment	0.24	5
Nursing home/ almshouse/ hostel	0.26	6
Civic & municipal buildings	0.1	2
Ambulance station	<0.01	<1
Fire station	0.02	1
Police station	0.03	1
Religious (other)	0.03	1
University or college	0.11	2
Public baths	<0.01	1
Totals	4.58	100%

Table 9 Area covered by the different Institutional HLC types

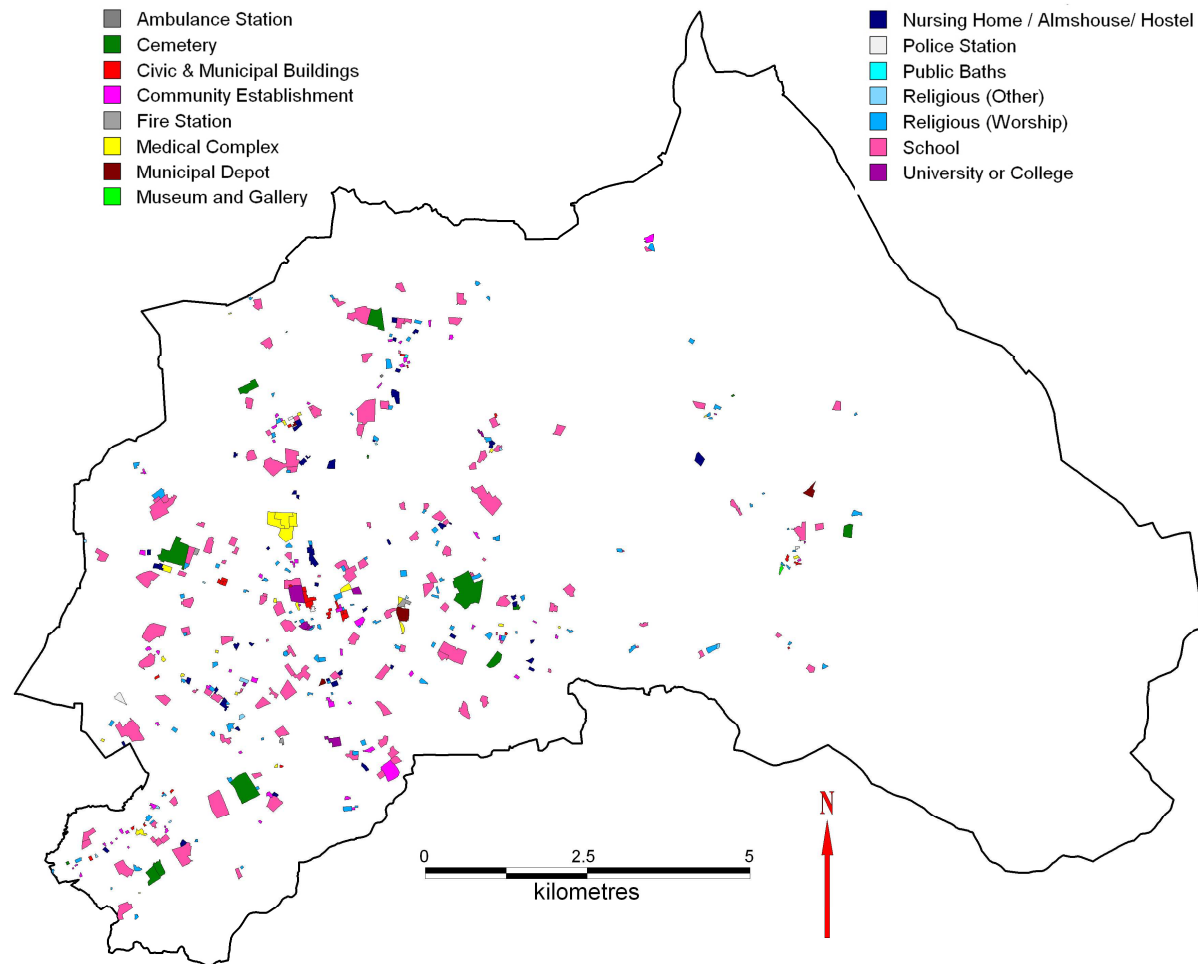


Figure 31 Map showing the distribution of Institutional HLC types in Oldham

Origins of Institutions in Oldham

A number of institutes in Oldham may have had medieval or early post medieval foundations. A medieval chaplaincy may have stood on the site of St Chad's in Saddleworth. The early 19th century parish church of St. Mary and St. Peter (originally St Mary's), on Church Street in Oldham, may have replaced an earlier parish church and was possibly the site of a medieval chapel of ease.

The first chapel on Dob Lane, Failsworth was built c.1698. The earliest known educational establishment was the Old Grammar school in Oldham town, built around 1611 (Bateson 1949). Oldham was sparsely populated with no large urban centres until the last 250 years. Any early institutional buildings would have been local and low key. Little, if any, medieval institutional building fabric survives in Oldham.

The growth of post medieval chapels and other institutions was probably tied in with the development of rural settlements into towns, the growth of the textile industry and a general increase in Oldham's prosperity. The post-Restoration period also saw the rise of religious nonconformity and the Methodist movement. Many meeting houses were founded at this time. The first Wesleyan Methodist Chapel had been built in Oldham by 1775. Many more nonconformist chapels followed (Plate 21).

St Peter's parish church in Oldham and St. Margaret's church, Hollinwood were both built in 1768 (Bateson 1949). Neither of these is now extant – St Peter's was cleared to make way for the Town Square Shopping Centre in the second half of the 20th century, whilst St Margaret's was rebuilt in 1877-79; the current church is a grade II listed building.

Civic duties were performed in part by the locally elected church wardens. Halls must have been available for public meetings and lockups available for the convenience of parish constables. Social organisations such as Freemasonry began to appear in the late 18th century (Bateson 1949). A workhouse was built on Greenacres Moor in the early 19th century.

The 19th century textile boom also sustained a boom in the construction of public institutes. Every parish had a church (eg. Plate 19) and every church had a Sunday school. The Bluecoat School had been built in Oldham as a charitable foundation by 1833. The mechanics' institutes and schools of art and science, such as the Lyceum

in Oldham, took care of higher education. Oldham's Town Commissioners were responsible for civic matters in the early 19th century. They organised the construction of a town hall by 1841 (Law 1999). Oldham was incorporated as a borough around the mid-19th century. Civic buildings increased in grandeur to reflect growing pride in Oldham's world metropolitan status in the later part of the 19th century and the early 20th century. Town councils provided funding for fire and police stations, public baths, schools, libraries, galleries, hospitals, cemeteries and prestigious new town halls in Oldham, Royton and Chadderton. Wealthy philanthropists provided many more public institutions.

The local economy declined in the inter-war years but Oldham council retained a hand in the building of public institutes. Government acts and social welfare reforms placed a requirement on local government to make provision for better education and healthcare. Schools and hospitals were built to serve the rapidly expanding populations housed in the enormous estates that were being built in the Oldham hinterlands. Churches also continued to be founded in the early part of the 20th century. With the development of the new unitary authority, the later part of the 20th century saw a new period of civic pride and renewal. Council services were brought together in the new Oldham Civic Centre (Plate 22). Meetings were held in new Council Chambers. The Royal Oldham Hospital was completed by 1989 and the Oldham Sixth Form College by 1992 (Law 1999). Schemes of urban renewal were implemented to improve existing facilities.

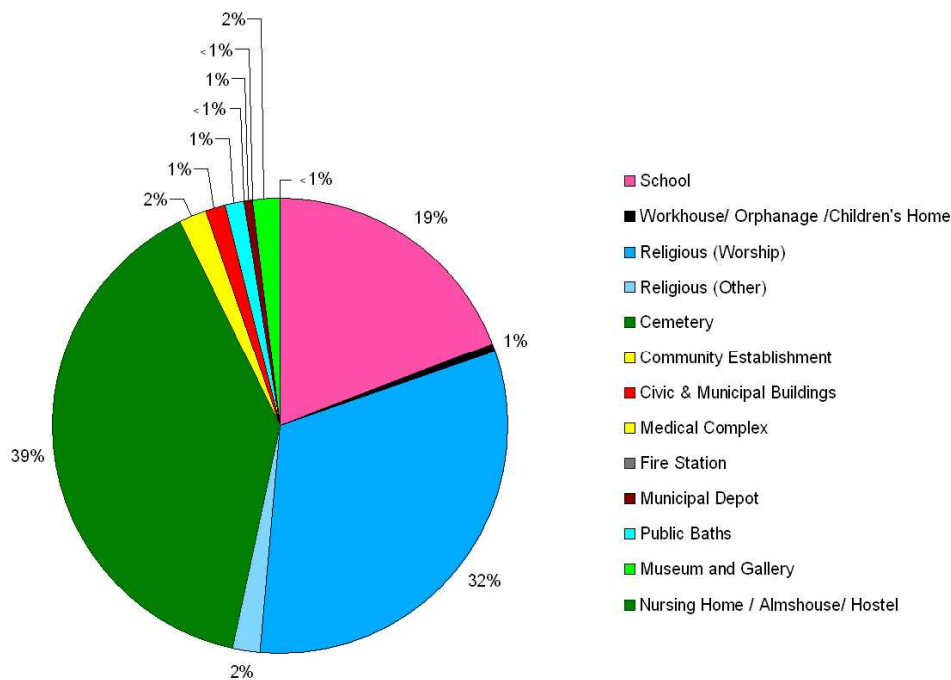


Figure 32 Pie chart showing breakdown of Institutional HLC types present in about 1910

Institutional HLC types in Oldham

Seven principal groups of Institutional HLC character types were identified within the current landscape of the borough of Oldham:

- Schools and Universities/colleges
- Religious (worship) and Religious (non-worship)
- Medical complexes and Nursing homes/almshouses/hostels
- Civic and municipal
- Cemeteries
- Community establishments
- Other Institutional HLC types

7.8.1 Schools and Universities/colleges

Schools represent the greatest area of Institutional land use in Oldham. This is a product both of the large number of individual sites and the large amounts of land taken up by their associated playing fields. Combined, schools and colleges cover 2.46km², 53% of the total area of Institutional HLC types in the borough. Schools and colleges are easily identified on current and historic mapping as they are usually named. Generally, however, only those of a medium to large scale have been

included as character areas in their own right. Where appropriate, smaller educational institutes were included as attributes of residential areas or their presence noted in the text.

Schoolhouses have been a part of the Oldham landscape since the post medieval period. The earliest known educational establishment was the Old Grammar School in Oldham town, built around 1611 (Bateson 1949). The first Oldham Sunday school dated to 1783. The Second Reform Act of 1867 and Forster's Education Act of 1870 led to the building of elementary schools in areas where educational facilities had not previously been provided. Contemporary colleges and institutions were also founded, with the intention of improving the technical skills of the labour force.

131 schools are recorded in the borough of Oldham. The distribution is almost entirely associated with urban settlement and/or other institutes, particularly churches. School sites range in size from less than 0.1 hectares to 9 hectares. The founding dates of schools are generally the same as those of adjacent housing developments. Schools associated with later 19th and early 20th century terraced houses tend to be small, with little or no associated land. Around 35 schools of this period were recorded during the study.

Larger schools, often with extensive playing fields, were built in the 20th century. Extensive phases of school and college building activity occurred in both the inter-war and post-war periods; many were built in association with suburban housing estates. In areas of intense redevelopment, such as in the urban zones closest to town cores, new schools tend to be built on sites that have previously been developed. There are examples of schools with earlier associations standing in isolation amongst modern development or reused for residential, commercial or light industrial purposes.

The Oldham HLC recorded seven individual higher education and college sites. These range in size from less than 0.1 hectares to 5 hectares. All date from the mid- to late 20th century, and all are sixth form colleges or training centres.

Key management issues relating to Schools and Universities/colleges

Below-ground archaeological potential	<ul style="list-style-type: none">• Potential for surviving archaeological remains of any age within undeveloped open areas such as playing fields
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Above-ground archaeological potential	<ul style="list-style-type: none"> • Standing buildings of historic interest, including 19th century schools, which may include inscriptions and datestones • Associated boundary features such as railings and gateposts; although some iron railings are likely to have been removed during the Second World War, evidence may still survive • Colleges and private schools may reuse existing buildings, such as large 19th century houses
Historic landscape interest	<ul style="list-style-type: none"> • Schools and colleges can be substantial buildings set on large sites that form significant elements of the landscape, particularly where they are set within extensive playing fields • 19th and early 20th century schools often form an integral part of contemporary urban fabric, and may be associated with other buildings such as workers' housing and chapels • Mid- and late 20th century schools may represent elements of a contemporary landscape of suburban housing estates with other associated buildings such as churches or parades of shops
Threats	<ul style="list-style-type: none"> • Older school buildings can fall out of use as the populations they were built to serve move and change. For example, 19th century schools may become disused when urban areas become less residential in character • Schools can be demolished as part of wider regeneration projects involving the clearance of the housing stock they were associated with. 19th and early 20th century terraced housing and schools may be particularly vulnerable to this • Where urban regeneration of an area is carried out and school buildings themselves are not demolished, they become isolated from their historic setting and context • Older school buildings often lie in urban areas where development pressure is high, and are thus at risk of clearance and redevelopment once they fall out of use • Older school buildings may be too small for current needs, with a lack of room for expansion on urban sites, or may be unsuitable for modern educational requirements and thus become redundant • Alterations to the appearance of historic buildings, including insensitive modernisation, can lead to the erosion of historic character • Parts of school playing fields may be sold for development, altering the setting of a school
Opportunities	<ul style="list-style-type: none"> • Good or rare examples of historic school or college buildings that are not currently listed could be identified through a programme of systematic evaluation and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external

	<p>surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works</p> <ul style="list-style-type: none"> • Examples that lie within wider historic landscapes that have retained other contemporary institutions and housing should also be identified • Redundant school buildings can be converted for modern uses, particularly apartments • New development should respect traditional local building styles and the historic distinctiveness of locations • The historic urban heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for redevelopment of the site of a school, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic school buildings should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.8.2 Religious (worship) and Religious (non-worship)

Religious sites in Oldham are overwhelmingly Christian churches of a variety of denominations (mainly Anglican, Baptist, Catholic and Methodist). However, mosques, Sikh temples and synagogues are also present. Other types of religious sites such as meeting halls, tabernacles, Salvation Army Citadels, convents, Islamic institutes and faith colleges were included in the 'Religious (non-worship)' category. Places of worship and other religious buildings represent 10% (0.45km²) of the total area of the Institutional HLC type in Oldham. Religious HLC types are generally found in association with settlement. They are predominantly on a small to medium scale, many occupying sites of half a hectare or less.

Within the immediate environment of many churches and chapels were associated features such as lych gates, graveyards, halls and presbyteries. However, 19th and 20th century chapels and urban churches tended to occupy relatively small plots, and not all had burial grounds.

Of the 112 extant places of worship recorded by the HLC in the borough of Oldham, only thirteen were built before the mid-19th century. Little or no medieval church fabric survives in the borough. A medieval chaplaincy may have stood on the site of St Chad's in Saddleworth, whilst the early 19th century parish church of St. Mary and St. Peter in Oldham may have replaced an earlier parish church and have been the site of a medieval chapel of ease. St Thomas's Church, Heights, Saddleworth dates to 1765 (Plate 20).

Around 44 extant churches and chapels in Oldham could be considered to be Victorian or Edwardian. A range of buildings are represented, from small local community chapels and halls to large prestigious churches in Gothic, Romanesque or neo-classical styles (Plates 19 and 21). Many examples of high Victorian church architecture can be found in the Oldham area. Churches and other religious buildings continued to be built throughout the 20th century, many in association with the new residential estates.

Population expansion, partly as a result of the economic boom generated by the textile industry, led to a boom in church building in the 19th century. Many 19th and early 20th century churches surviving out of context within areas of modern development were noted during the HLC study. St James's Church, off Barry Street, Greenacres, was built in 1835 by Francis Goodwin (HLC Ref: HGM19303). When

originally constructed this lay at the edge of the historic settlement core running along Greenacres Moor (the modern Huddersfield Road). The original setting was urban with the church set amongst contemporary industrial works. Now the church is surrounded by modern industrial and commercial sheds. Nearly all other 19th century buildings in the immediate vicinity have been demolished.

Comparison of the proportions of Institutional HLC types in the early 20th century and at the present time reveals how important religion was in the past and the extent of change (Figures 32 and 30 above). In about 1910, 32% of institutions recorded by the HLC fell within the Religious (worship) type, compared to 9% today. A decline in communal worshipping practises in England has led to the abandonment of many religious institutes. Loss of historic character can occur as a result of religious buildings falling out of use and being either converted for reuse, or demolished and replaced by later development of a different type. 61 sites in Oldham borough have been identified as previously containing churches or other religious buildings. The reuse of these sites is varied, and sites are more likely to have been cleared than for buildings to have been retained and converted. However, some churches were converted for modern uses, perhaps as community spaces or workshops, or have been reused by other faiths.

All non-Christian faith religious sites identified in the borough date to the 20th century. These were predominantly new builds or recent conversions.

Whilst many religious buildings are protected through listing, others are vulnerable to demolition although they still form important elements of the urban landscape. Any reuse or conversion of such buildings should be sympathetic.

Key management issues relating to Religious buildings

Below-ground archaeological potential	<ul style="list-style-type: none"> • Human remains will be present within graveyards and churchyards. Many of these will date to the post medieval and modern periods, but there will also be potential for much earlier remains where a church has an early foundation • The sites of post medieval churches with earlier foundations may contain the archaeological remains of previous church buildings • Some potential for archaeological remains relating to occupation predating the founding of churches
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Above-ground archaeological potential	<ul style="list-style-type: none"> • Standing buildings of historic interest, including post medieval and modern churches as well as examples that incorporate earlier fabric • Other buildings, many of which will be of more recent date, may include mosques, synagogues, kingdom halls, cultural centres and convents • Associated dwellings such as vicarages, parsonages, rectories and presbyteries • Buildings are likely to feature inscriptions and datestones • Headstones and tombs are of archaeological interest, and may include examples of important sculpture • Associated boundary features such as lych gates, walls, railings and gateposts. Although some iron railings are likely to have been removed during the Second World War, evidence may still survive
Historic landscape interest	<ul style="list-style-type: none"> • Churches and chapels can be substantial buildings set on large sites that form significant elements of the landscape, particularly where they are set within large graveyards. Spires and towers may be landscape features that are visible across great distances • 19th and early 20th century religious buildings often form an integral part of contemporary urban fabric, and may be associated with other buildings such as workers' housing and schools • Mid- and late 20th century churches may represent elements of a contemporary landscape of suburban housing estates with other associated buildings such as parades of shops
Threats	<ul style="list-style-type: none"> • Church buildings in urban settings can fall out of use as the populations they were built to serve move and change, for example, when areas become less residential in character • Churches can become divorced from their historic settings when regeneration projects result in the clearance of the housing stock they were associated with. 19th and early 20th century terraced housing and chapels may be particularly vulnerable to this • Churches, chapels and other religious institutions often lie in urban areas where development pressure is high, and are thus at risk of clearance and redevelopment once they fall out of use • Alterations to the appearance of historic buildings, including insensitive modernisation, can lead to the erosion of historic character
Opportunities	<ul style="list-style-type: none"> • Whilst many religious buildings are protected through listing, others are vulnerable to demolition but still form an important element of the urban and rural landscape, and should be sympathetically reused • Good or rare examples of historic religious buildings that are not currently listed could be identified through a programme of systematic evaluation and building

	<p>survey</p> <ul style="list-style-type: none"> • Where no viable use can be found for buildings that have been identified as being of historic or architectural significance and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Examples that lie within wider historic landscapes that have retained other contemporary institutions and housing should also be identified • Where a graveyard is subject to development proposals, graves and associated grave furniture should remain undisturbed wherever possible. It is important to maintain the relationship between headstones and grave plots. If disturbance or clearance is inevitable, recording should be undertaken. This can present valuable opportunities to investigate aspects of population demographics • Redundant religious institutional buildings can be converted for modern uses, particularly apartments • Any new development affecting places of worship and their environs should enhance traditional local building styles and the distinctiveness of locations • Historic community buildings can be promoted as focal points for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages • Careful consideration should be given to the siting and extent of car parks and other areas of hardstanding, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for redevelopment of the site of a religious building, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered

	<ul style="list-style-type: none"> • Special consideration must be given to burial grounds. The removal of bodies is covered by Section 25 of the Burial Act of 1857 • Awareness of issues relating to the importance of historic religious buildings should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.8.3 Medical complexes and Nursing homes/almshouses/hostels

Combined, the Medical complexes and Nursing homes/almshouses/hostels HLC types represent around 11% (0.48 km²) of the total area of the Institutional HLC type in Oldham. The two categories include retirement homes, sheltered housing, and clinics, surgeries and hospitals of medium to large scale. The numerous local surgeries that are not large enough to constitute character areas in their own right were not recorded individually. The distribution is generally urban with concentrations at Oldham, Royton and Shaw.

In the second half of the 19th century, it was recognised that increasing urbanisation was bringing new health risks associated with poor living conditions. Social reforms to counteract this were put in place, and this led to the establishment of new hospitals and medical facilities. Some early purpose-built hospitals went beyond the utilitarian. They were architect-designed and included many of the architectural features present on other higher-status public buildings. 19th and early 20th century plans and forms represent a significant record of stages in the evolution of modern functional hospitals. Other establishments occupy converted buildings of potentially significant historic interest.

Hospitals based in historic buildings are particularly vulnerable to forces for change, as they are increasingly expected to meet the highly advanced needs of a 21st century health service. 19th and early 20th century buildings must be adapted at the

risk of losing historic fabric and character, or are demolished if adaptation is not considered viable.

The largest hospital in Oldham is the Royal Oldham Hospital, West Hulme, founded as the Oldham Union Workhouse and associated hospital in the mid- to late 19th century. Some of the 19th century buildings are still present.

In contrast with the largest hospitals, local medical and health centres tend to be based in purpose-built modern structures. They often represent the redevelopment of sites occupied by earlier buildings, although some were built directly onto undeveloped land. Medical complexes, including local health centres in or close to residential areas, continue to be founded up to the present day.

Nursing homes also tend to be built in residential areas. 50 were identified in the borough of Oldham. Most were small, covering areas of less than 0.1 hectares. The majority of nursing and residential care homes in Oldham were built in the mid- to late 20th century. However, some of Oldham's nursing homes represent conversions of Victorian villas, usually with modern extensions; villas east of Werneth Park provide a number of examples.

Key management issues relating to Medical complexes and Nursing homes/ almshouses/hostels

Below-ground archaeological potential	<ul style="list-style-type: none">• Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 19th and 20th century development• Where present, archaeological remains are likely to show a greater degree of preservation within gardens and other areas that have not been built on
Above-ground archaeological potential	<ul style="list-style-type: none">• Standing buildings of historic interest, including 19th century almshouses and purpose-built hospitals, which may include inscriptions and datestones• Associated boundary features such as railings and gateposts; although some iron railings are likely to have been removed during the Second World War, evidence may still survive• Residential homes and hostels may reuse existing buildings, such as large 19th century houses. Smaller local or private hospitals and medical and dental surgeries may also reuse 19th century houses, whilst large district hospitals sometimes developed from existing workhouses

Historic landscape interest	<ul style="list-style-type: none"> • Hospitals can be substantial buildings set on large sites that form significant elements of the landscape • Mid- and late 20th century nursing homes may represent elements of a contemporary landscape of suburban housing estates
Threats	<ul style="list-style-type: none"> • Hospital buildings need to be constantly updated to cater for the demands of a modern health service. Older buildings can become expensive to maintain or upgrade, and are then vulnerable to demolition and replacement with modern structures • Alterations to the appearance of historic buildings, including insensitive modernisation, can lead to the erosion of historic character • Conversion of historic buildings for use as modern nursing homes or hospitals can result in the removal of historic fabric and the erosion of historic character
Opportunities	<ul style="list-style-type: none"> • Good or rare examples of historic hospital buildings and almshouses that are not listed could be identified through a programme of systematic evaluation and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Redundant hospital buildings may be suitable for conversion for modern uses, particularly apartments • Where the site of a hospital complex is redeveloped, associated buildings and settings forming integral parts of the complex should be retained to preserve the integrity of the original design • New development should respect traditional local building styles and the historic distinctiveness of locations
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages • Careful consideration should be given to the siting and extent of car parks and other areas of hardstanding, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large

	<p>open 'grey' areas</p> <ul style="list-style-type: none"> • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for redevelopment of the site of almshouses, a medical complex or a residential home, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic medical complexes, almshouses and residential homes should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.8.4 Civic and municipal

The Civic and municipal HLC areas represent around 2% (0.1 km²) of the total area of the Institutional broad type in Oldham. Municipal buildings include libraries, council and other government offices, job centres, registrars' offices and town halls. By the nature of their function, such buildings are predominantly to be found in urban centres. The majority of the civic and municipal buildings in the borough are concentrated in the centre of Oldham, particularly in the modern Oldham Civic Centre (Plate 22). This complex includes courts and the local police headquarters. Small-scale civic buildings occur within urban cores elsewhere, including town halls in Royton and Chadderton.

Oldham experienced an economic boom in the late 19th century. This is reflected in its civic architecture. The higher status examples of civic buildings are often grand and ornate structures of architectural significance, such as the library and art gallery on Union Street, built in 1883. The 1841 Oldham Town Hall also survives. Civic

institutions of less high status such as local libraries may also be representative of the design movements of their time. Civic and municipal buildings may form complexes of contemporary institutions set in formal grounds or gardens.

Key management issues relating to Civic and municipal buildings

Below-ground archaeological potential	<ul style="list-style-type: none"> • Limited potential for surviving archaeological remains relating to agricultural activity and other occupation predating 19th and 20th century development • Where present, archaeological remains are likely to show a greater degree of preservation within gardens and other areas that have not been built on
Above-ground archaeological potential	<ul style="list-style-type: none"> • Standing buildings of historic interest, including 19th and 20th century town halls • Associated features such as sculptures, memorials and fountains within the grounds to civic buildings
Historic landscape interest	<ul style="list-style-type: none"> • Civic and municipal buildings can be substantial, imposing structures, forming landmark features at focal points of urban centres
Threats	<ul style="list-style-type: none"> • Older buildings can be costly for councils to maintain and may be unsuitable for usage as modern offices unless potentially expensive alteration works are carried out. Such buildings are therefore at risk of redundancy, leading to deterioration and eventually demolition • Further risk of redundancy can result from changes to the structure of local government • Civic buildings usually lie in urban areas where development pressure is high, and are thus at risk of clearance and redevelopment once they fall out of use • Alterations to the appearance of historic buildings, including insensitive modernisation, can lead to the erosion of historic character • Inappropriate regeneration and redevelopment in the vicinity of civic buildings can be detrimental to historic settings
Opportunities	<ul style="list-style-type: none"> • Good or rare examples of historic civic and municipal buildings that are not listed could be identified through a programme of systematic evaluation and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Examples that lie within wider historic landscapes that have retained other contemporary institutions and settings

	<p>such as landscaped gardens should also be identified</p> <ul style="list-style-type: none"> • Redundant civic buildings can be converted for modern uses such as apartments • New development should respect traditional local building styles and the historic distinctiveness of locations • The historic urban heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages • Careful consideration should be given to the siting and extent of car parks and other areas of hardstanding, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for redevelopment of the site of a civic or municipal building, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic civic and municipal buildings should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.8.5 Cemeteries

Thirteen cemeteries were recorded during the HLC survey of Oldham. Eight of these were established before 1910, and the remainder date to the mid- to late 20th century. These sites represent 14% (0.62km²) of the total area of the Institutional broad type in Oldham, the second largest area for the Institutional type after schools. Individual sites range in size from less than 1 hectare up to 59 hectares.

Cemeteries are defined as burial grounds that are not associated with an established church or chapel. Thus, burial grounds and graveyards associated with churches, chapels or other places of worship were included in the HLC records relating to these buildings rather than recorded as separate character areas.

Different types of cemeteries were represented in Oldham. A small cemetery on Griffin Road, Failsworth was originally the graveyard of the late 19th century St Mary's Roman Catholic Church, which has since been demolished. The majority, however, were planned larger scale cemeteries of the late 19th and early 20th centuries (such as Greenacres Cemetery – Plate 23). These have much in common with the public parks of the period.

Late 19th century cemeteries sometimes featured purpose-built lodges at their main entrances. Mortuary chapels were another feature of cemeteries of this time. Many of these chapels have not survived, and where they do survive have often fallen into disuse and are in a poor state of repair and thus vulnerable.

Non-Christian burial sites in the borough tend to form parts of larger cemetery complexes. As a result, the specific burial sites of other faiths have not been detected by the HLC map survey, although the presence of a Jewish cemetery forming a slightly later extension to Failsworth Cemetery was noted (HLC Ref HGM17632).

Only one cemetery was observed as a previous type. This was part of the burial ground associated with St Mary's Church, Failsworth; the eastern part of the graveyard has survived (see above).

Key management issues relating to Cemeteries

Below-ground archaeological potential	<ul style="list-style-type: none"> • Human remains dating from the mid-19th century onwards will be present in cemeteries • Some potential for archaeological remains relating to agriculture and occupation predating the founding of cemeteries
Above-ground archaeological potential	<ul style="list-style-type: none"> • Standing buildings of historic interest, including mortuary chapels and entrance lodges • Headstones and tombs are of archaeological interest, and may include examples of important sculpture • Associated boundary features such as walls, railings and gateposts; although some iron railings are likely to have been removed during the Second World War, evidence may still survive
Historic landscape interest	<ul style="list-style-type: none"> • Cemeteries cover extensive sites and thus form significant elements within landscapes • The grounds to cemeteries are landscaped and laid out with formal paths, often in geometric designs
Threats	<ul style="list-style-type: none"> • When established, cemeteries were usually situated at the edges of settlements. Urban and suburban growth in the 20th century often means that the original semi-rural setting of a cemetery is lost • Buildings associated with cemeteries, particularly mortuary chapels, have generally fallen out of use due over the last few decades. As a result they become neglected and may be vulnerable to vandalism and dereliction • Memorial stones can also be vulnerable to vandalism • Memorial stones can deteriorate with the effects of weather and the natural ageing process; they may become cracked or otherwise damaged, and may fall over • Buildings and memorials are major elements of a cemetery, and any individual deterioration of these features has a cumulative negative effect on the historic character of the cemetery as a whole
Opportunities	<ul style="list-style-type: none"> • Good or rare examples of historic cemeteries, memorial stones and tomb architecture could be identified through a programme of systematic evaluation • Where significant memorial stones and tomb architecture have been identified, they should be recorded, and retained in situ wherever possible • Associated buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • The associated buildings and landscaping of historic cemeteries should be maintained to preserve the

	<p>integrity of the original design</p> <ul style="list-style-type: none"> • Where a former cemetery is subject to development proposals, graves and associated grave furniture should remain undisturbed wherever possible. It is important to maintain the relationship between headstones and grave plots. If disturbance or clearance is inevitable, recording should be undertaken. This can present valuable opportunities to investigate aspects of population demographics • Historic boundaries and settings should be retained within sites that are redeveloped • Historic cemeteries can be promoted as focal points for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Special consideration must be given to burial grounds. The removal of bodies is covered by Section 25 of the Burial Act of 1857 • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for redevelopment of the site of a cemetery, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Memories of historic identity could be retained in street naming, public art etc • Awareness of issues relating to the importance of historic cemeteries should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.8.6 Community establishments

63 community establishments were recorded in Oldham borough during the HLC survey. These sites represent 5% (0.24km²) of the total area of the Institutional broad type in Oldham. 14 were established before 1910, and the remaining community establishments predominantly date to the mid- to late 20th century. The character type includes social clubs, bowling/tennis clubs, community halls, youth centres, community advice bureaux and some informal training centres. The buildings were generally small in scale and utilitarian in character, although some community establishments reused earlier houses and institutes. Some recently built community establishments may have been constructed as part of social housing schemes and provide council sanctioned social support. Others may be associated with existing institutes, such as churches.

Formalised non-religious and non-commercial meeting places in Oldham date back to at least the 18th century. Social organisations such as Freemasonry began to appear at this time (Bateson 1949). The building of community establishments was largely a phenomenon of the late 19th century, however. Many bowling clubs, Oddfellows' halls, Masonic halls, Salvation Army halls and Mechanics' Institutes appeared at this time. Often founded by social groups or philanthropists, they performed a social function in the absence of state founded institutes. Some of the wealthier institutes were ornate and high status buildings. 26 community establishments were recorded as previous types. Some 19th and early 20th century community buildings have found reuse in the late 20th century.

7.8.7 Other Institutional HLC types

'Other' institutes recorded by the HLC included municipal depots, community establishments, children's homes, public baths and emergency service stations.

A single public baths site was recorded at Westway, Shaw. The building pre-dated 1910. Some late 20th century public baths are probably present but will be included in the Ornamental, parkland and recreational broad type as part of leisure centres. Three public baths were recorded as previous types. All were built in the late 19th to early 20th century.

Emergency service sites included fire stations, police stations and ambulance stations. Like public baths, police stations and fire stations were also a part of the 19th century urban landscape. However, most of the nine emergency services sites

recorded in Oldham dated to the late 20th century, with only two police stations constructed in the late 19th to early 20th century. One late 19th century fire station was recorded as a previous type. The former site of a police station was also noted; this dated to the second half of the 20th century, and was replaced by semi-detached housing in the 1980s or 1990s.

Four municipal depots were recorded in Oldham. These are generally of a small to medium scale. Two were late 19th to early 20th century in date and two were late 20th century. Corporation depots and town yards have been a landscape element since the early 19th century. Early or lost examples may have had significance as part of the railway and canal networks. Nine depots were listed as previous types, of which five were Corporation yards of the late 1890s to early 20th century. One was a town yard dating to the second half of the 19th century and the remaining three dated to the early to mid-20th century.

7.9 Commercial broad type

Definition of the broad character type

The Commercial broad Type represents 3% (2.33km²) of the total area of Oldham. The type is diverse, covering many kinds of business premises, ranging from groups of historic shops and pubs at the heart of early settlements through to warehouses, distribution centres, large modern supermarkets and retail parks. The type also includes large-scale leisure developments and hotel complexes, and other businesses such as builders' yards.

Five principal groups of Commercial HLC types were identified within the borough of Oldham:

- Retail parks, Superstores, Shopping centres, Entertainment complexes and Entertainment sites
- Business Parks, Distribution centres, Warehousing (modern) and Storage sites
- Commercial cores (urban and suburban), Markets, Public houses and Hotels
- Retail (general), Business (general) and Offices
- Other Commercial HLC types

Unlike nearby Manchester, no settlement in Oldham was ever granted a market charter. The area of the present borough of Oldham remained largely rural in character until the late 18th century. Dispersed settlements were connected by roads and packhorse routes.

The rise in scale of domestic production in the later post medieval period produced changes in local economies. A workforce dedicated to textile production necessitated a market economy – settlements in Oldham were no longer self sufficient. Increased wealth financed the construction of new buildings and generated further trade. Commercial and urban cores developed throughout Oldham on key transport nodes such as canal basins and the crossing points of arterial routes.

Oldham town may have been a small local commercial centre by the post medieval period. A town plan of 1756 depicts Oldham as a settlement development running along the former routes of High Street, Manchester Street and Henshaw Street (*"Oldhame as it Appearede in 1756"*, as cited in Bateson 1949). The character of the

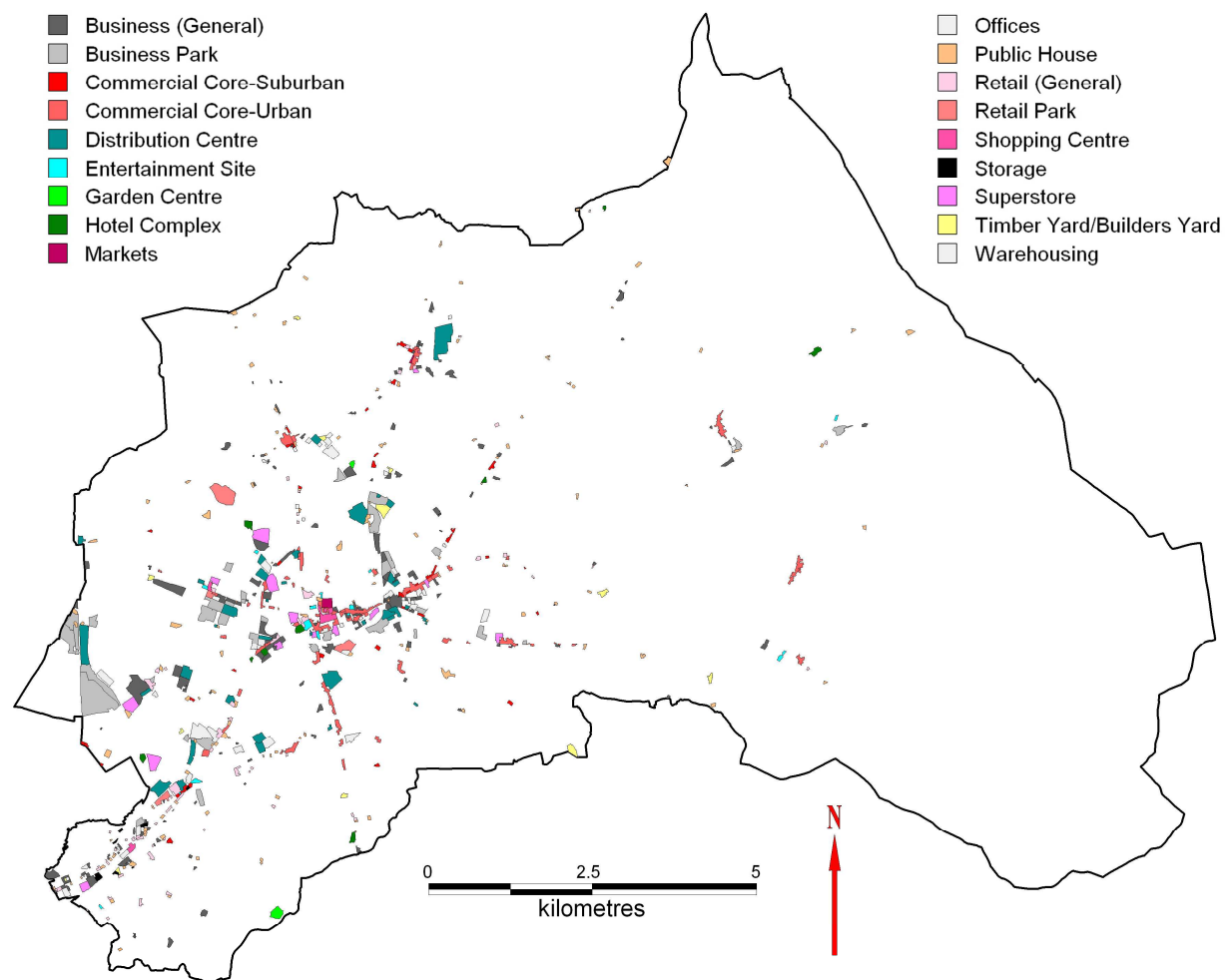


Figure 33 Map showing the distribution of Commercial HLC types in Oldham

town was probably similar to the semi-rural Georgian high streets of Greenfield, Shaw or Royton with workshops (a smithy is described), warehouses, shops and houses. Unlike the Saddleworth towns, Oldham developed in the industrial period, partly through good communication links with the regional trade centre of Manchester, into a successful industrial town. By 1851 Oldham had a formal market and a commercial high street (OS 1848-51) (Plate 28).

The pattern of growth in the later part of the 19th century and the early 20th century was one of commercial cores developing in the industrial town centres of Oldham, Shaw, Greenacres and Royton or as ribbon development along principal routes. Town cores have been redeveloped in a piecemeal fashion throughout the late 19th and 20th centuries (Plates 27 and 28). Surviving 19th century commercial cores and ribbon developments are now at risk from neglect and insensitive redevelopment. The area around Oldham Market Place was completely redeveloped during late 20th century urban regeneration schemes (Plate 27). Royton has also had late 20th century commercial redevelopment. Large-scale retail developments, such as commercial warehouses, business parks, retail parks and superstores, are a late 20th to early 21st century phenomenon. These form zones at the fringes of urban cores. In contrast, Saddleworth towns have retained much of their Georgian character.

Figure 35 (below) illustrates Oldham's commercial broad type by period of origin.

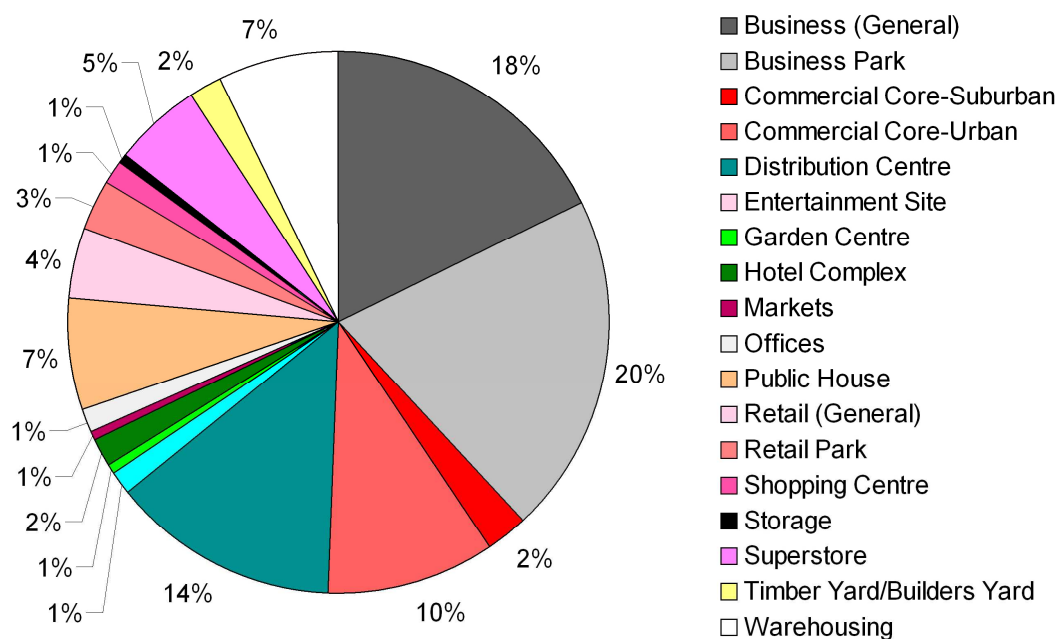


Figure 34 Pie chart showing the percentage of different HLC types making up the Commercial broad type in Oldham

HLC type	Area covered by HLC type (km ²)	% of Commercial land represented
Business (general)	0.85	18
Business park	0.97	20
Commercial core – suburban	0.12	2
Commercial Core – urban	0.48	10
Distribution centre	0.66	14
Entertainment site	0.06	1
Garden centre	0.03	1
Hotel complex	0.08	2
Markets	0.03	1
Offices	0.07	1
Public house	0.32	7
Retail (general)	0.20	4
Retail park	0.15	3
Shopping centre	0.06	1
Storage	0.03	1
Superstore	0.26	5
Timber yard/builder's yard	0.09	2
Warehousing	0.34	7
Totals	4.79	100%

Table 10 Area covered by the different Commercial HLC types

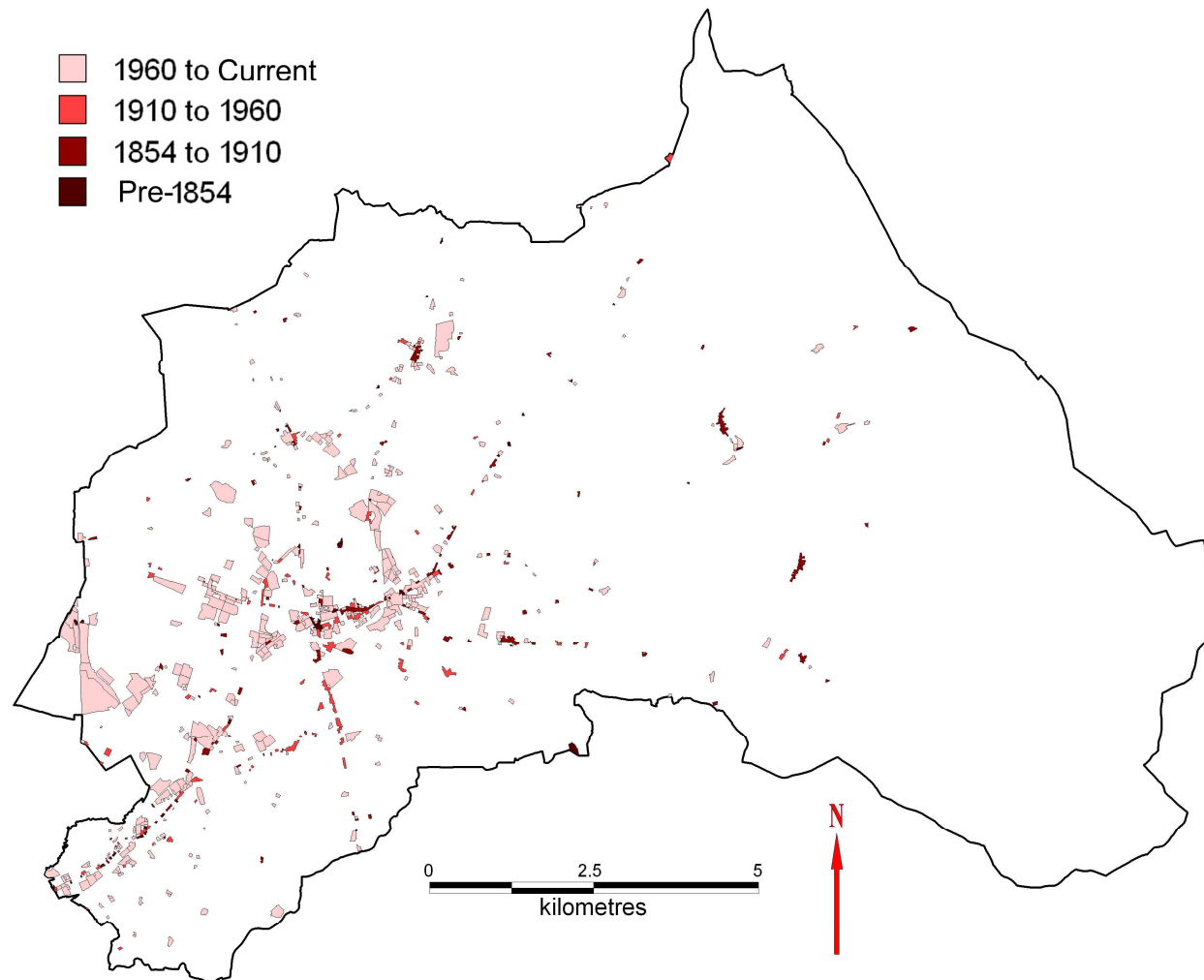


Figure 35 Map showing the distribution of Commercial HLC types in Oldham by period of origin

7.9.1 Retail parks, Superstores, Shopping centres, Entertainment complexes and Entertainment sites

These combined categories form 10% (0.53km²) of the commercial broad type in the borough of Oldham. These types represent medium to larger scale commercial developments that are open to the public. They predominantly date to the late 20th century. They are generally constructed on low value land at the fringes of urban development or on land with earlier industrial associations. Access to arterial routes, predominantly roads, is another determining factor in the positioning of these HLC types.

Four retail parks have been identified within Oldham, all of which fall within commercial/industrial zones within urban cores. All date to the late 20th or early 21st century. Retail parks form significant areas in the landscape, featuring medium or large scale buildings. Character areas range in size from about 1.04 up to 8.1 hectares. All four were built on the former sites of industrial buildings or railway sidings.

Superstores are dispersed throughout the borough. They are generally associated with areas of high density housing and/or access to main roads (Plate 26). Fourteen were identified during the survey. The sites ranged in area from 0.43 to 4.4 hectares. All dated to the late 20th or early 21st century. These sites all contained large areas of car parks. Many were built on areas of former terraced housing or textile mills.

The seven shopping centres in Oldham borough were constructed in the late 20th century. These range in size from 0.09 to 2.89 hectares. They are predominantly associated with commercial urban cores and civic centres. The largest are the Town Square Shopping Centre and The Spindles Shopping Centre off Market Place, Oldham.

Fifteen Entertainment complexes and Entertainment sites were identified in the borough. The type predominantly consists of purpose-built commercial clubs, cinemas and bingo halls of the 20th century (early to modern). Later 20th century clubs also include health centres. These are on a small to medium scale, and are found in urban areas.

Key management issues relating to Retail parks, Superstores, Shopping centres and Entertainment complexes

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for the survival of archaeological remains relating to earlier occupation within undeveloped areas of sites such as car parks
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for the survival of boundary features relating to previous uses of sites
Historic landscape interest	<ul style="list-style-type: none"> • Significant impact on the landscape owing to the large scale of sites and individual buildings
Threats	<ul style="list-style-type: none"> • The construction of the large-scale commercial complexes represented by these character types usually results in the complete loss of previous historic character, either by the wholesale clearance of existing buildings and structures or by the transformation of former open ground • Construction of large-scale commercial complexes will have an impact on the setting of any historic buildings or areas in the vicinity
Opportunities	<ul style="list-style-type: none"> • The potential impact of proposed large-scale developments on the wider historic environment should be identified and assessed • Buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Any new development should respect traditional local building styles and the historic distinctiveness of locations • Iconic modern structures that reflect particular aspects of their era of origin, including shopping centres and cinemas, may in the future be deemed worthy of record or preservation
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their

	<p>significance at pre-application stage</p> <ul style="list-style-type: none"> • Where planning permission is granted for large commercial developments, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered
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A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.9.2 Business Parks, Distribution centres, Warehousing (after 1950) and Storage sites

Business parks, Distribution centres, Warehousing (after 1950) and Storage sites combined occupy 41% (1.99km²) of the Commercial broad type in the borough of Oldham. This category represents larger scale trade-only developments dating to the late modern period (after the 1950s). They are generally of medium to large scale and constructed on low value land at the fringes of urban development or on land with earlier industrial associations. Access to arterial routes, predominantly roads, is another determining factor in the positioning of these HLC types.

35 Business parks were recorded in the borough. All were founded in the late 20th or early 21st century. They were generally constructed either as part of industrial/commercial parks on the edges of towns or as part of commercial/industrial redevelopment zones at the edge of the Oldham town core. Urban based business parks most frequently reused former industrial sites (Plate 35), railway sidings or areas of former terraced housing. Other developments such as the Broadway Business Park, the Brookside Business Park and the Laurel Trading Estate, Higginshaw were constructed on undeveloped land.

The 'Warehouse' and 'Distribution' character types overlap, as many warehouses are used for both storage and distribution. Distribution centres, however, often include large areas where lorries and other vehicles are parked. They have a distribution

similar to business parks either in redevelopment areas at the edge of the Oldham town core or as part of larger commercial/industrial developments out of town. They were generally identified by the presence of the word “Depot” on current mapping. Most examples were late 20th or early 21st century. One site was founded slightly earlier, in the post-war period. A commercial yard of the late 19th century also fell within the category. Distribution centres and warehouses frequently formed estates with other commercial and light industrial HLC types. There was a high incidence of the sites of industrial works and railway goods yards being reused as depots.

‘Storage’ sites can be difficult to distinguish on mapping from other sites with general commercial or business use, but can be distinguished from warehouses as they comprise a substantial open-air element. Seven storage sites were identified. Storage sites had a similar distribution and association to Distribution centres. However, they tended to be on a smaller scale.

Although modern and historic warehousing technically belong to the same HLC type, they have been treated separately in this report. This is due to differences in scale, construction and associations. Modern warehouses are predominantly medium- to large-scale structures with good access to road communications. 29 modern warehouse sites were identified in the borough of Oldham. The distribution and history of sites are similar to those of Distribution centres and Business parks.

Key management issues relating to Business parks, Distribution centres, Warehousing and Storage sites

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to 19th and 20th century commercial buildings and activities • Limited potential for the survival of archaeological remains relating to earlier occupation within undeveloped areas of commercial sites such as yards/hardstanding
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for standing buildings and structures of historic interest relating to various commercial uses and including historic docks and wharfs • Potential for evidence of earlier transport infrastructure, such as railway lines and tramways
Historic landscape interest	<ul style="list-style-type: none"> • Significant impact on the landscape owing to the large scale of sites and individual buildings • Large commercial sites are often associated with wider industrial landscapes
Threats	<ul style="list-style-type: none"> • Wholesale site clearance and redevelopment, resulting in total loss of historic character

	<ul style="list-style-type: none"> • Piecemeal redevelopment, leading to a gradual erosion of historic character • Alterations to the appearance of historic buildings, leading to the erosion of historic character • Alteration of historic settings by the inappropriate redevelopment of sites in the surrounding area • Older buildings can be costly to maintain or to upgrade for modern commercial use, and are therefore at risk of redundancy, leading to deterioration and eventually demolition
Opportunities	<ul style="list-style-type: none"> • The extent of surviving commercial sites with historic significance could be identified through a programme of assessment and building survey • Buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Historic commercial buildings that have become redundant may be suitable for conversion into apartments or hotels or for other uses • Any redevelopment of commercial sites that does take place should take into account the wider social fabric of the surrounding area – new development should respect traditional local building styles and the historic distinctiveness of locations • The historic commercial heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for development affecting a historic commercial site, conditions should be attached where appropriate to ensure that provision

	<p>is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <ul style="list-style-type: none"> • Awareness of issues relating to the importance of historic commercial sites should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.9.3 Commercial cores (urban and suburban), Markets, Public houses and Hotels

This category has been grouped to include the HLC types which make up the commercial landscape of the city, town and residential areas. It includes shops, public houses and markets in everyday use by local communities. It encompasses a range of character areas, from large multi-storey department stores associated with Oldham town centre to the small shop parades and local pubs found within housing estates. Sites range in date from the 18th century to more recent development; the significance of these commercial HLC types within the landscape is not necessarily associated with antiquity. Planned 20th century housing developments are becoming increasingly recognised as having historic relevance in their own right. Commercial cores, public houses and entertainment sites formed a part of that planned development and may embody elements of the architectural styles and planning ethos of the time.

The HLC types defined as Commercial urban and suburban cores represent a general mix of commercial premises that can include shops, cafes, public houses, hotels, warehouses and commercial yards. A small number of non-commercial HLC types of insignificant scale may also have been included. 95 commercial core sites were identified in Oldham borough, covering approximately 59 hectares. Typically the longer-lived commercial cores demonstrate piecemeal preservation of original historic character, often with significant later additions. Such additions may range

from alterations to shop fronts to the insertion of new buildings. The outlines of historic building plots are frequently preserved by the current perimeters.

Before mechanised industrial processes and improved transport transformed the urban landscape, Oldham had a few nucleated town cores. These 18th century settlements probably acted as local market centres for the domestic textile industry. Such settlements would have included a mix of workshops (textile and otherwise), proto-mills, shops, inns, houses and institutes. These settlements form the heart of Oldham's modern towns and villages. The later decades of the 19th century saw a boom in mill construction, an increase in the population and a rise in general prosperity. Historic cores took on a more commercial character. Oldham expanded at this time; it had a multitude of specialist shops and department stores. Shaw, Royton, Greenacres, Chadderton and Lees acquired greater significance as industrial satellite towns. Each town developed its own commercial core.

A typical late 19th to early 20th century suburban core may consist of a terraced row of shops fronting a main road. Such rows also occurred as ribbon development. Notable examples of commercial ribbon development are present on Oldham Road, Ashton Road, Middleton Road and Ripponden Road.

Commercial cores formed the heart of the social landscape of the late 19th and early 20th centuries. This importance is perhaps reflected in the fact that rows of shops and public houses tend to survive where associated terraced houses do not. However, these commercial areas tend to have been subject to intense piecemeal redevelopment (Plate 30). Victorian and Edwardian shop fronts may have been systematically modernised on several occasions (Plate 28). In any row of commercial buildings originating in the late 19th century it is likely that some will have been replaced or physically altered at street level.

Massive planned developments of social housing were constructed in the early to mid-20th century. Estates were designed to provide facilities for the newly created communities. Roads, churches, public areas, parks and schools were an integral part of this design. Small parades of shops were also built within the larger estates (Plate 29). Examples are found on the Fitton Hill estate. Although there is debate about the success of these schemes, their commercial cores were typically representative of the architectural design of their time and, together with the estates of which they form a part, embody the philosophy of the 20th century planning ethos.

Oldham entered into a planned programme of redevelopment in the late 20th century with new precincts, a market and a shopping centre. Despite major redevelopment in the last two decades, parts of Oldham still retain 18th and 19th century historic commercial character. The extent of survival of buildings predating the early 19th century is difficult to evaluate on the basis of map study alone. The historic heart of the town, around Market Place, Henshaw Street and the former route of Manchester Street, was extensively modernised at the end of the 20th century. Henshaw Street, Market Place and High Street preserve fragments of the original street pattern. A fragment of the street pattern and some early buildings also survive in the Silver Street area. To the east of the town core around Yorkshire Street, Bow Street, Queen Street and Union Street, the 19th and possibly 18th century character is much stronger with good survival of historic buildings and early street patterns (Plate 28).

Royton, Greenacres and Shaw similarly display a good survival of historic commercial core features with extensive later additions and modernisation. In more rural areas such as Delph (Plate 4), Upper Mill and Lees, the character of the Georgian and Victorian development is better preserved.

Markets can be closed halls or open air sites and tend to be on a small to medium scale. Three markets were identified in the borough of Oldham. These are the Market Place in Shaw, Lees Market and Tommyfield Market. All were founded in the 19th century. Lees Market may predate 1851. The original Oldham market was on Market Place in the town centre. It had been moved to Tommyfield by the end of the 19th century. Much of the 19th century Victoria Market Hall had gone by the early 20th century – a new Victoria Market Hall had been built immediately to the west (OS 1892-94 Lancs; OS 1907-10). This was in turn replaced by the present Market Hall at the end of the 20th century. The market place in Shaw originally extended further to the south, on the far side of Farrow Street East from the surviving area, but the southern part had been largely built over by the early 20th century (OS 1907-10). The small area of the market that was still present in the 1950s is now in use as a car park (OS 1950-55; OS 2006).

134 public houses were recorded in Oldham borough, although there are certainly many more as pubs were also recorded as attributes of residential and commercial areas. The plot size for public houses was generally small, ranging from 0.07 to 1.37 hectares. There is a clear association between public houses and residential settlement, and many were also noted within commercial areas.

88 of the recorded public houses dated to before 1910, a relatively high number. Public houses and beer houses have a traditional association with historic settlement and early commercial cores. The 1830 Beer Act allowed any ratepayer to sell beer after paying an excise fee. This caused a revolution in pub building. Rural, town and terraced houses were converted and new pubs were built. New workers' housing developments and commercial high streets would include public houses. Part of the Bridge Inn on Becket Meadow Street, Oldham probably originated as an early 19th century terraced house (Plate 31).

Increasing brewery monopolies and new licensing restrictions subsequently caused a reduction in the number of pubs. Further consequences, however, were an improvement in quality and a formalisation of pub design. Late 19th century pubs evolved into lavish glass and tile clad buildings which became an integral part of the 19th century Oldham commercial landscape. Many fine examples of late 19th and early 20th century pub architecture survive (Plate 32). After the urban renewal of the late 20th century, it is common for historic pubs to survive amongst modern development, their original context lost (Plate 31).

Pub construction continued into the 20th century, with pubs being built as part of planned urban developments. At this time they were predominantly built in a formal style. Many of these estate pubs are still in use. 23 public houses identified in the study dated to the late 20th century. New pubs have lost the traditional saloon bar, public bar and lounge plan, tending to be more open. Designs have become more homogeneous. Some surviving historic pubs have suffered from cheap or insensitive modernisation.

A new tendency has been for pub chains to adapt redundant buildings. Many former halls and churches have been preserved in this way.

Nine hotels were recorded in the borough. All date to the late 20th century. The late 19th and early 20th century saw a boom in hotel building. It is probable that hotels from this period are present in Oldham but have been incorporated into commercial urban cores. Some former historic hotels may be preserved through conversion for other uses.

Key management issues relating to Commercial cores (urban and suburban), Markets, Public houses and Hotels

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for complex surviving archaeological remains relating to medieval and post medieval settlement
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for standing buildings of historic interest, including shops, markets, cinemas, and purpose-built post offices, public houses and banks • Potential for building frontages of 20th, 19th or even 18th century date to hide earlier structures
Historic landscape interest	<ul style="list-style-type: none"> • Potential for the preservation of early street layouts, and the outlines of historic building plots
Threats	<ul style="list-style-type: none"> • Piecemeal redevelopment, leading to a gradual erosion of historic character • Alterations to the appearance of historic buildings, including the removal of fixtures and decorative elements, leading to the erosion of historic character • Highway works can impact on the character of traditional streets • Alterations to historic street layouts • Alteration of historic settings by the inappropriate redevelopment of sites in the surrounding area • Successive redevelopment in urban areas is very likely to have damaged or caused the removal of some archaeological layers or deposits
Opportunities	<ul style="list-style-type: none"> • Buildings and areas that are of historic significance could be identified through a programme of desk-based study and systematic building survey • Buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Historic street patterns and pedestrian routes should be retained • Historic plot outlines and the fabric of surviving early boundaries should be retained • New development should respect traditional local building styles and the historic distinctiveness of locations • Where redundant historic buildings are affected by development proposals, they can potentially be retained and converted for modern uses • The historic urban heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Historic commercial cores should be seen as primary areas for conservation-led regeneration • Well-preserved historic commercial cores that are not

	<p>currently designated as Conservation Areas should be considered for designation</p> <ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages • Careful consideration should be given to the siting and extent of car parks and other areas of hardstanding, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for development that affects historic commercial buildings, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic commercial cores and related buildings should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.9.4 Retail (general), Business (general) and Offices

There are 85 HLC records for the Retail (general) and Business (general) HLC types, covering an area of 27 hectares. The Business (general) type includes garages,

breakers' yards, nurseries, television studios, kennels, post offices, yards and commercial sites of unknown function. Whilst some sites comprise new-build premises, there are also sites in Oldham where former industrial or commercial buildings have been reused for modern general business purposes (Plate 24). Reused buildings include chapels and former textile mills. Many of the larger buildings have been subdivided to provide accommodation for a number of small businesses which may be diverse; individual sites may include companies involved in light industry, trade and distribution. This reuse of industrial buildings for generally non-industrial purposes reflects the decline in manufacturing and the cotton industry in the 20th century. The finding of new uses for redundant mills rather than redeveloping sites plays an important part in maintaining some of the historic character of former industrial areas.

The Business (general) HLC category is concentrated in Oldham town core. A notable grouping is present in the Failsworth area along Oldham Road. This HLC type also occurs elsewhere in the borough and is generally found in association with other commercial HLC types. The Retail (general) HLC type has a wider distribution with urban, suburban, residential and commercial associations. It also occurs as part of ribbon developments along principal routes, such as Oldham Road, and can be found within Oldham town core. The scale in both cases is predominantly small to medium. As the categories are by definition 'general', they include a diverse range of businesses and commercial premises, including some sites where the nature of the activity is not clear from mapping but is most likely to be commercial.

The Retail (general) HLC type is predominantly late 20th century in date, although examples date from the late 19th to the early 20th century. The type predominantly comprises rows or groups of shops, although other types of small businesses, such as hairdressers, may also be present. Origins and associations may be comparable with 'Commercial core – urban' and 'Commercial core – suburban'. Individual businesses not represented by other commercial HLC types were also included, such as small bakeries, car service stations and showrooms. In some cases, this character type reused earlier buildings such as former cinemas, halls and warehouses (Plate 25).

18 offices were identified during the characterisation exercise, although this identification is not always certain due to the lack of annotation of some buildings on modern mapping. 'Offices' in the borough are predominantly concentrated in or close

to Oldham town centre. They also occur elsewhere in the borough with clear associations with other commercial HLC types. The scale of such developments is generally small to medium (0.2 to 1.2 hectares). All date from the mid-20th to the early 21st century. Most were largely multi-storey new builds, although some offices may represent conversions.

Key management issues relating to areas of Retail (general), Business (general) and Offices

Below-ground archaeological potential	<ul style="list-style-type: none"> • In urban areas, potential for surviving archaeological remains relating to medieval and post medieval settlement • In suburban or rural areas, limited potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century development
Above-ground archaeological potential	<ul style="list-style-type: none"> • Limited potential for standing buildings of interest dating from the 19th and 20th centuries, including shops, offices and other business premises, forming part of the social and architectural history of localities
Historic landscape interest	<ul style="list-style-type: none"> • Parades of 20th century local shops may form part of a wider landscape of contemporary private or social housing
Threats	<ul style="list-style-type: none"> • Buildings that do not stand out as examples of attractive, high-quality architecture, particularly those of 20th century date, may nonetheless be of social interest. However, where these are not recognised as being of special interest they may be vulnerable to demolition without record • Where shops or businesses form part of an area of housing, they may be vulnerable to clearance and redevelopment as part of wider regeneration projects • Successive redevelopment in urban areas is very likely to have damaged or caused the removal of some archaeological layers or deposits
Opportunities	<ul style="list-style-type: none"> • Buildings and groups of buildings that are of historic or social significance could be identified through a programme of desk-based study and systematic building survey • Buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works

	<ul style="list-style-type: none"> • New development should respect traditional local building styles and the historic distinctiveness of locations
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages • Careful consideration should be given to the siting and extent of car parks and other areas of hardstanding, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for development that affects historic commercial buildings, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Where good, representative examples of local shops and small-scale offices of the 20th century are affected by development proposals, recording of the site at an appropriate level, such as a photographic survey, should be considered • Awareness of issues relating to the importance of historic commercial premises should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

7.9.5 Other Commercial HLC types

Timber yards/builders' yards and Garden centres represent less than 3% (0.12km²) of the total commercial area in Oldham. 12 timber yards and builders' yards were recorded. All were mid- to late 20th century in origin with one exception: an example that probably dated to the early 20th century. 8 timber or builders' yards were recorded as a previous type, nearly all dating to the late 19th to early 20th century.

Oldham has a number of historic warehouses. Some are former railway warehouses, such as the example built on the corner of Woodstock Street and Park Road, Primrose Bank. There are also a few reused canal warehouses (Plate 25). Examples are present at Failsworth and at Brown Hill Bridges, Uppermill. Shop and wholesale warehouses were an integral part of 18th and 19th century commercial cores. Early examples in Oldham have been recorded in village centres such as Uppermill and Dobcross; these can be identified by their upstairs taking-in doors. It is probable that small-scale warehouses associated with the textile industry were also present in these village centres. Larger cotton mills also had warehouses. It is likely that a number are still present in the Oldham landscape.

7.10 Communications broad type

Definition of the broad character type

Transport has had a significant impact on the landscape in the 19th and 20th centuries, with road travel especially having a major impact in the second half of the 20th century. This broad type includes major linear features relating to communication and transport such as roads, railways and canals. The main nodes linking these, such as train stations, transport interchanges, airports and roundabouts, are also included, together with facilities such as car parks, motorway services and railway depots. Smaller but nonetheless historically important linear features such as turnpikes, packhorse routes and Roman roads have not been characterised, as this is beyond the scope of the current project.

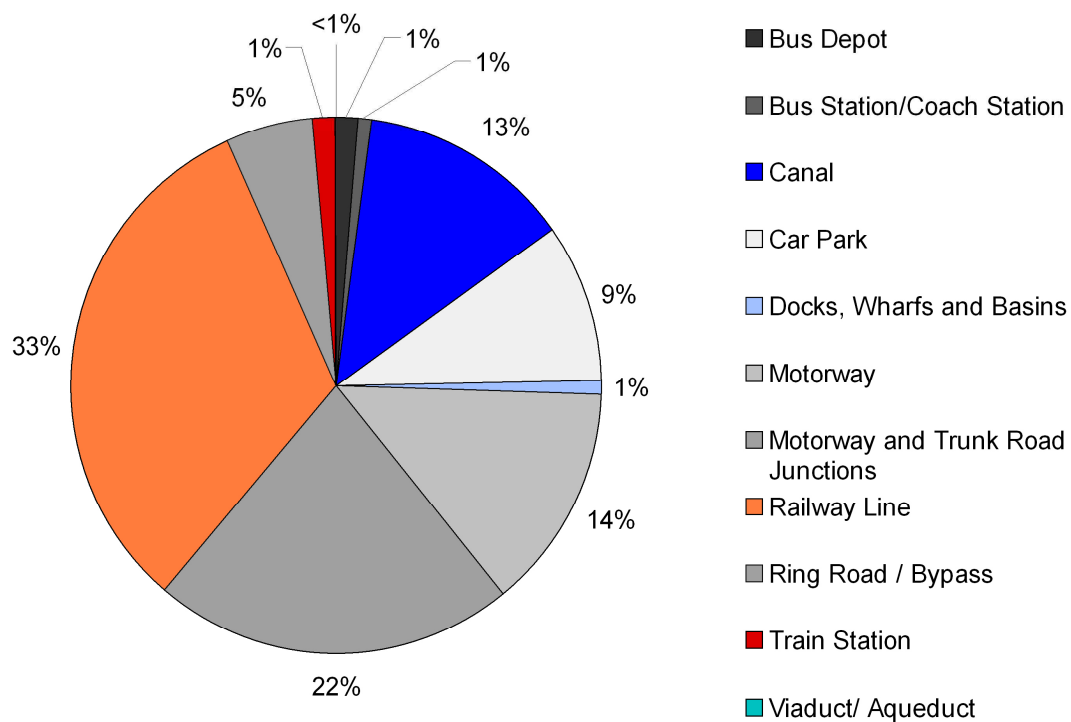


Figure 36 Pie chart showing the percentage of different HLC types making up the Communications broad type in Oldham

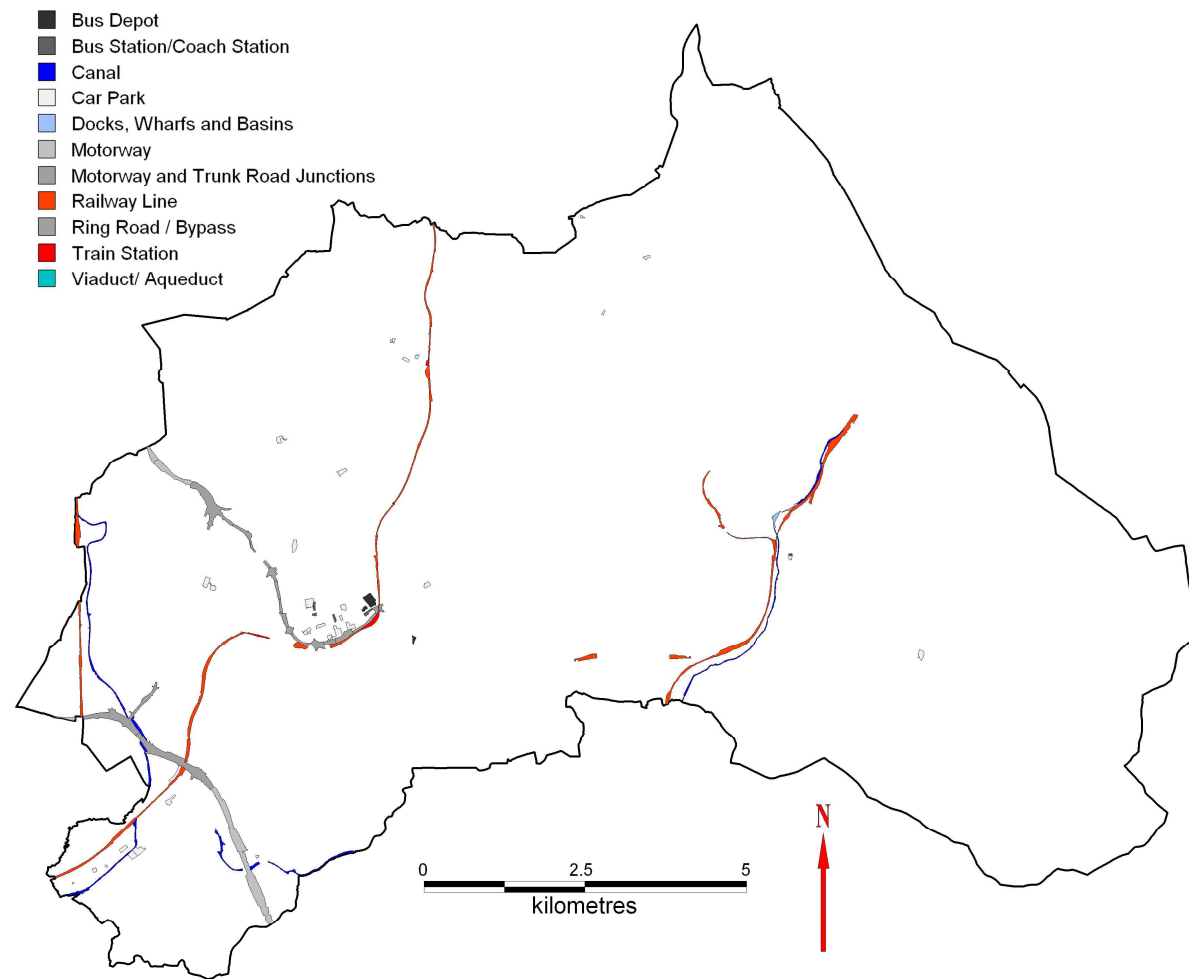


Figure 37 Map showing the distribution of Communications HLC types in Oldham

HLC type	Area covered by HLC type (km ²)	% of Communications broad type represented
Railway line	0.71	33
Train station	0.03	1
Motorway and trunk road junctions	0.49	22
Car park	0.21	9
Docks, wharfs and basins	0.02	1
Bus station/coach station	0.02	1
Motorway	0.31	14
Bus depot	0.03	1
Canal	0.29	13
Ring road/ bypass	0.12	5
Viaduct/ aqueduct	0.001	<1
Totals	2.23	100%

Table 11 Area covered by the different Communications HLC types

Occurrence of Communications HLC types

Within Oldham, the Communications broad type covers 2.23km² of land, representing 2% of the total area. Details are shown in Figures 36 and 37 and in Table 11. Three principal groups of HLC types relating to different aspects of the transport network were identified for detailed analysis on the basis of their presence in the landscape or their historical significance:

- Canals – Canals; Docks, wharfs and basins
- Rail – Railway line; Train stations; Train depots/ sidings
- Roads – Motorway; Motorway–trunk road junctions; Ring road/ bypass; Car parks

7.10.1 Canals and associated features

In contrast to the recent rise of road transport, there has been a decline in the use of canals and, to a lesser extent, railways in the 20th century. The Rochdale Canal, which opened in 1804, passes to the west of Oldham town on a north–south alignment, close to the western edge of the borough (Plate 34). The second of Oldham’s canals, the Manchester and Ashton under Lyne Canal, had become disused by the 1950s and only short sections of its Hollinwood and Fairbottom branches survive as landscape features. The only stretch that remains flooded lies along the southern edge of the borough at Crime Lake, Knott Lanes. Here, part of the canal falls within Daisy Nook country park and has been adapted to provide an

area of ponds, including Sammy's basin and a model boat pond. To the west of Crime Lake lie several surviving sections of the canal which are now dry.

Between Street End and Hollinwood the canal has been backfilled. Some sections have been built over and it is no longer shown on mapping, although several footpaths, roads and property boundaries still follow its former line.

The Huddersfield Narrow Canal, opened in 1811, enters the Tame valley through the Standedge Tunnel to the north of Diggle and follows the valley south, passing through Dobcross, Uppermill and Greenfield (Plate 33). The Standedge Tunnel was a major feat of engineering constructed to bring the canal through the Pennines. It was later expanded to include three railway tunnels which run parallel to the original canal tunnel and which are linked to it by stairs and adits intended to ensure an air supply throughout its length. The tunnel itself does not appear on the HLC but the spoil heaps associated with it have been recorded.

Two areas of wharfs and a canal basin have been identified on the Huddersfield Canal at Woolroad Inn and Woolroad Bridge, Dobcross. These feature examples of historic canal architecture, including a small warehouse. As well as the small one at Dobcross, two other canal warehouses that have been converted into other uses have been identified (HLC Refs HGM17095 and HGM21720), (Plate 25). Various industrial buildings have been constructed adjacent to the canals. These are mostly cotton mills and other types of industrial works which required access to water supplies, such as chemical works and metal works.

Three further canal basins have also been identified as previous types; these appear to have been associated with collieries. One was on a short branch off the Rochdale Canal that served Ferney Field Colliery in the later 19th century (HLC Ref HGM20426), while the other two were part of the Hollinwood branch of the Manchester and Ashton under Lyne Canal, and comprised a large area of wharfs at Hollinwood and a smaller wharf associated with New Engine Colliery. Both were present by 1851 (HLC Ref HGM20888 and HGM20936).

Where canals have fallen out of use and become filled in, they are often still visible within the landscape, particularly where their routes included embankments or cuttings, or features such as bridges or aqueducts. The routes of former canals are often reused as paths, or areas of water may be preserved as recreational features

as has occurred in Daisy Nook Country Park (HLC Ref HGM21171) (see section 7.5 5 above).

Key management issues relating to Canals, Canal locks, and Docks, wharfs and basins

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for the survival of archaeological remains relating to canalside and riverside activity within former docks, wharfs and canal yards, including the footings of warehouses
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for the survival of 18th, 19th and 20th century structures such as lifting equipment, boathouses, and features that facilitated the use of horse-drawn canal boats • Potential for the survival of buildings associated with canals, such as lock-keepers' cottages • Bridges, cuttings, aqueducts and tunnels associated with canals represent examples of major civil engineering works, and may be of architectural and historic value
Historic landscape interest	<ul style="list-style-type: none"> • Canals can represent prominent linear features within the landscape
Threats	<ul style="list-style-type: none"> • Canalside features such as docks and wharfs are at risk of falling into disuse with the decline in the importance of canals for the transportation of goods and materials • The sites of canalside features and buildings are particularly at risk of redevelopment in urban areas where vacant land is at a premium, and as a result of government planning policies that favour the reuse of 'brownfield' sites • The loss of associated features and structures contributes to the erosion of the historic character of canals • British Waterways and English Heritage provide advice on sensitive and high quality development for canalside sites in 'England's Historic Waterways: A Working Heritage', BW and EH 2009
Opportunities	<ul style="list-style-type: none"> • Canals can be preserved as landscape features with a high amenity value • Good or rare examples of historic canal-related buildings or structures that are not currently listed could be identified through a programme of desk-based study and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Where redundant historic buildings are affected by

	<p>development proposals, they can potentially be retained and converted for modern uses</p> <ul style="list-style-type: none"> • New development should respect traditional local building styles and the historic distinctiveness of locations • Canalside locations can be attractive sites for new apartment blocks, and this can contribute to the promotion of canals as pleasant places to live and undertake leisure activities • The historic canal heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • The creation of new Conservation Areas should be considered for well-preserved stretches of canal with associated groups of historic buildings, structures and features • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where planning permission is granted for a former site of canal docks or wharfs, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road or canal networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and canal docks or wharfs and carefully siting parking/loading areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Awareness of issues relating to the importance of historic canals, docks and wharfs should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

A range of statutory protection is available for buildings and areas of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.10.2 Railway lines, Train stations and Train depots/sidings

Current railways and viaducts

Railway lines that are currently in use pass through the borough on a roughly north–south axis. One is a branch line which connects Oldham with Rochdale and Manchester through the principal stations of Werneth, Oldham Mumps, and Shaw and Crompton. A second line links Diggle and Uppermill with Ashton-under-Lyne and Huddersfield, and forms part of the trans-Pennine rail link between Manchester and the north east.

One viaduct is recorded as a current type, the Saddleworth viaduct between Dobcross and Uppermill on the Huddersfield and Manchester section of the former Lancashire and Yorkshire railway (part of the London and North Western Railway in the mid-19th century (OS 1854)). This is a significant landscape feature and a grade II listed building.

Disused railways

Several other railway lines that passed through the Oldham area in the 19th and 20th centuries are no longer in use and have been dismantled. The routes of former railways are often still visible within the landscape, particularly where they included embankments or cuttings, or features such as viaducts. Dismantled railways in Oldham borough include branch lines of the London and North Western Railway, such as the ‘Delph Donkey’ branch line to Delph which survives as an earthwork and path. The Stalybridge and Diggle loop line which ran almost parallel to the Huddersfield and Manchester line along the opposite side of the valley is still a visible landscape feature in use as a greenway or urban green space. Similarly the Oldham Branch line which ran from Mumps Station through Grotton and Grasscroft to Greenfield has been reused for most of its length as a path and has been characterised as an urban green space, with only the cuttings for Lydgate tunnel retaining sufficient railway characteristics to be recorded as a communication character type in the present landscape (HGM18129 and HGM18233).

Mineral railways formed a significant component of the area’s railway network in the 19th and early 20th centuries. Many of these served collieries, such as the lines to the Stockfield and Denton Lane collieries near Chadderton (OS 1892-94 Lancs). Some of the lines were in use for only a short time, depending on the lifetime of the colliery or quarry that they served. Many of the mineral railways and tramways that were found across the borough will not have been characterised in their own right, instead

being noted as features within larger landscape areas such as enclosed land or the extractive sites themselves.

Stations and sidings

Although there is a separate character type for railway stations, these have generally been included within the polygons created around railway lines as they form an integral part of the railway line and are often not large enough to have a significant impact at a landscape scale and thus merit the creation of a separate record. Thus only three stations have been characterised within the borough; all are on the line from Manchester to Rochdale. The largest of these is Mumps Station, which is the main station for Oldham, connecting the town with Manchester and Rochdale. Werneth is the secondary station for Oldham. Shaw and Crompton Station has also been characterised.

Derker and Greenfield are small stations which mostly serve local traffic; due to their small size and lack of built features these have been included within the character areas for their respective railway lines. Several other small stations are still extant but no longer active; these include Saddleworth and Diggle.

Several stations were recorded as a previous type. Of these, the site of Royton Station and its associated goods station and sidings is now a housing estate, whilst the site of Glodwick Road is an urban green space (HLC Refs HGM17661 and HGM19124). At the former Grotton, Friezland and Delph Stations, the station houses and possibly some of the other buildings are still extant and are currently in residential use.

Although the sites are still in use as stations, Shaw and Crompton and Greenfield stations were both rebuilt in the twentieth century. The earlier stations at these sites have been recorded as a previous landscape character type.

There are no current areas of railway sidings or depots within Oldham borough. However, thirteen areas of railway sidings and depots have been identified as previous HLC types. Many of these were large sidings associated with goods stations but there were also sidings associated with industrial works, such as those associated with Park Mills in Shaw (HLC Ref HGM19991), or the sidings at Royton Junction which served several industrial works. Large goods stations were present at Werneth, Clegg Street and Mumps in Oldham, as well as at Shaw and Crompton,

Hollinwood, Friezland and Lees elsewhere in the borough, these are no longer extant.

Many of these areas have been redeveloped for a variety of uses, particularly residential or commercial. Examples of HLC types include the social housing around Shaw Street in Royton (HLC Ref HGM11590) or Ivygreen Drive in Lees (HLC Ref HGM18624). Commercial uses include distribution centres and business parks, such as Southlink Business Park and Central Trading Park in Oldham (HLC Refs HGM19422 and HGM19306). One area is currently the site of a car park, on Tweedale Way, Hollinwood (HLC Ref HGM17083), while several other areas appear to have been abandoned and have become areas of regenerated woodland or urban green space. Since they have not been redeveloped, such sites have the potential to include well-preserved archaeological remains relating to previous land uses.

Railways and industrial development

Key industrial and commercial sites within Oldham that relied on the railways included cotton mills such as Wood End Mill in Shaw (HLC Ref HGM18243) and industrial works such as the Hartford Iron Works in Oldham (HLC Refs HGM20503 and HGM20504), both of which had their own sidings by the 1950s. Whilst there were many industrial sites in Oldham that were situated close to the railways, the distribution of such sites in the 19th and 20th centuries was much wider than the railway network as the canal and road networks also influenced the location of industry.

The loss of railways and railway sidings reflects the decline in the use of rail for the transportation of goods in the later 20th century as the road network increased in importance.

Key management issues relating to Railways and associated areas

Below-ground archaeological potential	<ul style="list-style-type: none">• Potential for the survival of archaeological remains relating to rail infrastructure within former goods yards, depots and sidings, including turntables and the footings of goods sheds and engine sheds
Above-ground archaeological potential	<ul style="list-style-type: none">• Potential for the survival of 19th and 20th century railway-related structures such as stations and signal boxes• Potential for the survival of buildings associated with the railways, such as hotels and station masters' houses• Bridges, cuttings, viaducts and tunnels associated with railways represent examples of major civil engineering

	<p>works, and some can be considered to be of architectural and historic value</p> <ul style="list-style-type: none"> • Potential for the survival of embankments and other landscape features relating to disused railway lines • Potential for the survival of disused rails within industrial parks
Historic landscape interest	<ul style="list-style-type: none"> • Railways can represent prominent linear features within the landscape, particularly in flat areas, including former mossland, where embankments can be visible from great distances • Areas of railway sidings have distinctive, often triangular shapes which can be preserved in the outlines of later developments such as car parks or residential estates
Threats	<ul style="list-style-type: none"> • Architectural features of disused railway lines, including bridges and viaducts, can become derelict if not maintained • Where such structures are deemed unsafe or are removed this can lead to a loss of amenity where stretches of former railway lines that are in use as footpaths or cycle paths have to be closed to the public • The sites of former railways and sidings are particularly at risk of redevelopment in urban areas where vacant land is at a premium, and as a result of government planning policies that favour the reuse of 'brownfield' sites. The loss of associated features and structures results in the erosion of the historic character of railways
Opportunities	<ul style="list-style-type: none"> • Disused railway lines and their associated engineering or architectural features can be preserved as landscape features with a high amenity value as 'green' corridors • Where the routes of former railway lines are left undeveloped, this allows for the future option of reinstating routes as rail or tramways • Good or rare examples of historic railway buildings that are not currently listed could be identified through a programme of desk-based study and building survey • Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Where redundant historic buildings are affected by development proposals, they can potentially be retained and converted for modern uses • New development should respect traditional local building styles and the historic distinctiveness of locations • The historic railway heritage can be promoted as a focus for community-based projects

Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where planning permission is granted for a former site of railway sidings, depots, yards or a station, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Awareness of issues relating to the importance of historic railways should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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A range of statutory protection is available for buildings of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas
- Railway Heritage Act 1996 as amended by the Railways Act 2005

7.10.3 Motorways, Motorway–trunk road junctions, Ring roads/ bypasses, and Car parks

Major roads constructed in Oldham in the mid- to late 20th century include the M60 motorway, the A627(M) motorway and the A6104. The A627 and the A62 as Chadderton Way and Oldham Way form a southern ring road around the centre of Oldham and provide the basis for access to the M62 to the north. The junctions on Oldham Way and Chadderton Way and several of the larger stretches of dual carriageway have been characterised. These modern roads cut across pre-existing

landscapes, as the railways did in the previous century, and form prominent features in the local landscape.

The part of the M60 motorway around Junction 22 with the A62 and the A6104 overlies part of the historic settlement core of Hollinwood, but the other sections of this motorway were built on land that was previously mainly enclosed fields. The junction of the A627(M) with the A627, the A663 and Burnley Lane replaced an area of sand extraction, enclosed fields and a small area of early 20th century terraced housing. Oldham Way and Chadderton Way have replaced areas of pre-1851 urban development which had consisted mainly of terraced workers' housing and commercial development as well as several textile mills and industrial works, the late 19th century West Hulme Hospital (Fever and Smallpox), a corporation yard and a gasworks.

As well as roads, car parks have also had a significant impact on the landscape in the 20th century, with concentrations in the main commercial centres. For the HLC, only large car parks independent of commercial or institutional establishments have been recorded as character areas in their own right. There will also be many smaller areas informally used for car parking, as well as small formal or private car parks that make up elements of the urban streetscape. Car parking areas have been polygonised separately only where their size is particularly large, for example the car park at Clegg Street in Oldham, which covers 1.77 hectares (HLC Ref HGM19653). Many of the car parks identified in the borough represent former industrial or residential sites and, although there are two multi-storeys and a roof-top car park within Oldham town centre, the majority are open-air sites rather than multi-storey structures. Since they have not been redeveloped, open-air sites have the potential to include well-preserved archaeological remains relating to previous land uses.

Key management issues relating to Motorways, Motorway–trunk road junctions and Car parks

Below-ground archaeological potential	<ul style="list-style-type: none"> • High potential for the survival of archaeological remains relating to previous uses of the site in open-air car parks where there has been no associated new build • The construction of major roads is likely to destroy any archaeological remains present within the road corridor
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential within open-air car parks for the survival of boundary features relating to previous uses of sites • Bridges, flyovers, cuttings and tunnels associated with motorways and other roads represent examples of

	major civil engineering works, and some can be considered to be of architectural value
Historic landscape interest	<ul style="list-style-type: none"> • Major roads and large car parks have a significant impact on the landscape owing to their large scale and high visibility • Car parks can preserve distinctive shapes within the landscape, such as areas of disused railway sidings • New roads can cut across historic landscapes and can have a significant impact on historic settlement patterns and field systems, and on street layouts in urban or suburban areas
Threats	<ul style="list-style-type: none"> • Car parks may be temporary or more permanent features, with some temporary car parks representing the opportunist use of vacant sites. However, the sites of opportunist and planned car parks alike will represent areas where the historic character has been removed, often completely. This will involve the loss of historic buildings and, in some cases, the loss of existing street patterns • Construction of new major roads or the upgrading of existing roads will have an impact on the setting of any historic buildings or areas in the vicinity • New roads may have an impact on drainage and groundwater, and may introduce pollutants. This is particularly significant in mossland areas where reduced groundwater may desiccate below-ground organic archaeological remains • The principal threats to significant elements of road schemes themselves, including bridges and flyovers, are replacement or unsympathetic repair
Opportunities	<ul style="list-style-type: none"> • Where new car parks are created, historic site outlines and boundaries should be preserved • Buildings identified as being of historic or architectural significance that are affected by proposals for a new car park should be retained and reused whenever possible. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • The impact of a proposed road scheme on the historic environment can be mitigated by altering the route of the road to avoid known areas of archaeological deposits or areas of historic landscape significance • Sympathetic landscaping, involving the use of native species where trees or other vegetation are planted, can play a vital part in reducing the visual impact of new road schemes
Management recommendations	<ul style="list-style-type: none"> • Where planning permission is granted for new road schemes, conditions should be attached where appropriate to ensure that provision is made for the investigation of the archaeological potential of the road

	<p>corridor and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <ul style="list-style-type: none"> • Any buildings of historic or architectural significance that may be affected by a proposed new road scheme or road improvement scheme should be identified through a programme of desk-based study and systematic building survey • Where creation of a new car park is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • The environmental conditions of archaeological remains can be a significant factor in their survival and continued preservation. Where possible, steps should be taken to ensure that environmental conditions that have resulted in the survival of below-ground archaeological deposits should be maintained
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A range of statutory protection is available for buildings and areas of historic interest:

- Scheduled Monuments
- Areas of Archaeological Importance
- Listed Buildings
- Conservation Areas

7.10.4 Other Communications HLC types

Several areas were recorded in Oldham that do not fall within the HLC types discussed above. These comprise:

- Three bus stations in Oldham dating from the late 20th to the early 21st century, off Yorkshire Street, West Street and Cheapside.
- A further late 20th century bus station at Union Street, Mumps.
- An early 21st century bus station at High Street, Uppermill.
- A late 20th century bus depot at Salisbury Road, Moorhey.
- The late 20th century coach station and depot at Regent Street, Oldham, built on a former area of pre-1851 urban development.
- An early 20th century bus depot, formerly known as the Oldham Corporation Omnibus Depot, located off Wallshaw Street, Mumps (Plate 36), which was built on the site of the former 19th century Wallshaw Mills textile mills.

7.11 Water bodies broad type

Definition of the character type

This HLC type includes large water bodies such as reservoirs and lakes, but not millponds. Where a reservoir is directly associated with, for example, a dye or printing works and is situated within the same site or immediately adjacent, it has been included as part of the industrial area. Larger separate industrial reservoirs have been defined as character areas in their own right. The type does not include linear features such as rivers or canals except where these are directly associated with an industrial site, such as leats. Canals have been recorded as part of the Communications broad type.

HLC type	Area covered by HLC type (km ²)	% of Water bodies represented
Artificial channel/ leat	0.001	1%
Artificial lake	0.004	2%
Reservoir	1.99	97%
Totals	2.04	100%

Table 12 Area covered by the different Water bodies HLC types

Two artificial lakes were identified in Oldham: one is adjacent to the Hollinwood Branch of the disused Manchester and Ashton under Lyne Canal and was created accidentally during construction of the canal in the 1790s (HLC Ref HGM21128); the other is a large pond near Tame Lane, created as a reservoir in the second half of the 19th century but marked simply as a pond on current mapping (HLC Ref HGM17305). The only example of an artificial leat is a disused mill race which is now turning into a pond (HLC Ref HGM17335). An area of water tanks has been identified near Sholver. No fisheries were recorded in the borough.

By far the most common type of water bodies recorded in the borough were reservoirs, with 41 being identified during characterisation. The majority of these are corporation reservoirs built in the late 19th century and the largest are located in the valleys of the Saddleworth area.

Some areas include related water management features; for example the reservoir at Readycon Dean includes a drain, weir, sluice and overflow (HLC Ref HGM16636). Many of the textile-related mills and industries also had reservoirs, including small ones immediately adjacent to the buildings themselves. Where they survive these have been characterised alongside their associated mills.

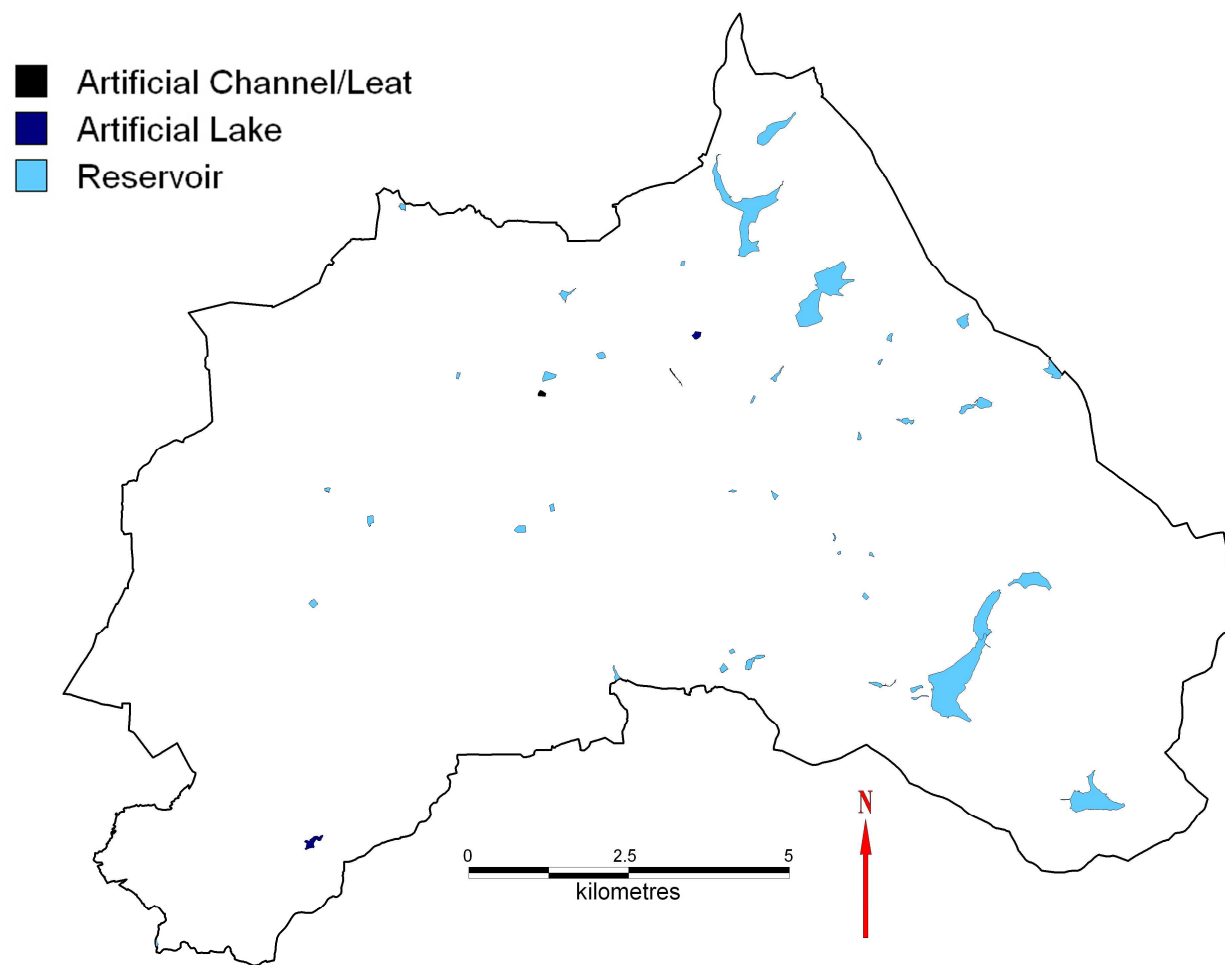


Figure 38 Map showing the distribution of Water bodies HLC types in Oldham

Industrial reservoirs vary in size but are generally quite small, sometimes with individual reservoirs built close together to form larger complexes, as at the former site of the Clayton Bridge Dyeing & Finishing Works (HLC Refs HGM14120 and HGM18165) (OS 1892-94 Lancs). Individual reservoirs could be very small; the smallest identified current reservoir within Oldham is a millpond at Church Road, Uppermill which covers 0.19ha, although some of those characterised as part of industrial complexes may be smaller.

Corporation reservoirs are usually large in comparison with those constructed for industry; examples of these in the borough of Oldham include Castleshaw Upper and Lower Reservoirs (Plate 1; HLC Ref HGM16641), Dovestone Reservoir (HLC Ref HGM17950), and Crook Gate, Dowry and New Years Bridge Reservoirs (HLC Ref HGM16638).

Six covered reservoirs have been identified as character types within the borough, but further examples of these may exist within other character areas.

Significant numbers of reservoirs within the borough have been lost in the 20th and 21st centuries, with 'Reservoir' being recorded as a previous type for 56 character areas. These have mostly been redeveloped for residential use or as industrial sites. It is also likely that many former industrial reservoirs will have been lost along with their associated mill complexes, large numbers of which have been recorded as previous types. One lost reservoir was a canal reservoir at Hollinwood which acted as a water source for the Hollinwood Branch of the Manchester and Ashton under Lyne Canal. The reservoir is now the site of a public house and a playing field (HLC Refs HGM20069 and HGM20071 respectively).

Some of the reservoirs that no longer have a corporation or industrial function have a new role as recreational facilities. For example, the Strinesdale reservoirs have been partly drained and turned into one of the features of a country park (HLC Ref HGM20772). It is not clear whether any of the reservoirs identified through the characterisation are being used for water sports. Recreational use of water bodies is often informal and cannot always be ascertained from mapping or aerial photographs, although it can be inferred by the inclusion of reservoirs within parks and other recreational sites.

Key management issues relating to Reservoirs

Below-ground archaeological potential	<ul style="list-style-type: none"> • Where reservoirs have been created by excavation, any below-ground archaeological remains that may have been present will have been destroyed • Where reservoirs have been created by the flooding of low-lying areas or valleys rather than by excavation, any archaeological remains that may have been present will have been preserved beneath the reservoir
Above-ground archaeological potential	<ul style="list-style-type: none"> • Potential for standing buildings and structures of historic interest, such as pump houses and structures housing equipment at the edges of reservoirs • Potential for the presence of water management features such as dams and weirs • Potential for the presence of the remains of post medieval settlement and other activity where the construction of corporation reservoirs involved the flooding of settled valleys
Historic landscape interest	<ul style="list-style-type: none"> • Large reservoirs are highly visible and have a significant impact on the landscape • Historic industrial reservoirs may form part of a wider contemporary landscape of mills and other industrial buildings, perhaps with associated workers' housing and facilities
Threats	<ul style="list-style-type: none"> • The decline of industry in the region, particularly textile-related industry, has caused many reservoirs to become redundant • Backfilling of redundant reservoirs and the redevelopment of sites results in total loss of historic character
Opportunities	<ul style="list-style-type: none"> • The extent of survival of reservoirs with historic significance could be identified through a programme of assessment and survey • Buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings must be demolished, detailed recording should be carried out prior to any demolition works • Any redevelopment of former reservoir sites that does take place should take into account the wider social fabric of the surrounding area – new development should respect traditional local building styles and the historic distinctiveness of locations • Disused reservoirs can be reused as recreational facilities • The historic industrial heritage can be promoted as a focus for community-based projects
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local

	<p>interest can be placed on a 'local list' which acknowledges this interest</p> <ul style="list-style-type: none"> • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and carefully siting parking/loading areas • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for development affecting a historic reservoir site, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic reservoirs should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies
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7.12 Horticulture broad type

HLC type	Area covered by HLC type (km ²)	% of Horticultural land represented
Allotments	0.37	90%
Nurseries	0.04	10%
Totals	0.41	100%

Table 13 Area covered by the different Horticulture HLC types

Occurrence of Horticulture HLC types

Horticulture represents less than one percent of the total area of Oldham (an area of 0.41km²). The broad type is made up of three HLC types: allotments, nurseries and orchards. No orchards were noted within the Oldham area during this study.

Nurseries were also an insignificant element of the landscape, with only five records totalling an area of 0.04km² being recorded. These sites are generally found on the edges of settlements, are of a small to medium size and include glasshouses. They tend to occur on sites that were previously enclosed land.

'Nursery' was noted as a previous type at three locations, which were situated on the edges of residential areas. All of these sites have since been redeveloped for housing.

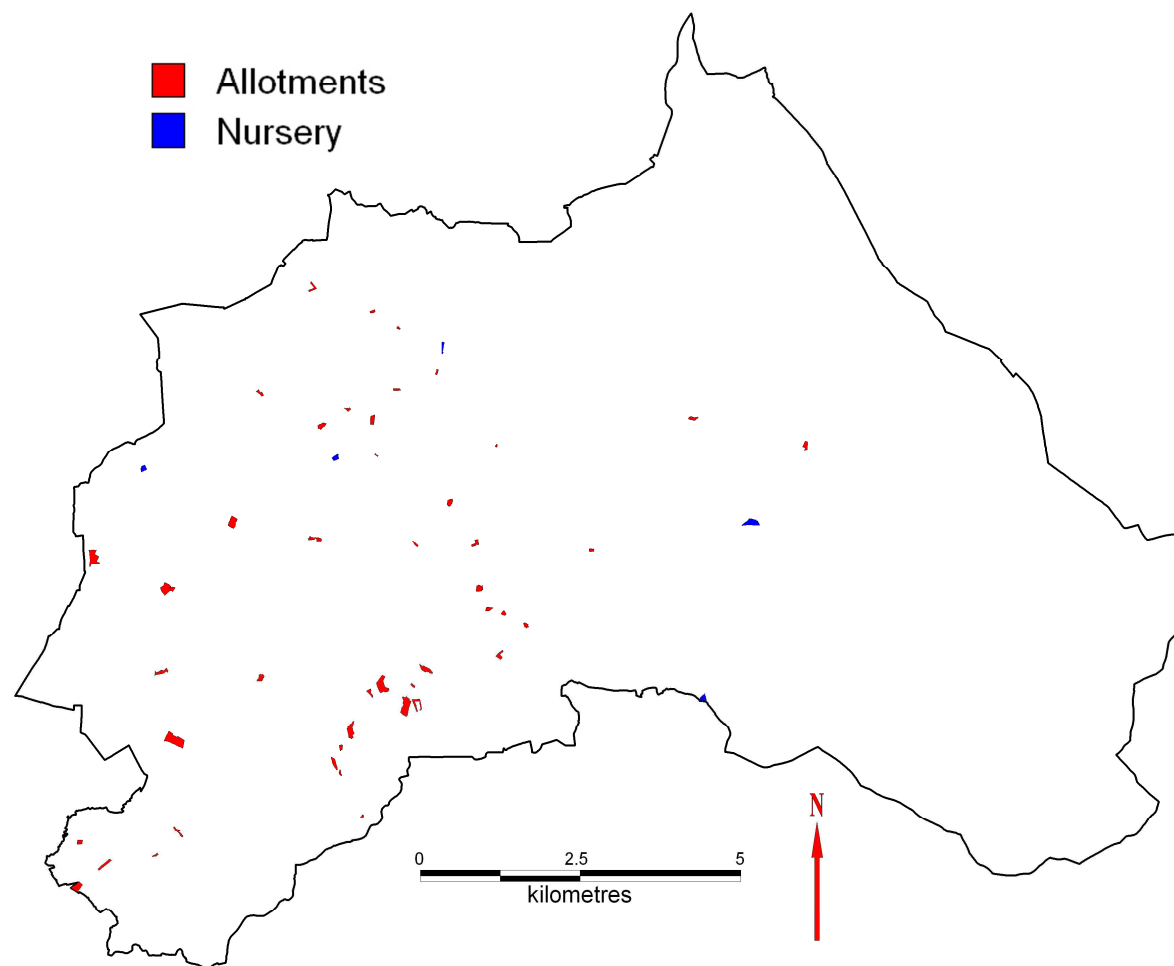


Figure 39 Map showing the distribution of Horticulture HLC types in Oldham

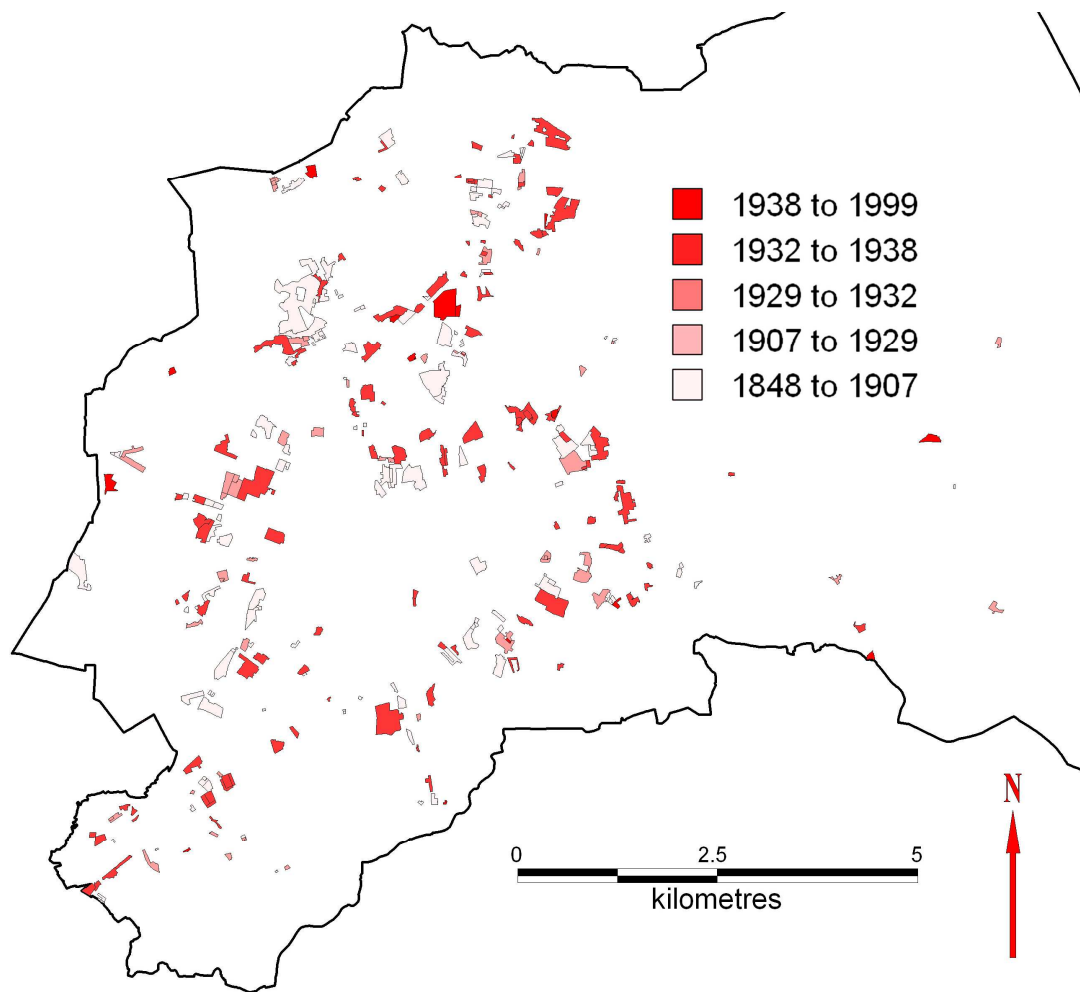


Figure 40 Map showing detail of Horticultural areas with date ranges (current and previous combined)

Allotments are important as social historic landscape features, physical embodiments of an aspect of late post medieval English social history. They are also particularly important in the present day as green spaces within suburban and urban areas.

0.37km² of allotment gardens (45 records) were recorded as a current landscape character type during the HLC (Plate 37). 12 of these sites date from before 1950. However, at least 200 allotment sites (3.24km²) have been lost in the later 20th and 21st centuries, predominantly to new housing and commercial development.

It is probable that in the early 19th century the provision of land for the labouring classes took the form of cottager's plots or field gardens. Land was provided by Act of Parliament to poor houses and charitable trustees (General Enclosure Act of 1801), to compensate for the loss of common land through enclosure in the 18th and 19th centuries.

Land allotment frequently faced hostility from the land-owning classes (Crouch and Ward 1997). The passing of the Allotments Act of 1887 enabled local sanitary authorities to acquire land by compulsory purchase, and marked the end of lengthy struggles and campaigns by reformers. The Small Holdings and Allotments Act of 1908 created a responsibility for local councils to provide allotments. It appears that most of the allotments recognised in this study post-date the passing of this act. Many have clear associations with the larger-scale social housing developments of the inter-war and post-war periods. Horticultural plots that were laid out prior to this date have also been recorded during characterisation as allotment gardens. Although some of these areas were never annotated as allotments on mapping, others were.

Key management issues relating to Horticultural sites

Below-ground archaeological potential	<ul style="list-style-type: none"> • Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century horticultural use
Above-ground archaeological potential	<ul style="list-style-type: none"> • Limited potential for standing buildings of historic interest at nursery sites, including glasshouses • Potential for extant or relict historic boundaries relating to earlier agricultural use of horticultural sites, including hedges, drystone walls, ditches and banks
Historic landscape interest	<ul style="list-style-type: none"> • Allotment gardens, generally for food crops but also as detached pleasure gardens, developed in England from the late 18th century onwards, their number accelerating with the increasing urban population • Allotment gardens often represent integral elements of late 19th and early 20th century industrial villages and local authority suburban housing estates • Allotments represent the embodiment of an aspect of social history • Nurseries can be distinctive landscape features, often with extensive areas of glasshouses • The growth of nursery sites on former farmland close to expanding towns and suburbs and close to new transport routes can also be seen as the development of a new commercial landscape • Orchards and nurseries may have historic associations with farms or large houses
Threats	<ul style="list-style-type: none"> • Development pressures can lead to the piecemeal loss of allotment gardens in urban and suburban areas • Orchards and nurseries also tend to be lost with the expansion of urban areas • The glasshouses and sheds typically associated with horticultural sites tend to be insubstantial and may have

	<p>a relatively short life-span. When cleared or replaced, they may leave very little evidence in the archaeological record</p>
Opportunities	<ul style="list-style-type: none"> • The extent and historic significance of nurseries, orchards and allotment gardens could be identified through a programme of desk-based assessment and evaluation • Where new development is proposed for the former site of a nursery, buildings and structures that are considered to be of historic interest should be recorded, or preserved in situ if possible • Allotment gardens should be retained wherever possible, both for their landscape value as features of 20th century suburbs and for their amenity value as areas of green space • Relict boundaries can be restored or reinstated to enhance the legibility of historic landscapes • The characteristic design features of former orchard sites, such as shelter belts, regular tree layouts and access tracks, block planting of tree types and possibly surviving old fruit trees, should be retained within any new development as they represent elements of the historic origins and character of such sites • New development on former horticultural sites should respect traditional local building styles and the historic distinctiveness of locations
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for redevelopment of a horticultural site, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of horticultural areas should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

There are a range of designations which offer statutory protection:

- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Hedgerow regulations
- Tree preservation orders
- Changes to land management regimes can be approached through Farm Environmental Plan Schemes and land stewardship agreements

7.13 Military broad type

Land in Military use represents less than one percent of the total area of Oldham (an area of 0.04km²). Three military sites have been identified as current character areas within the borough. These comprise:

- The TA Centre on Oldham Road, Failsworth, which was present by 1955 and was built within the grounds of the former Failsworth Lodge.
- The TA centre on Rifle Street in Oldham town, which has reused the former Volunteer Youth Drill Hall, built in the second half of the 19th century.
- The Air Training Corps (ATC) Headquarters in Royton, present since the mid-20th century with some alteration to buildings and the addition of a playing field in the late 20th century. Below-ground archaeological remains of the previous headquarters buildings may have survived.

Two drill halls have been identified as previous types. A mid-20th century example at Uppermill is no longer extant, but the early 20th century drill hall at Ashes Lane, Walkers is still present and has been reused as a community centre.

The oldest identified military site in Oldham is the Castleshaw Roman Fort, which was founded in AD79. The HLC polygon that this falls within is substantially larger than the area covered by the fort itself as it relates to the current character of the area as enclosed land.

Key management issues relating to Military sites

Below-ground archaeological potential	<p>Potential for good preservation of archaeological remains relating to earlier uses of sites. Remains may include:</p> <ul style="list-style-type: none">• Prehistoric artefacts and settlement evidence• Deposits and features relating to post medieval, medieval or earlier agriculture and associated historic settlement• Below-ground remains of military structures predating buildings currently in use
Above-ground archaeological potential	<ul style="list-style-type: none">• Potential for 19th and 20th century military structures <p>Within large rural sites, potential for remains associated with farming and historic land division, including:</p> <ul style="list-style-type: none">• Farm buildings• Field boundaries, including hedges, drystone walls and ditches• Earthworks, including boundary banks

	<ul style="list-style-type: none"> • Historic political boundaries such as parish boundaries
Historic landscape interest	<ul style="list-style-type: none"> • Potential for the preservation of historic and, exceptionally, prehistoric agricultural landscapes • Extensive rural military sites can themselves have a significant visual impact at landscape scale
Threats	<ul style="list-style-type: none"> • Landscaping and the use of military vehicles and heavy artillery can cause damage to both above-ground archaeological features and buried deposits
Opportunities	<ul style="list-style-type: none"> • The MOD gives archaeology a very high land management priority and maintains a record of the sites and monuments that have been identified within the Defence estate • The MOD has a formal plan for the care of historic buildings within the Defence estate • Existing historic boundaries and associated features should be retained and actively maintained • Relict field boundaries can be restored or reinstated to enhance the legibility of historic landscapes • Areas of undeveloped military land used for training can allow the relatively intact preservation of evidence of earlier settlement and land use
Management recommendations	<ul style="list-style-type: none"> • Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest • Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process • Memories of historic identity could be retained in street naming, public art etc • Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage • Where planning permission is granted for a site located within a historic military area, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered • Awareness of issues relating to the importance of historic military sites should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies

There are a range of designations which can offer statutory protection:

- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Hedgerow regulations
- Tree preservation orders (TPO)

8. Photographic images of Oldham



Plate 1 Castle Shaw Valley – An area of dispersed farmsteads, folds, piecemeal enclosure, surveyed enclosure and agglomerated fields, with several disused mill ponds and the upper and lower corporation reservoirs



Plate 2 View towards Greenfield from Standedge – An enclosed landscape of intakes and surveyed and piecemeal enclosure



Plate 3 Harrop Edge – Surveyed enclosure and pre-1854 quarries



Plate 4 Delph – Late 19th century historic settlement core, clough and plantation woodland, utilities and late 20th century housing



Plate 5 Greenacres Road, Top of Moor, Oldham – Pre-1854 farmhouse, now in an area of suburban terraced housing



Plate 6 New Tame, Saddleworth – Fold of pre-1854 terraced vernacular cottages and weavers' cottages



Plate 7 Higher Kinders, Greenfield – Cottages extant by 1642 with late 18th to early 19th century addition of loomshops and barn; weaver's cottage/ proto-factory



Plate 8 Edward Street, Oldham – Late 19th century terraced housing with the early 20th century Hartford Mill to the rear



Plate 9 Queens Road, Alexandra Park – Late 19th century villas located within the park gates



Plate 10 Ruth Street, Oldham – Late 20th century prefabricated social housing



Plate 11 Osborne Road, Werneth, Oldham – Mid- to late 19th century planned urban housing development with St Thomas's Parish Church as a focal point. Mid- and higher status terraced housing with later additions and infill development



Plate 12 Marled Earth, Tame Lane, Saddleworth – A recently converted laithe house plan farm, with a long row of mullioned windows providing evidence for the first floor having been used for domestic textile production



Plate 13 Shore Mill, Delph – Early water powered industrial scribbling mill and associated mill race built in the 1780s, converted into apartments in the late 20th century



Plate 14 Bowling Green, Platt Lane, Dobcross – Early 20th century bowling green



Plate 15 Alexandra Park, Glodwick, Oldham – Public park with a formal Italianate layout, opened in 1863



Plate 16 Star Iron Works, Greenacres Road, Oldham – Small-scale iron works established in the 19th century



Plate 17 Brownhill Bridge Mill, Dobcross – Early water powered textile mill, built by 1772



Plate 18 Regent Mill, Failsworth – Early 20th century textile mill reused as a warehouse



Plate 19 Greenacres Congregational Church – Late 19th century church and burial ground



Plate 20 St Thomas's Church, Heights, Saddleworth – Church built by 1765, also known as Heights Chapel



Plate 21 Seventh Day Adventist Chapel, Lord Street, Oldham – Nonconformist chapel



Plate 22 Oldham Civic Centre offices and bus station – Late 20th century civic centre office block and early 21st century bus station



Plate 23 Greenacres Cemetery, Oldham – Late 19th century cemetery laid out to a formal plan



Plate 24 Bow Street, Oldham – Small-scale 19th century industrial works, possibly the former Top Flat Mill, reused as a warehouse



Plate 25 Walmsley's House and Warehouse, Oldham Road, Failsworth – Former canal warehouse built in 1804, now in mixed use with retail, industrial and residential aspects



Plate 26 Huddersfield Road, Oldham – Late 20th to early 21st century superstore



Plate 27 Oldham Town Centre – Multi-phase urban commercial core



Plate 28 Yorkshire Street, Oldham – A historic commercial high street with buildings from the 18th, 19th and 20th centuries



Plate 29 Manchester Street, Oldham – Late 20th century parade of shops associated with high rise flats



Plate 30 Lees Road, Oldham – shops



Plate 31 Bridge Inn, Becket Meadow Street, Oldham – Pre-1851 public house, possibly a corner beer house later extended into a former house



Plate 32 The Old Mess House, Yorkshire Street, Oldham – Pre-1851 public house



Plate 33 Brownhill Bridges, Dobcross – The Huddersfield Narrow Canal and Uppermill Viaduct on the Huddersfield to Manchester railway



Plate 34 Rochdale Canal, Failsworth – Canal basin constructed in the late 20th century during restoration of the Rochdale Canal



Plate 35 Off Featherstall Road South, Oldham – Part of the Booth House Trading Estate, formerly the Hartford Works, and the Manchester to Rochdale branch line railway



Plate 36 Bus depot, Wallshaw Road, Mumps, Oldham – Early to mid-20th century bus depot



Plate 37 Greenacres Fold – Mid-20th century allotments

9 Bibliography

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Appendix 1 Broad Character Types

Broad Type	Description
Commercial	Business areas including retail and office units
Communications	Major linear features such as roads and canals will be marked, together with main communication nodes linking these, such as train stations, transport interchanges, airports, roundabouts etc
Enclosed Land	Land that has been demarcated and enclosed, particularly fields
Extractive	Areas involved with the extraction of commodities and minerals such as fuel or building materials
Horticulture	Large scale commercial gardening enterprises
Industrial	Areas concerned with industrial processes and manufacturing
Institutional	Areas (with or without buildings) connected to large establishments, associations and organizations
Military	Land used for military purposes, including airfields, training grounds and ammunition storage depots
Ornamental, Parkland and Recreational	Designed landscapes and those used for recreational purposes, including 'informal' recreation areas
Residential	Areas where people live. Includes large individual houses and housing estates
Unenclosed Land	Unimproved land, open land, moorland, marsh, wasteland etc
Water Bodies	Large water bodies including reservoirs and lakes. Does not include millponds
Woodland	Land with dense concentrations of trees

Appendix 2 HLC Types

Broad Type	HLC Types	Attributes considered
Commercial	Business (general), Business park, Commercial Core – suburban, Commercial Core – urban, Distribution centre, Entertainment complex, Entertainment site, Garden centre, Hotel complex, Markets, Offices, Public house, Retail (general), Retail park, Shopping centre, Storage, Superstore, Timber yard/builder's yard, Warehousing	Sub-type [retail, entertainment, business], Status, Building scale, Legibility of previous type, Presence of public house, Presence of bank
Communications	Airport, Bus or coach station, Bus depot, Canal, Canal lock, Car park, Docks, wharfs and basins, Freight terminal, Goods station, Motorway, Motorway services, Motorway and trunk road junctions, Railway line, Ring road/bypass, Train depot/sidings, Train station, Tram depot,	Sub-type [water, road, rail, air], Legibility of previous type, Status/re-use

	Transport interchange, Tunnel portal, Viaduct/aqueduct	
Enclosed Land	Agglomerated fields, Assarts, Crofts, Drained wetland, Intake, Open fields, Paddocks and closes, Piecemeal enclosure, Prehistoric field systems, Strip fields, Surveyed enclosure (parliamentary or private), Valley floor meadows	Field size, Pattern, Boundary morphology, Boundary type, Legibility of previous type, Boundary loss since 1850, Pasture type
Extractive	Annular spoil heap (bell pit earthworks), Clay pits/brickworks, Colliery, Landfill, Open cast coal mine, Other mineral extraction and processing, Peat extraction, Quarry, Reclaimed coal mine, Shallow coal workings, Spoil heap	Product [peat, aggregates, clay/bricks, coal, stone, refractory materials, ironstone, not recorded], Status, On-site processing, Legibility of previous type
Horticulture	Allotments, Nursery, Orchard	Size, Building type, Legibility of previous type
Industrial	Brewery, Brickworks, Chemical, Corn mill, Craft industry, Food manufactory, Glassworks, Hatting, Industrial estate, Industrial works (general), Limeworks/cement works, Metal trades (heavy), Metal trades (light), Other industry, Paper mill, Potteries/ceramics, Sawmill, Tanneries/abattoirs, Textile finishing, Textile mill, Textile trade, Utilities, Vehicle factory/locomotive works, Waste ground, Water-powered site	Dominant sector [ceramics, chemical, concrete works, construction, electronics, food processing, fuel storage/processing, glass works, heavy engineering, light engineering, metal trades, mixed commercial and industrial, paper/printing, power (distribution), power generation (fossil fuels), power generation (renewables), recycling, sewage/water, telecoms, textiles and clothing, not recorded], Building scale, status, Legibility of previous type
Institutional	Ambulance station, Asylum, Cemetery, Civic & municipal buildings, Community establishment, Fire station, Fortified site, Medical complex, Municipal depot, Museum and gallery, Nursing home/almshouse/hostel, Police station, Prison, Public baths, Religious (other), Religious (worship), School, University or college, Workhouse/orphanage/children's home	Sub-type [residential, religious, military, medical, educational, civic and municipal, charitable], Status, Building scale, Legibility of previous type
Military	Airbase, Ammunition store, Barracks, Military training ground, Prisoner of war camp	[No Attributes defined]
Ornamental, Parkland and Recreational	Caravan/campsite, Country park, Deer park, Golf course, Inner city	Building scale, Legibility of previous type, Presence of

	farm, Leisure/sports centre, Playing fields/recreation ground, Private parkland, Public park, Public square/green, Racecourse, Sports ground, Tourist attraction, Urban green space, Walled garden, Zoo	bandstand, Presence of water feature, Presence of recreational feature, Park scale
Residential	Ancient settlement, Back-to-back/courtyard houses, Burgage plots, Conversions, Elite residence, Empty housing plots, Estate houses, Farm complex, Fold, Fortified site, High rise flats, Historic settlement core, Low rise flats, Planned estate (industrial), Social housing development, Prefabs, Private housing estate, Romany or other traveller community site, Semi-detached housing, Terraced housing, Town houses, Vernacular cottages, Villas/detached housing, Weavers' cottages, Workshop dwellings	Density, Layout pattern, Private open spaces, Presence of pub, Legibility of previous type, Status, Presence of school, Presence of church/chapel
Unenclosed Land	Commons and greens, Moorland, Mossland, Pasture, Wetland common	Elevation, Legibility of previous type
Water Bodies	Artificial channel/leat, Artificial lake, Fishery, Fish pond, Lake, Reservoir	Sub-type [reservoir, ornamental feature, natural open water], Leisure use [watersports, not known, bird watching], Legibility of previous type
Woodland	Ancient woodland, Clough, Plantation, Regenerated scrub/woodland, Semi-natural woodland, Spring wood, Wet wood, Wood pasture	Woodland size, Boundary morphology, Boundary loss since 1850, Legibility of previous type