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ROCHDALE BOROUGH COUNCIL

LAND AT LINCOLN CLOSE, ROCHDALE, GREATER MANCHESTER

HERITAGE IMPACT ASSESSMENT

July 2019

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HERITAGE IMPACT ASSESSMENT

July 2019

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DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
ARCHAEOLOGICAL EXCAVATION
GEOPHYSICAL SURVEY
TOPOGRAPHIC AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
ENVIRONMENTAL SERVICES

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SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Lia Jackson at Rochdale Borough Council to prepare a Heritage Impact Assessment of land at Lincoln Close, Rochdale, Greater Manchester (centred on NGR SD 90250 12461; Figure 1). This assessment is required to accompany a forthcoming planning application for use of the site for industrial units. This work comprised a consultation of sources relating to the area's development and a site visit and aims to show the impact on the heritage significance of upstanding heritage assets within the 500m study area, and the potential for encountering as-yet unknown heritage assets within the site boundary.

The proposed development site incorporates an area of c. 0.67 hectares of vacant previously developed land, within the southern part of the centre of Rochdale, south of the railway station. Prior to the establishment of the canal in the late 18th century, this landscape was predominantly agricultural, dotted by larger houses. Following the opening of the canal, this area was dominated by cotton mills, occupying plots of land adjacent to the former Rochdale Branch Canal, which once bisected the site. Mills were established on the site, potentially by 1831 with Victoria Mill on the eastern side of the canal, and in the 1860s, on the western side of the canal, Grove Mills.

A development within the site boundary has the potential to directly impact on the surviving remains of these three heritage assets known to have existed within the site boundary. This would result in a limited impact on overall heritage significance. Similar projects have led to archaeological excavations which have revealed a good level of survival of below ground features and deposits, and further archaeological mitigative work has also been envisaged for this site, in the form of a trial trench evaluation and excavation. The scope and requirements for all such further is dependent on advice from Greater Manchester Archaeological Advisory Service.

ACKNOWLEDGEMENTS

Wardell Armstrong LLP (WA) thank Lia Jackson at Rochdale Borough Council for commissioning the project and for assistance throughout the project. WA also thank Lesley Dunkley, Historic Environment Record Officer at the Greater Manchester Archaeological Advisory Service (GMAAS), for providing data from the Historic Environment Record and for all advice. Thanks are also extended to staff at Rochdale Local Studies Centre and to Norman Redhead at GMAAS.

The site visit and the documentary research were undertaken by Cat Peters.

The report was written by Cat Peters and the figures were produced by Adrian Bailey. Damion Churchill, Associate Director, managed the project and Frank Giecco, Technical Director, edited the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong LLP (WA) was commissioned by Lia Jackson at Rochdale Borough Council to prepare a Heritage Impact Assessment of land at Lincoln Close, Rochdale, Greater Manchester (centred on NGR SD 90250 12461; Figure 1). This assessment is required to accompany a forthcoming planning application for use of the site for industrial units (Planning Reference 18/01099/FUL). The site presently comprises an area of fenced off overgrown land.

1.2 The Purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of heritage assets within a 500m radius of the proposed development site, an area, referred to as the study area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them.

1.3 Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the National Planning Policy Framework (NPPF), which was published by the Ministry of Housing, Communities and Local Government (MHCLG) in February 2019. This is supported by National Planning Practice Guidance (NPPG) which was published in March 2014.

1.3.2 The policy and guidance documents emphasize that all heritage assets should be conserved '*in a manner appropriate to their significance*' (NPPF para 184). Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as '*heritage assets*'; '*heritage assets are an irreplaceable resource*' (NPPF para 184), the conservation of which can bring '*wider social, cultural, economic and environmental benefits...*' (NPPF para 185). The policy framework states that the '*significance of any heritage assets affected, including any contribution made by their setting*' should be understood in order to '*assess the potential impact*' (NPPF para 189). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that includes or has the potential to include heritage assets with archaeological interest (NPPF para

189).

1.3.3 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; *'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be'* (NPPF para. 193). *'Any harm to or loss of the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification'* (NPPF para. 194). *Any harm to or loss of assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional'* (NPPF para 194). Therefore, preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.

1.3.4 If non-designated heritage assets of archaeological interest are affected by a proposal, *'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'* (NPPF para 197).

1.4 Local Planning Policies

1.4.1 Rochdale Borough Council's Adopted Core Strategy, published in 2017, includes several policies relating to heritage assets and heritage (Rochdale Borough Council 2017). *'Policy P2 -Protecting and enhancing character, landscape and heritage'* includes an aim to protect the Borough's heritage by, *'conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings'* (*ibid*, 82). One of these key heritage asset groups has been identified as *'engineering heritage, including mills, canals and railways'* (*ibid* 83). *'The heritage of the textile industries'* has also been identified as of particular interest (*ibid*). *'Designated and non-designated heritage assets must be conserved in accordance with their significance and the relevant national guidance, standards and good practice guides'* (*ibid*).

1.4.2 Rochdale Borough Council's Unitary Development Plan, adopted in 2006, also includes policies aimed at protecting built heritage and archaeological remains (Rochdale Metropolitan Borough Council 2006). BE/10 – Development Affecting Archaeological Sites and Ancient Monuments, includes *'proposals should accommodate the physical preservation of archaeological features in situ. In exceptional circumstances, where this is not possible, and where the site is of lesser significance, archaeological excavation to secure the preservation of features either on or off site may be*

appropriate to enable preservation by record... In all cases there should be a full and appropriate prior evaluation of the archaeological resource detailing its value, the likely impact of proposals and mitigation as required' (Rochdale Metropolitan Borough Council 2006, 179).

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of this Heritage Impact Assessment has been undertaken in accordance with guidance recommended by Historic England and prepared by Bassetlaw District Council (2011). Note is also taken of Historic England guidance on understanding place (2017) and on the setting of heritage assets (2015).

2.1.2 The data underlying the Heritage Impact Assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on upstanding assets within the 500m search radius, was assessed using a series of standard tables (*confer* Appendix 1).

2.2 Documentary Sources

2.2.1 The primary and secondary sources were used to provide the background to the historical character of the study area. Much of the information in this Heritage Impact Assessment was derived from the results of previous archaeological investigations in the area, from data from the Historic Environment Record database, from internet sources and from sources available at Rochdale Local Studies Centre (RLSC) and sources held at the Greater Manchester Archaeological Advisory Service (GMAAS Library).

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting were used to establish the compliance of the development scheme proposals with best practice planning guidance (Historic England 2015, 2017 and *nd*).

2.3 Site Visit

2.3.1 The site and its environs were visited on Tuesday 17th July 2019.

2.3.2 The site visit aimed to:

- identify any as yet unknown features within the proposed development site
- identify whether any known features identified during the research are still present within the proposed development site boundaries
- consider the impact of the proposed residential development on the heritage significance of the heritage assets within a 500m radius.

2.4 Impact Assessment Tables

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (Appendix 1). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance of the heritage asset against set criteria, secondly, they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.5 Heritage Impact Assessment

2.5.1 For the purposes of this report, the term '*proposed development site*' is used to refer to the area within the proposed development site boundary (Figure 2) and the term '*study area*' is used for the wider 500m radial contextual area surrounding the site (Figure 3).

2.5.2 Several sources of information were consulted, in accordance with professional guidelines (ClfA 2017) and local curatorial requirements. A further search of online resources was undertaken in order to identify any designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources.

2.5.3 **Greater Manchester Historic Environment Record (HER):** the HER, maintained by the Greater Manchester Archaeological Advisory Service, was consulted in June 2019 in order to obtain information regarding known non-designated heritage assets, i.e. sites of historic or archaeological interest which are not designated, from within the study area. Reports of previous archaeological investigations were also provided by the HER. A visit was made to the offices to review their historical collections. Full details of all assets are included in Appendix 2 and their locations are represented by asset numbers in Figure 3.

2.5.4 **Rochdale Local Studies Centre (RLSC):** archivists at Rochdale Local Studies Centre were contacted regarding relevant documentary and cartographic sources, and a visit was made in person to visit the archive.

2.5.5 **Greater Manchester's archive catalogue:** Greater Manchester's online archive catalogue was searched, and no pertinent records additional to those located at

Rochdale were encountered.

2.5.6 **National Heritage List (NHL):** the online database of all designated assets (scheduled monuments, listed buildings, registered parks and gardens, battlefields etc), maintained by Historic England, was searched for the 500m study area, and the results detailed in Appendix 2 and illustrated in Figure 3.

2.5.7 **Wardell Armstrong LLP:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong library and these were examined and are referenced as appropriate.

2.5.8 **Websites:** various websites were checked for information relevant to the site's assessment, including Google Earth™, the Archaeology Data Service (ADS 2019), Historic England's PastScape (PastScape 2019) and National Heritage List websites (NHL 2019) and the British Geological Survey (BGS 2019). The results are outlined in the text and included, as appropriate, in the gazetteer and bibliography.

2.6 Reporting

2.6.1 A digital copy of the report will be deposited with the Greater Manchester Archaeological Advisory Service, where viewing will be made available on request.

2.6.2 Wardell Armstrong support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. Details of the results of this study will be made available by Wardell Armstrong, as a part of this national scheme, under code: **wardella2-360294.**

2.7 Glossary

2.7.1 The following standard terms are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database

that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.

- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 DESCRIPTION

3.1 Location and Geology

3.1.1 The proposed development site occupies a plot of land within the southern part of the centre of Rochdale, south of Rochdale Railway Station (Figure 1). It lies within an area formerly dominated by cotton mills, utilising the route of the Rochdale Branch Canal (Figure 1). The proposed development site occupies a plot of land between Lincoln Street to the west, Durham Street to the south and Oldham Road to the east (Figure 2; NGR SD 90250 12461). At the time of this study the proposed development site was fenced by secure fencing, and heavily overgrown.

3.1.2 The geology in the vicinity consists of sandstone known as Old Lawrence Rock, a sedimentary bedrock formed approximately 318 to 319 million years ago in the Carboniferous Period (BGS 2019). The superficial deposits are mapped as Diamacton Devensian Till, deposits formed up to 2 million years ago in the Quaternary Period (*ibid*).

3.2 Historic Landscape Character

3.2.1 The proposed development site lies within an area defined as '*Industrial waste ground*' (The Greater Manchester Archaeological Unit 2010, 146). This term was applied to any former site of industrial activity which was in an advanced state of dereliction or had been completely levelled, and '*as these sites remain undeveloped, there is a high chance of survival of below-ground archaeology relating to the former industrial uses and the possibility of standing remains*' (*ibid*). Key management issues identified for such sites have been identified by the characterisation study as, '*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*' (The Greater Manchester Archaeological Unit 2010, 146-147). One of the key management recommendations was that '*where planning permission is granted for development affecting a historical 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 site or recording of any archaeological deposits that are encountered*' (The Greater Manchester Archaeological Unit 2010, 148).

3.3 Archaeological and Historical Background

3.3.1 This historical and archaeological background is compiled from primary and secondary sources consulted in June and July 2019. It is intended only as a summary of historical developments within the vicinity of the proposed development site. The locations of known heritage assets within the 500m study area are shown in Figure 3 and summarised in Appendix 2.

3.3.2 **Prehistoric Period and Roman Periods:** there is no known evidence for activity of the prehistoric or Roman periods in the study area, though this may be due to the level of redevelopment of Rochdale during the post medieval period (Oxford Archaeology North 2009, 11).

3.3.3 **Medieval Period:** the town of Rochdale was likely the earliest and most significant historic settlement in the borough and held weekly markets and an annual fair in the medieval period (The Greater Manchester Archaeological Unit 2010, 45). It was recorded in the Domesday Survey of 1086 under Reedham Manor, held by Gamel (Oxford Archaeology North 2009, 11). The early core of the settlement was probably restricted to the north of the River Roch, and Yorkshire Street, with burgage plots running perpendicular to this (The Greater Manchester Archaeological Unit 2010, 45), approximately 1.2km north of the present proposed development site. The church of St Chad's, however, lies to the south of the river, and although the oldest surviving parts date to the 13th century, it likely had a Norman predecessor (Oxford Archaeology North 2009, 12). Most of the land was held by the Abbey of Whalley throughout the medieval period, with Rochdale comprising several townships and being one of the largest ecclesiastical parishes in England (*ibid*, 11).

3.3.4 **Post Medieval Period:** by the early 18th century, Rochdale had become well established as a centre for the woollen trade; by 1700 it had a population of 8000 and was described as '*a pretty neat town built all of stone*' (cited in The Greater Manchester Archaeological Unit 2010, 36). In 1724 Daniel Defoe described Rochdale as '*a good market town, and of late much improved in the woollen manufacture*' (cited in The Greater Manchester Archaeological Unit 2010, 36). Initially this process was undertaken by individual spinners and weavers in their own homes, such as in those buildings built in c. 1810 on Richard Street (Asset 9). The only centralised part of the industry was fulling, which was carried out in water-powered mills and formed the core of the woollen mills that developed following mechanisation in the 19th century (*ibid*). Even into the 1830s, all other processes were still hand-powered, though in

1833, two mills in Rochdale were completely powered by machines (*ibid*). The first cotton mill in Rochdale itself was constructed in 1791 (*ibid*, 37).

- 3.3.5 Despite these developments, by 1786 (Figure 4), the study area remained largely unaffected, still comprising agricultural hinterland to the south of the main settlement and north of Lower Place and a ribbon settlement close by, called Castleton by 1818 (Figure 5). In the late 17th to early 19th centuries, the area to the south of the urban extent of Rochdale seemed to become a fashionable area for rich industrialists to build large dwellings, away from the noise and bustle of the industrial town. In the study area, this is evidenced by Deeplish Hill (Asset 18), Lower Place (Asset 20), Larkfield (Asset 31) and Crossfield (Asset 32), the latter seemingly comprising a small estate with associated lodge or cottage (Asset 33). None of these now survive, subsumed by the rapid expanse of industrial town Rochdale.
- 3.3.6 Greenwood's map of 1818 is the earliest to show the Rochdale Canal, including the Rochdale Canal Branch, truncating the proposed development site (Asset 7). The idea of constructing a canal linking Manchester with the Calder and Hebble Navigation in the West Riding of Yorkshire was raised in 1766. In 1791, two engineer's surveys were commissioned and rejected, and a third, by John Rennie assisted by William Crosley was progressed. In 1794 an Act of Parliament allowed the canal to be built under chief engineer William Jessop and in 1798 the Rochdale town branch opened for 0.5 miles between Halfpenny Bridge to Richard Street Basin (Manchester Evening News 2019; Asset 7). A designated footbridge and two locks associated with the canal are present within the study area (Assets 1, 2 and 4).
- 3.3.7 *'The canal had a clear impact on the cotton industry in Rochdale, with many cotton mills adjacent to the canal'* (Hindle 2001, 40). Early 19th century mills constructed adjacent to the canal within the study area include Moss Mills (Asset 16) and Wellfield Mill (Corn) (Asset 24). Wood's plan of 1831 (Figure 6), shows these early mills, and also the line of the present Oldham Road, presently defining the eastern extent of the proposed development, annotated 'Oldham New Road' (Asset 34). It was presumably constructed to support the canal ease transportation between the mills. The layout of an envisaged road system eastwards indicates that further development of the area was anticipated soon, even before the railway was established in 1839. An associated railway station was provided in the study area in 1839 (Asset 23), replaced in 1887-91 (Asset 8).
- 3.3.8 Despite the arrival of the railway, and the faster more efficient means of transport it

provided *'most of the mills were built after the arrival of the railway in 1839, but still preferred a canalside location'* (Hindle 2001, 40). In the study area, this included Norwich Street Mills (Asset 6), Canal Street Mills (Asset 12), Crossfield Mill (Asset 13), Morning Side Mill (Asset 14), Era Mill (Assets 15 and 21), Well I' th' Lane Mill (Asset 17), Albert Mill (Asset 28), Vicars Moss Mill (Asset 26), Wellfield Mill (Cotton) (Asset 27); and Victoria Mill (Asset 29) and Grove Mill (Asset 30) within the proposed development site. This concentration of mills alongside a canal must have been one of the densest in the country, with the cotton industry reaching its peak in 1913, followed by a steady decline. *'These later mills were large-scale purpose-built structures with dedicated services and supportive industries'* (The Greater Manchester Archaeological Unit 2010, 38). One such supporting industry was a foundry, also established canalside, also after the railway (Asset 22). The only exception of a mill built after the introduction of the railway and not adjacent to the canal within the study area was Victoria Mill (Cotton) (Asset 25), to the south of Wellfield and Moss Lock Mill, perhaps because canalside locations were limited.

3.3.9 This huge spread of Rochdale southwards, and the concentration of industrial workplaces within the study area, required a similar expansion of housing, represented on 1893 Ordnance Survey mapping by the establishment of rows of terraced housing to the west of the proposed development site, occupying the northern part of the former Crossfield Estate, resulting in infill between the railway line and the canal (compare Figures 7, 8 and 9). Durham Street formed the main spine of this newly developed area, created by the extension westwards of Crawford Street, and requiring a road bridge to traverse the Rochdale Branch Canal (Asset 7). This bridge is Durham Street Bridge (Asset 35), still surviving just to the south of the proposed development site. Community buildings were also constructed, including a school (Asset 19), opened in 1895 to meet legislative requirements for education, the Church of St Peter (Asset 5), built 1868-71 and St Luke's Church (Asset 10), built in 1888 and 1898.

3.3.10 **Modern Period:** the turn of the 20th century saw an increased development in industry and population increase, and the requirement for a new church (Asset 3) and fire station (Asset 11), to support the expanse. However, after the decline of the textile industry in the interwar and early post-war periods, many mills and works were converted for modern use, derelict mills eventually being replaced by new sheds (The Greater Manchester Archaeological Unit 2010, 42).

3.4 The Evolution of the Proposed Development Site

- 3.4.1 Prior to the establishment of the canal in 1798 (Asset 7), the study area formed part of the southern agricultural hinterland of Rochdale to the north (Figures 4 and 5), populated by occasional large houses (Assets 18, 20 and 31). By 1831 (Figure 6), the proposed development site had been truncated by the canal (Asset 7) with a building occupying the area to the east, perhaps Victoria Mill, though perhaps a predecessor (Asset 29). The wider area appeared to have been owned by John Vavasour in 1831, perhaps forming part of his Crossfield Estate.
- 3.4.2 By 1851 (Figure 7), the area to the west of the canal remained undeveloped and largely occupied by wealthy houses, the eastern side populated by foundries and mills, filling the gap between the canal (Asset 7) and the 'Oldham New Road' (Asset 34) to the east. Within the proposed development site, Victoria Mill (Asset 29) seems to be under construction, as it is not labelled or annotated, and thus may demonstrate a rebuild of the structure shown on Wood's Plan of 1831 (Figure 6). The earliest trade directory encountered by this study to document the mill was 1851, listing '*Victoria Mills, Oldham Road*' under the ownership of '*Ashworth, John & Sons*', who were based at Great George Street (Slater 1851, 138). In an 1848 trade directory, '*Ashworth, John & Sons*' were cited at Drake Street, perhaps indicating that they had the mill built specially between 1848 and 1851 (Slater 1848, 493). The company is listed under Flannel and Blanket Manufacturers within both volumes and is consistently listed at Victoria Mills at Oldham Street until 1879 (Whellan 1852, 940; Slater 1861, 405; Slater 1869, 667; Macdonald 1879, 134).
- 3.4.3 At some time between 1879 (Macdonald 1879, 134) and 1885, the mill was taken over by 'Schofield (Robert) (Plain and Fancy)' who also operated Well-I'-th' Lane Mills (Asset 17) and Watch Hill Mill (Worrall 1885, 156). These were also listed as flannel manufacturers at Victoria Mill in 1889 and 1910 (RLSC Textile Trade Directory Summary) and in 1928/9 (Standard Series 1929) and 1933/4 (Standard Series 1934). Comparison of Ordnance Survey mapping of 1893 (Figure 9), 1910 (Figure 10) and 1930 (Figure 11) suggests that Robert Schofield established a chimney towards the north-western corner of the structure, close to the canal. By 1958 (Figure 12) the structure was only annotated 'works', and by 1987 it had been subsumed within the former Grove Mill to the west (Figure 13). After the extension of Crawford Road by 1893 to become Durham Street and Durham Street Bridge (Asset 35), an additional plot of land became available to the immediate south of the mill building, which

appears to have been occupied by five houses (Figure 9). The easternmost of these was truncated by the widening of Oldham Road (Asset 34) at the junction between 1910 (Figure 10) and 1930 (Figure 11). By 1958 (Figure 12), only three of these have house numbers, a layout retained until at least 1987 (Figure 13). Victoria Mills building was cleared by 2000 (Plate 1). Aerial photographs taken in the 1980s show that by this date, the three former houses fronting Durham Street had likely been reconfigured to form offices, with only one entrance provided from the street and a low triangular building, presumably additional office or showroom space fronted the corner plot at the junction of Durham Street and Oldham Road (Plate 2). Directly behind these stood a double pile, six light, four-storey red brick building, with a rectangular flat-roofed two-storey structure occupying the remainder of the plot (Plate 2). The canal no longer held water by this date, and a footbridge linked the former Victoria Mill site with the former Grove Mills site (Plate 2).

- 3.4.4 The western side of the proposed development site, west of the canal, was developed at some point between 1854 and before 1893 (Figures 8 and 9), when Grove Mills (Asset 30), a cotton spinning mill, was established on the site. It is not clear exactly when the mill was constructed. The HER data dates it to c. 1870, and the earliest trade directory encountered during this study to cite Grove Mill was 1869, when it was listed as *'Hoyle, Petrie & Co, Grove Mills, Larkfield'* (Slater 1869, 660). It is not included in trade directories of 1848 (Slater 1848), 1852 (Whellan 1852) or 1861 (Slater 1861), so was likely to have been constructed between 1861 and 1869. Intriguingly, an article in the Rochdale Observer of 1913 on previous memorable gales, *'on October 18th 1854, the newly erected chimney, 90ft high, at Grove Mills, was blown down, and a great deal of other property destroyed'* (Rochdale Observer 1913). As no structures are shown on the 1851 or 1854 Ordnance Survey maps (Figures 7 and 8), and as an 1858 trade directory references *'Shepherd, Edward, Grove Mills, near Whitworth'*, it seems likely that this gale affected a different, earlier, Grove Mills. Hoyle, Petrie & Co are consistently listed in trade directories between 1871 (Estell & Co 1871; Felton 1872, 191a; Estell & Co 1873; Macdonald 1879, 118; RLSC Textile Trade Directory Summary) and 1891 (Graces Guide 2019). In 1891, it was listed under *'Cotton Spinners and Manufacturers'* as *'Hoyle, Petrie and Co. Grove Mills. Lincoln Street, 23,000 spindles, 88/368 weft, 88/248 warps, 500 looms, domestics, T cloths and shirtings; Manchester warehouse-47A, Portland Street. Pay day last Wednesday. Telephone Nos-Manchester, 1148, Rochdale, 19'* (Grace's Guide 2019). In 1910, it was operated by a company registered as *'Grove Mills Ltd (1904)'* and had been expanded to incorporate

32,000 spindles (RLSC Textile Trade Directory Summary). Between 1915 and 1917 the number of spindles has increased to 36,000, a number that was retained until at least 1923, though by 1923 the company had been reregistered as Grove Mills Ltd (1920) (RLSC Textile Trade Directory Summary). It continued in use through the late 1920s (Standard Series 1929, 124) and into the 1930s, included in a trade directory of 1933/4 (Standard Series 1934, 125) but not 1938 (Rochdale County 1938). This reflects the rise and fall of the cotton industry in the area, reaching its peak in 1913, followed by a steady decline, many closing in the interwar and early post war period and subsequently being converted.

- 3.4.5 A newspaper of 1874 includes a description of the mill in its early days, in a column on: *'Fire in a Rochdale Cotton Mill – On Sunday morning at half-past eleven, a fire was discovered in an extensive mill belonging to Messrs Hoyle, Petrie & Co., in Durham Street, Rochdale... The mill is a new structure and built upon the fireproof system, and is well supplied with apparatus for such cases of emergency, their being on the premises a steam fire engine which can play into the different rooms of the building. The fire originated in the throstle room, which is 160ft long and 66ft wide. The room is on the second storey of one wing of the building, which is four storeys high'* (The Warehousemen and Drapers' Trade Journal 1874, 43). The fact that this references the mill as a new structure, further suggests a late 1860s date of construction is more likely, and the gale damage of 1854 affected an earlier, separate mill. One wing of the mill was clearly of four storeys, and the measurements for the throstle room are typical of a large mill structure.
- 3.4.6 A second fire, in 1905, and allows additional insight into the mill complex, described as follows: *'a fire, which caused considerable damage, occurred at the Grove Spinning Mill Lincoln-street... The Grove Mill is some 16 windows long, seven windows wide, and four storeys high. The outbreak occurred in the third floor, which was used as a spinning room... At one time the fire had every appearance of extending to the top floor, but by dint of hard work the fireman succeeded in confining it to the room in which it originated... The heat from the fire was so intense that it broke almost the whole of the windows on the third floor... The fire was caused by friction in the headstock of one of the mules, and occurred among a quantity of old machinery which the firm are contemplating pulling out'* (Rochdale Times 1905, 19). The damage was estimated at £1200 (Rochdale Household Almanac 1906, 19).
- 3.4.7 The earliest cartographic representation of the Grove Mill is the 1893 Ordnance

Survey map (Figure 9) which depicts a large complex comprising two main structures, the southernmost covering much of the western part of the proposed development site, with a small gap between this structure and the narrower northern structure which ran parallel to the canal. To the west of the northern structure, smaller structures, appear to represent a row of seven houses in a terrace and the possible engine house with chimney to the west. This overall layout of the complex is retained until at least 1958 (Figures 9-12), though between 1930 (Figure 11) and 1958 (Figure 12), the possible engine house had been demolished, leaving only the chimney there. A photograph of the site, presumably taken from Durham Street Bridge, shows the mill buildings as surviving in 1975 (Plate 3). This appears to show that weaving sheds occupied the southern part of the Grove Mills site (the proposed development site), with imposing red-brick storey mill buildings to the north. The roofs of southernmost of the northern mill block were clearly in a dilapidated state by 1975 (Plate 3). This must explain the partial level of demolition occurring in 1975 (Plate 4), despite documentary evidence for the site being utilised by ANG Ltd, a nursery goods and toy manufacturer in March 1973 (Rochdale Observer 1973), and who stayed until at least 1977 (Rochdale Observer 1976; Rochdale Observer 1977). A photograph of 1983 shows that the northernmost red-brick building survived the 1975 demolition, but the appearance of a modern square block fronting Durham Street may suggest that the former weaving sheds within the southern part of the complex (the proposed development site) along with the other red brick buildings, did not survive (Plate 5). The photograph also appears to show that the canal north of Durham Street Bridge had gone out of use by 1983.

- 3.4.8 Photographic evidence seems to suggest that the remainder of the structures within comprising the Grove Mills complex west of the canal were demolished in 1984. Rochdale Borough Council's online planning portal does cite an application for '*rebuilding of existing factory*', submitted 21st September 1984, and granted, subject to conditions, for Lincoln Street, which is the only one lodged there that could be of relevance (Rochdale Borough Council 2019, 84/D17214). Unfortunately, no further details including associated documents, letters, plans or even the applicant's name are included in the online portal. A number of photos in the RLSC Photograph Collection show Grove Mills from various angles in April and May of 1984, undergoing demolition (Plates 6-15). These show that the surviving buildings at this date were red brick in English Garden Wall bond one and three. Interestingly, however, the Ordnance Survey map of 1987 (Figure 13) appears to show the survival of the northernmost

building beyond 1984, though aerial photographic evidence of the 1980s show none of the red brick buildings (Plate 16). None of the 1984 demolition photographs show the southern part of the complex, the proposed development site, which might further suggest that this was likely cleared in the mid 1970s.

- 3.4.9 The aerial photographic survey undertaken by GMAU and the Royal Commission in the 1980s, must have captured the proposed development site after the Ordnance Survey surveyed the area for the 1987 publication (Figure 13) as the northernmost red-brick building that appears to be shown on the 1987 map no longer survives. By 1987, the proposed development site, the former southern part of the Grove Mills complex, had a low weaving-shed style buildings, perhaps retaining some of the southernmost from the earlier mill complex, but the northern ones formed a different plan to what is seen on earlier mapping (compare Figures 12 and 13). More modern industrial containers were provided to the north (Plates 2 and 16). A levelled area of hardstanding allowed access to Oldham Road to the north, across the former canal, and a raised, pedestrian walkway was provided within the proposed development to allow access across the former canal, which by this date was at least partially infilled and overgrown (Plates 2 and 16). It is not clear what the function of these structures were, or the business that was based there was after 1977.
- 3.4.10 As outlined above, by 2000, the former Victoria Mills site, the eastern part of the proposed development site, had been demolished (Plate 1), along with the raised pedestrian walkway, and an angled fence had been established adjacent to Oldham Road. The structures within the western part of the proposed development site, west of the canal, remained largely unchanged from the late 1980s. The layout is retained by 2005 (Plates 17 and 18).
- 3.4.11 By March 2009, all structures across the proposed development site was cleared. The Grove Mill in Oldham Road at the junction of Durham Road, was cleared *'to make way for future regeneration'* (Rochdale News 2019). *'The Grove Mill in Oldham Road had fallen into severe disrepair over the years, but has now been demolished and the site landscaped'* to *'create a better natural environment for local people... [with] wildflowers [which] will bloom into a variety of colours, making the site much more pleasant for passers-by'* (Rochdale Observer 2009). Google Earth imagery of 2013 shows the site after the 2009 clearance (Plate 19). Despite this clearance, LiDAR imagery (Figure 14) appears to indicate that sub surface features may survive within the proposed development, particularly relating to the former canal (Asset 7) and

features associated with Victoria Mill (Asset 29).

4 SITE VISIT

- 4.1.1 **The proposed development site/ area of direct impact:** the site was visited on Tuesday 16th July 2019. Weather conditions were good, though access was restricted, and observations were only possible from publicly accessible land. High metal fences bounded the site at the north-western corner and to the west and south west adjacent to Lincoln Street and Durham Street and adjacent industrial units restricted access from the north. Timber fencing bounded the site to the east, with metal fencing to the north east, adjacent to industrial buildings to the north. The site occupied a relatively level area of land. The land was overgrown, with tall shrubs and some trees within the south-eastern part of the site, restricting visibility of the ground and an assessment of the potential for upstanding features to survive (Plates 20-22).
- 4.1.2 Despite the restricted and overgrown nature of the proposed development site, the remains of former structures were noted, particularly in the north-western part of the site, which may relate to the former extent of the southern part of the Grove Mills building, east of Haigh Street (Plates 23 and 24). Similarly, the boundary wall itself retained elements of former openings and structures which may be of additional architectural or historic interest (Plates 25-27).
- 4.1.3 Durham Street Bridge (Asset 35), forming part of the southern boundary of the proposed development, does survive, though is fenced from the south at canal level, so access north into the proposed development site is not possible (Plate 28). Adjacent buildings (part of Norwich Street Mills (Asset 6) and a former public house noted on 1958 OS mapping) attest to the industrial origins of the area, and the canal has been reopened to the south (Asset 7).
- 4.1.4 **The 500m study area/ area of indirect impact:** the wider study area was also assessed, adhering to public rights of way. The aim was to identify known heritage assets within the 500m study area with the potential to be adversely affected by a development within the proposed development site boundaries. This was particularly relevant to designated heritage assets.
- 4.1.5 Of the six designated heritage assets within the study area, due to adjacent built structures and developments, only one is intervisible with the proposed development site, Norwich Street Mills (Asset 6). The setting has already been affected by the establishment of industrial units in the vicinity and housing developments (Plate 29) and the site to the west seems to be presently undergoing redevelopment.

5 DISCUSSION

5.1 Summary of Heritage Asset Significance

5.1.1 Six designated structures lie within the 500m study area (Figure 3) but five of these will not be affected by the proposed development and are not considered further. The sixth, Norwich Street Mills, is a grade II listed structure, and as such, is considered of district or county (higher) significance (Appendix 1, Table 1). A further 26 heritage assets lie outside the proposed development site boundary, but within the 500m study area (Assets 8-28 and 31-35). All 26 heritage assets are considered to be of local significance (Appendix 1, Table 1). The remaining three heritage assets encountered by this research lie within the proposed development site boundary, and all three are considered to be of local significance (Assets 7, 29 and 30).

5.2 The Character of the Development

5.2.1 Proposed layout plans dating to August 2018 (Appendix 4) show that six units are proposed to be created adjacent to Oldham Road, within the eastern part of the proposed development site. These could directly impact on any sub-surface features associated with Victoria Mills (Asset 29). Associated parking areas are proposed to the west, across the route of the former canal (Asset 7). A further three small units are proposed to be sited adjacent to the Durham Street frontage, which may impact on any sub surface features relating to the former weaving sheds associated with Grove Mill (Asset 30). A large unit, proposed for the north-western extent of the site, also has the potential to impact on any sub-surface features associated with the former weaving sheds, and also on structural remains noted during the site visit. It is unclear whether the proposed development will require amendments to the existing boundary walls, although features noted in these may relate to the later use of the site in the 1970s, 80s and 90s, and are therefore of less architectural and historic interest. Any development within the site boundary will affect the setting of two structures within the immediate vicinity (Assets 6 and 35).

5.3 Magnitude of Impact on Heritage Assets

5.3.1 For all heritage assets outside the proposed development site boundaries, the magnitude of impact resulting from the development would be no change (Assets 1-5, 8-28 and 31-34), except for the grade II listed Norwich Street Mills (Asset 6) and Durham Street Bridge (Asset 35). A development within the site boundary would result in an indirect impact on these structures, affecting their setting, which would likely

result in a change *'to the setting of an historic building such that it is noticeably changed'* (Appendix 1, Table 2); a magnitude of impact of *'less than substantial'* (Appendix 1, Table 2). For the 25 known assets of local significance which lie outside the site boundary, a magnitude of impact of *'no change'* is anticipated as a result of the development (Appendix 1, Table 2).

- 5.3.2 For the three heritage assets of local significance which once occupied parts of the proposed development site (Assets 7, 29 and 30), the magnitude of impact would be substantial, as the development would likely affect *'key archaeological materials'* (Appendix 1, Table 2). As there are no specific plans yet available for the development in terms of groundworks, it must be considered that all are at risk of permanent detrimental impact.

5.4 Heritage Statement

- 5.4.1 A less than substantial impact resulting from the development in relation to Norwich Street Mills (Asset 6) would result in a limited impact on heritage significance (Appendix 1, Table 3). A less than substantial impact resulting from the development in relation to Durham Street Bridge (Asset 35) would result in a very limited impact on heritage significance. As these impacts would be indirect, affecting setting only, and as significant modern development has already affected the area, no further archaeological work relating to these is likely to be required to mitigate such impact. Similarly, for the 25 known heritage assets outside the proposed development site boundaries, a magnitude of impact of no change (Assets 1-5, 8-28 and 31-34) would result in *'no appreciable impact'* on heritage significance and would therefore not require further archaeological mitigation (Appendix 1, Table 3).
- 5.4.2 For the three known assets of local significance within the site boundary (Assets 7, 29 and 30), a substantial magnitude of impact would result in a *'limited'* impact on heritage significance, and therefore further mitigation may be required (Appendix 1, Table 3). Similar sites have been subjected to trial trench evaluation and open area excavation, revealing impressive results (e.g. SLR 2011), and archaeological consultation advice issued in regard to the proposal by Andy Myers in 2019 has envisaged such works (A Myers letter 20.05.2019/ 18/01099/Full). All further mitigative work is dependent upon advice from the Greater Manchester Archaeological Advisory Service.

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APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings. Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings. Grade B Listed Buildings in Scotland	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area, grade II registered park and garden	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

Table 2: Establishing the Magnitude of Impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Dark Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: LIST OF HERITAGE ASSETS

The table below summarises known heritage assets within the 500m search radius (study area), including assets from Greater Manchester Archaeological Advisory Service's Historic Environment Record (HER), Historic England's PastScape (PS) and National Heritage List (NHL) web resources and any additional assets noted during this work. The locations of all heritage assets are represented by dots in Figure 3, to help locate the central points of these assets:

Asset No.	Reference	Site Name	Description	Grid Reference	Period
1	NHL 1031919; PS 1553436; HER 11327.1.0	Halfpenny Bridge	Grade II listed footbridge former toll bridge associated with the Rochdale Canal Branch Arm and built in 1831	390129,412704	Post Medieval
2	NHL 1084248; HER 685.1.3	Lock No. 50	Grade II listed Rochdale Canal lock Number 50 (Moss Lower Lock), built between 1794 and 1804	390356,412359	Post Medieval
3	NHL 1376506; HER 15294.1.0	St John the Baptist Church	Grade II* listed Roman Catholic Church of St John the Baptist, originally designed pre-1917 by Oswald Hill but built in 1925-7 by Ernest Bower Norris	389845,412758	Modern
4	NHL 1038316; HER 685.1.4	Lock No. 49	Grade II listed Rochdale Canal lock Number 49 (Moss Upper Lock), built between 1794 and 1804	390547,412421	Post Medieval
5	NHL 1346238; PS 1573747; HER 11628.1.0	Church of St Peter	Grade II listed Church of St Peter, built 1868-1871 by James Medley and Henry Taylor	390655,412750	Post Medieval
6	NHL 1268012; HER 5151.1.0	Norwich Street Mills	Grade II listed former cotton spinning and weaving mill, now textile company buildings, built c. 1860, constructed adjacent to the Rochdale Canal	390224,412322	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
7	PS 1553415	Rochdale Branch Canal	The Rochdale Branch Canal was surveyed in 1791 by John Rennie as part of the Rochdale Canal, the half mile long branch being built between 1794 and 1798. It was closed in 1927, and although the main canal was reopened in 2002, it remains unrestored and has been built over along much of its length. It truncated the present proposed development site	Linear: 389941,412912- 390138,412700- 390220,412579- 390311,412340	Post Medieval
8	PS 499252; HER 695.1.0	Rochdale Station	Railway station on the Manchester and Leeds Railway, which opened in 1841. Station was built 1887-1891	389910,412620	Post Medieval
9	PS 1056418; PS 1056454; PS 1056417; HER 108.1.0	Site of Richard Street dwellings	As series of former buildings on Richard Street, including rows of demi-detached back to back dwellings with textile workshop above, some with cellars beneath built to house textile workers c. 1810 and demolished in 1994	389887,412870	Post Medieval
10	PS 527029	St Luke's Church	The Anglican church was built in two parts in 1888 and 1898 to replace a previously temporary building.	389824,412247	Post Medieval
11	PS 1470625	Rochdale Fire Station	Fire Station, opened in 1933, thought the design predated World War I	389903,412758	Modern
12	HER 5155.1.0	Canal Street Mills	Established between 1854 and 1893 as a Cotton Mill, and first annotated Canal Street on 1910 OS map. Comprised a spinning mill with auxiliary buildings. The southern part of the site has been demolished, though in 2017, a possible spinning block, warehouse and engine house still survived along the northern side	390280,412210	Post Medieval
13	HER 5150.1.0	Crossfield Mill	Small building shown at this location on Wood's plan of 1831, though datestone of 'Crossfield Mill 1844' on spinning mill building. Marked as a depot on 1987 OS map. By 2017, all ancillary buildings had been demolished with only the spinning block remaining	390420,412410	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
14	HER 5149.1.0	Morning Side Mill	Adjacent to Crossfield Mill (Asset 13) Morning Side Mill is first shown on 1893 OS mapping. Originally a cotton spinning mill, though annotated 'woollen' on 1910 and 1930 maps. Western part of complex marked 'works' and eastern 'mill' on 1958 OS map and whole site, 'works' on 1987 OS map. By 2017, only the L-shaped block survived	390460,412410	Post Medieval
15	HER 17074.1.1	Office to Mill	Former office block to Era Mill (Asset 21), a mill which opened in 1898	390710,412350	Post Medieval
16	HER 5137.1.0	Moss Mills	Moss Lock Mill shown on Wood's plan of 1831, owned by Mr King, and greatly expanded by 1851, when it is marked as 'Cotton (Spinning and Weaving)'. Expanded again by 1893, but split into Era Mill (Asset 21) and Moss Mill by 1910. Buildings still survive as part of Moss Industrial Estate	390800,412410	Post Medieval
17	HER 16893.1.0	Site of Well I' th' Lane Mill	Mill, established by 1850 as a cotton mill, but marked as 'woollen' on 1893 OS mapping. A full analysis of the mill and site is included with a desk-based assessment (Arrowsmith and Isherwood 2010) but the site has since been cleared	390190,412050	Post Medieval
18	HER 697.1.0	Site of Deeplish Hill and Deeplish Hall	The sites of two distinct properties, Deeplish Hill and Deeplish Hall. Deeplish Hall was of at least 17 th century origin. Deeplish Hill is shown on Yate's plan of 1786, Greenwood's plan of 1818, and Wood's plan of 1831 to the south of the site. It was owned by Ogden Esq in 1831. Neither now survive	390030,412140	Post Medieval
19	HER 1389.1.0	Site of Sparrow Hill School	School, opened in 1895, built to serve increasing population. In the later 20 th century it became a youth club and community centre until closure in 2004. The building was subjected to a rapid photographic survey prior to demolition	389826,412700	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
20	HER 704.1.0	Site of Lower Place	A mansion, known from documentary evidence of 1626, and last documented in 1722. It appears to be shown on Yate's 1786 plan, but not on Greenwood's 1818 plan, so was perhaps demolished ahead of the developed of Castleton between 1786 and 1818. The name has been retained in place names	390540,411833	Post Medieval
21	HER 17074.1.0	Site of Era Mill	A cotton spinning mill built on part of the original site of Moss Mills which was sold in 1893. Era Mill was opened in 1898. In its heyday, in the mid 1950s, the mill had 60,000 ring spindles. Eventually demolished in 1979, though the office block still survives (Asset 15)	390640,412400	Post Medieval
22	HER 694.1.0	Site of Petrie and McNaught Foundry	St George's Foundry- foundry started by Alexander Petrie who moved to Rochdale in 1816. Most buildings demolished by 1999 and since redeveloped for housing	390700,412490	Post Medieval
23	HER 2627.1.0	Site of former Rochdale Station	Site of the original Rochdale railway station, built in 1839 and demolished c. 1972 and situated to the rear of Rochdale Signal Box	390270,412820	Post Medieval
24	HER 5374.1.0	Site of Wellfield Mill (Corn)	Site of former corn mill, shown on Wood's Plan of 1831, owned by Mr Wood, and not apparent on Greenwood's 1818 plan, presumably water-powered, utilising a weir off the canal. No longer annotated as a corn mill on 1893 mapping but is again on 1910 mapping. Marked as 'Wellfield Old Mill' on 1930 OS map. Demolished by 1958 and redeveloped by 1987	390440,412290	Post Medieval
25	HER 5138.1.0	Site of Victoria Mill (Cotton)	Site of a former mill, not shown on 1850s OS mapping, but developed by 1893. Originally it was a late 19 th century spinning mill complex, though rebuilt during the early 20 th century. Complex demolished by 2000 and redeveloped	390540,412300	Post Medieval
26	HER 5139.1.0	Site of Vicars Moss Mill	Marked on 1851 OS map as Vicars Miss Mills (Cotton Spinning), on 1910 OS map as 'Vicar's Moss Mills (woollen)' and on 1930 OS map as 'Vicar's Moss Mills (Cotton Waste)'. All surviving buildings demolished by 1999	390010,412870	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
27	HER 5144.1.0	Site of Wellfield Mill (Cotton)	Shown on 1851 OS map to the east of 'Wellfield Mill (Corn)'. By 1930, the cotton mill comprised a mill to the east and warehouse to the west, canalside. By 1987, much of the site had been cleared	390440,412360	Post Medieval
28	HER 5148.1.0	Site of Albert Cotton Waste Mill	Not shown on 1850s OS mapping but is on 1893 OS map. Marked as 'Cotton Waste' on 1910 OS map and extended westwards to occupy the former site of terraced housing after 1930, presumably when it was converted to a cotton weaving complex. The whole complex was demolished and redeveloped for housing between 1999 and 2006	390600,412470	Post Medieval
29	HER 5152.1.0	Site of Victoria Mill (Woollen)	The HER entry states that the spinning mill building was mid-late 19 th century and brick-built. The late 19 th century engine house was attached to the north end of the mill. A building seems to appear at this location on Wood's 1831 plan, though this may have been remodelled/ demolished and replaced by a later building by 1851. Trade directories first list the mill in 1851 and last in 1934/5. It appeared to be incorporated with the former Grove Mills site to the west, linked by a raised pedestrian walkway in the 1980s (Asset 30). The whole site was cleared by 2000	390280,412480	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
30	HER 5153.1.0	Site of Grove Mills	HER information states this to date to c.1870 as a cotton mill, established on the west bank of the Rochdale Branch Canal. First shown on 1893 OS map. First Trade Directory entry was in 1869, though intriguingly, an article of 1913 on 'previous memorable gales' states that a newly erected chimney at Grove Mills' was blown down on 18 th October 1854. This could relate to a Grove Mills cited in an 1858 trade directory near Whitworth owned by Edward Shepherd. It is not marked as a mill on mapping after 1930, and between 1958 and 1987, it was linked across the canal, presumably by a footbridge, to the former Victoria Mill to the east (Asset 29). This may relate to its later use as a nursery goods and toy manufactory from 1973 until at least 1977, though the site was vacant by 1986. The mill was four storeys. Several phases of demolition have occurred, one in 1975, one in 1984 and the northern part of the site was redeveloped as industrial units by 1999. Finally, the southern part of the site was cleared in 2009	390220,412460	Post Medieval
31	Wood 1831	Site of Larkfield/ Hare Lands	Owned by Wm. Mann Esq. in 1831, and annotated 'Lark Field or Hare Lands' on 10 foot 1851 OS map. Site redeveloped by 1893, but name survives as 'Hare Street'	390050,412385	Post Medieval
32	Wood 1831	Site of Crossfield	Owned by John Vavasour Esq. in 1831. A building is shown at this approximate location on Greenwood's map of 1818, but not Yate's of 1786. Still shown on OS mapping of 1893, but superseded by Crossfield Saw Mills by 1910	390160,412200	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
33	Wood 1831	Site of Crossfield Cottage	Perhaps part of John Vavasour Esq.'s estate by 1831, located to the north of it and north of a pond on Wood's map. John Vavasour was a significant landowner according to the map, and appeared to have intended to build a fashionable Georgian crescent to the south of the cottage. A building is shown at this approximate location on Greenwood's map of 1818, but not Yate's of 1786. Still shown on 1854 6inch OS map but area completely redeveloped by 1893	390187,412449	Post Medieval
34	Wood 1831	Oldham Road	The line of Oldham Road did not exist until the early 19 th century and is not shown on Yate's map of 1786 or Greenwood's of 1818. It was constructed after the Rochdale Branch Canal (Asset 7), presumably to link the mills that were being established canalside. It is shown on Wood's 1831 plan, annotated 'Oldham New Road'	Linear: 390024,413059- 390292,412512- 390320,412431- 390364,412153	Post Medieval
35	1851 OS map; 1893 OS map	Durham Street Bridge	Durham Street is shown on the 1893 map as a western extension of an earlier street which formerly ended at Oldham Road, and required a bridge to traverse the canal. This served the area to the west, heavily developed between 1854 and 1893 to provide terraced housing for millworkers. The new road layout and bridge replaced the earlier Crossfield Bridge to the north and the northern part of the Crossfield Estate (Asset 33)	390285,412420	Post Medieval

APPENDIX 3: PLATES



Plate 1: Google Earth imagery, 2000

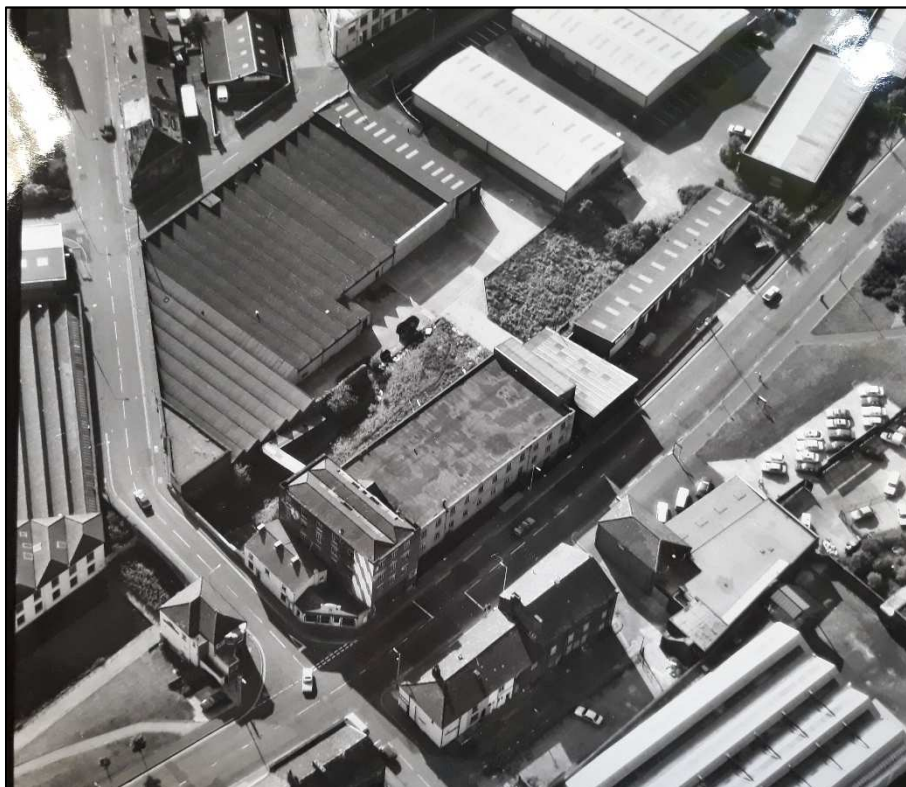


Plate 2: Aerial Photograph, 1980s (GMAAS Library 4126/82)



Plate 3: Grove Mill from canal, 1975 (RLSC RB 443 193 DIG)



Plate 4: Grove Mill, demolition, 1975 (RLSC RB 443 191 DIG)

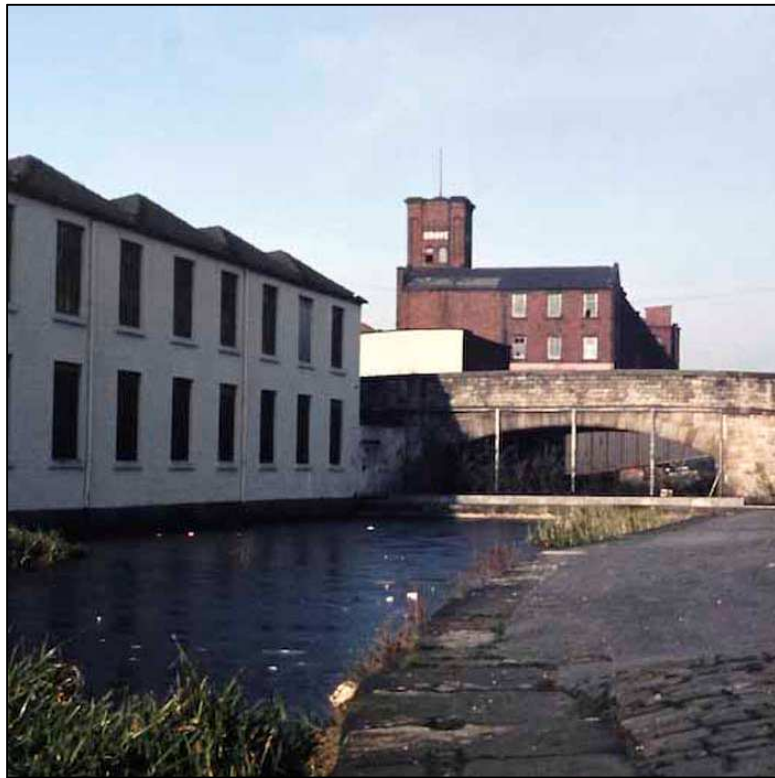


Plate 5: Durham Street Bridge with Grove Mill behind, 1983



Plate 6: Grove Mill from canal, 1975 (RLSC RB 443 193 DIG)



Plate 7: Mill exterior, 1984 (RLSC PA 24.04.84 197 DIG)



Plate 8: Mill exterior, 1984 (RLSC PA 24.04.84 198 DIG)



Plate 9: Grove Mill, engine house, 1975 (RLSC RBB 443 192 DIG)



Plate 10: Grove Mill, before demolition Mill exterior, 1975 (RBB 443 190 DIG)



Plate 11: Mill Exterior, 1984 (RLSC PA 06.05.84 195 DIG)



Plate 12: Mill Exterior, 1984 (RLSC PA 24.04.84 201 DIG)

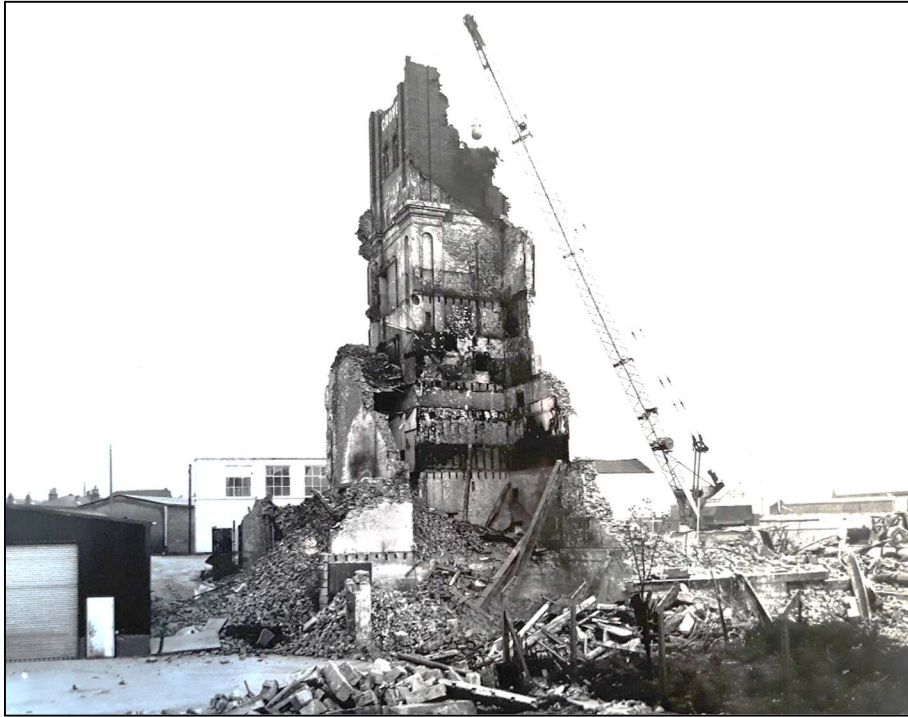


Plate 13: Mill Exterior, 1984 (RLSC PA 06.05.84 196 DIG)



Plate 14: Mill Exterior, 1984 (RLSC PA 24.04.84 199 DIG)



Plate 15: Mill Exterior, 1984 (RLSC PA 24.05.84 200 DIG)



Plate 16: Aerial Photograph, 1980s (GMAAS Library 4126/80)



Plate 17: Google Earth imagery 2003



Plate 18: Google Earth imagery 2005



Plate 19: Google Earth imagery 2013



Plate 20: General view of site from Durham Street Bridge (Asset 35) facing north-east



Plate 21: General view of site from the north, facing south-west



Plate 22: General view of site from the north-west, facing south-east



Plate 23: Structural remains within north-western corner of site, facing west-south-west



Plate 24: Structural remains within north-western corner of site, facing north-west



Plate 25: South-western and western boundary walls of site, facing west



Plate 26: Western boundary wall of site, facing north



Plate 27: Detail of part of western boundary wall of site, facing east-north-east



Plate 28: View of site from the south-east, showing Durham Street Bridge, canal and adjacent buildings, facing north-west



Plate 29: General view of site from the north-west, showing Norwich Street Mills (Asset 6)

APPENDIX 4: PROPOSED SITE LAYOUT



- 01 Stainless steel sheffield bike stands
- 02 2100mm high weld mesh security fence (colour to be agreed)
- 03 2100mm high weld mesh gate with lever handles and key operated lock
- 04 2100mm high weld mesh double gate with lever handles and key operated lock

KEY TO EXTERNAL FINISHES:

- 14mm gravel on weed control fabric
- 600x600x50 standard concrete paving
- HRA finish to road and parking areas
- Bitmac surfacing
- Soft landscaped areas

SITE AREA: 7000 sq.m. (0.7 ha)
 TOTAL BUILDING FOOTPRINT: 2281 sq.m. (32% density)

PARKING:
 Car spaces 42no
 Disabled spaces 8no
 Cycle spaces 11no

Re-instate surfacing on completion of new wall
 Construct new retaining walls, details subject to further site investigation
 Remove existing radii kerbs forming crossover and extend existing footpath all to LA adoption standard
 Extend existing weld mesh fence along line of new retaining wall

PROPOSED SITE LAYOUT 1:250

Figured dimensions to be used. Do not scale from drawing

A	Units 8-13 re-positioned 1000mm further away from Oldham Rd, finished floor level reduced by 300mm	GE	Ap.19
Rev.	Revision detail	By	CHK Date



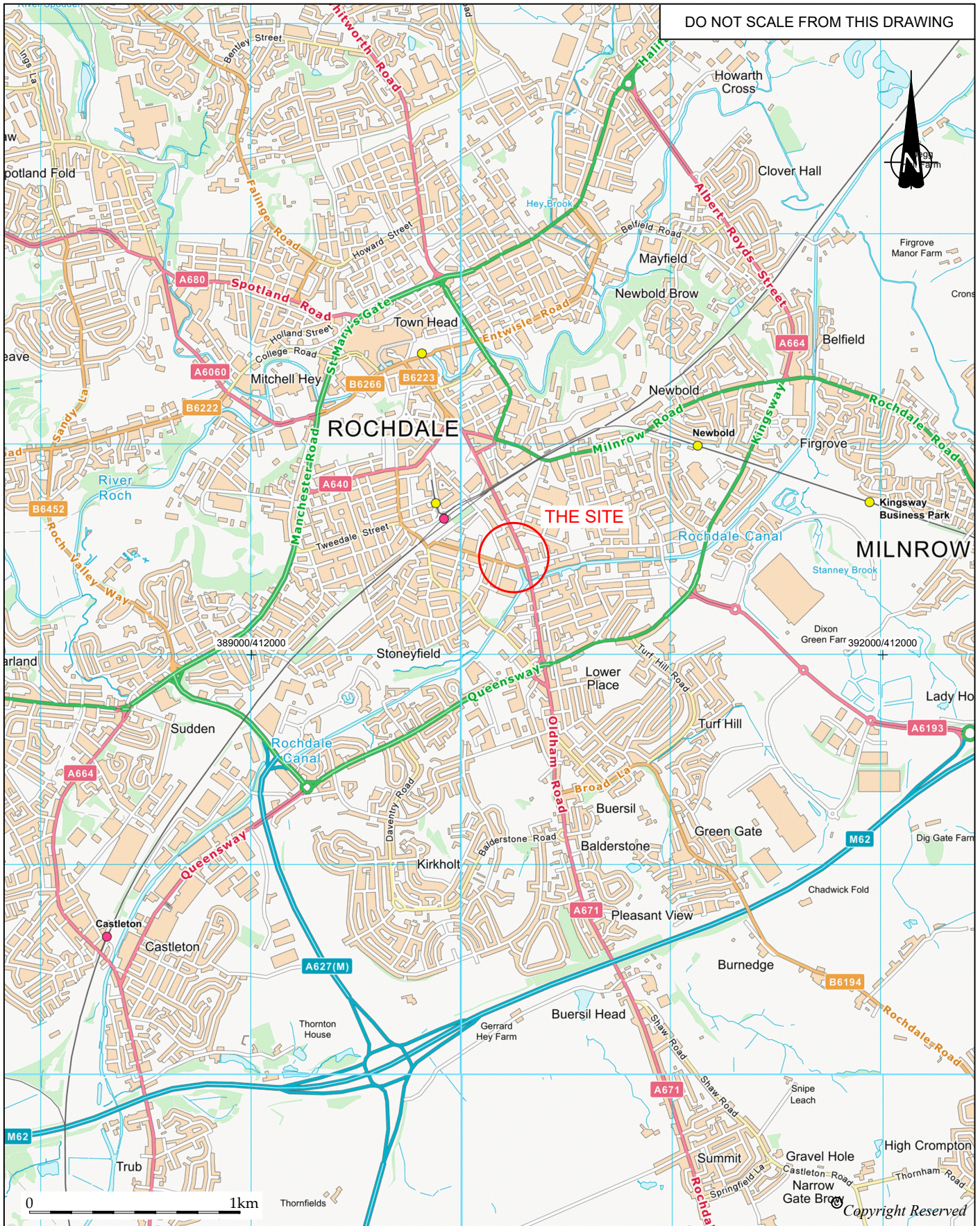
PROPERTY & HIGHWAY SERVICES
 No. 1 Riverside, Smith Street, Rochdale, OL16 1XU
 Tel: (01706) 647474

Client: **ROCHDALE DEVELOPMENT AGENCY**
 Project: **INDUSTRIAL DEVELOPMENT AT LINCOLN BUSINESS PARK LINCOLN CLOSE, ROCHDALE**

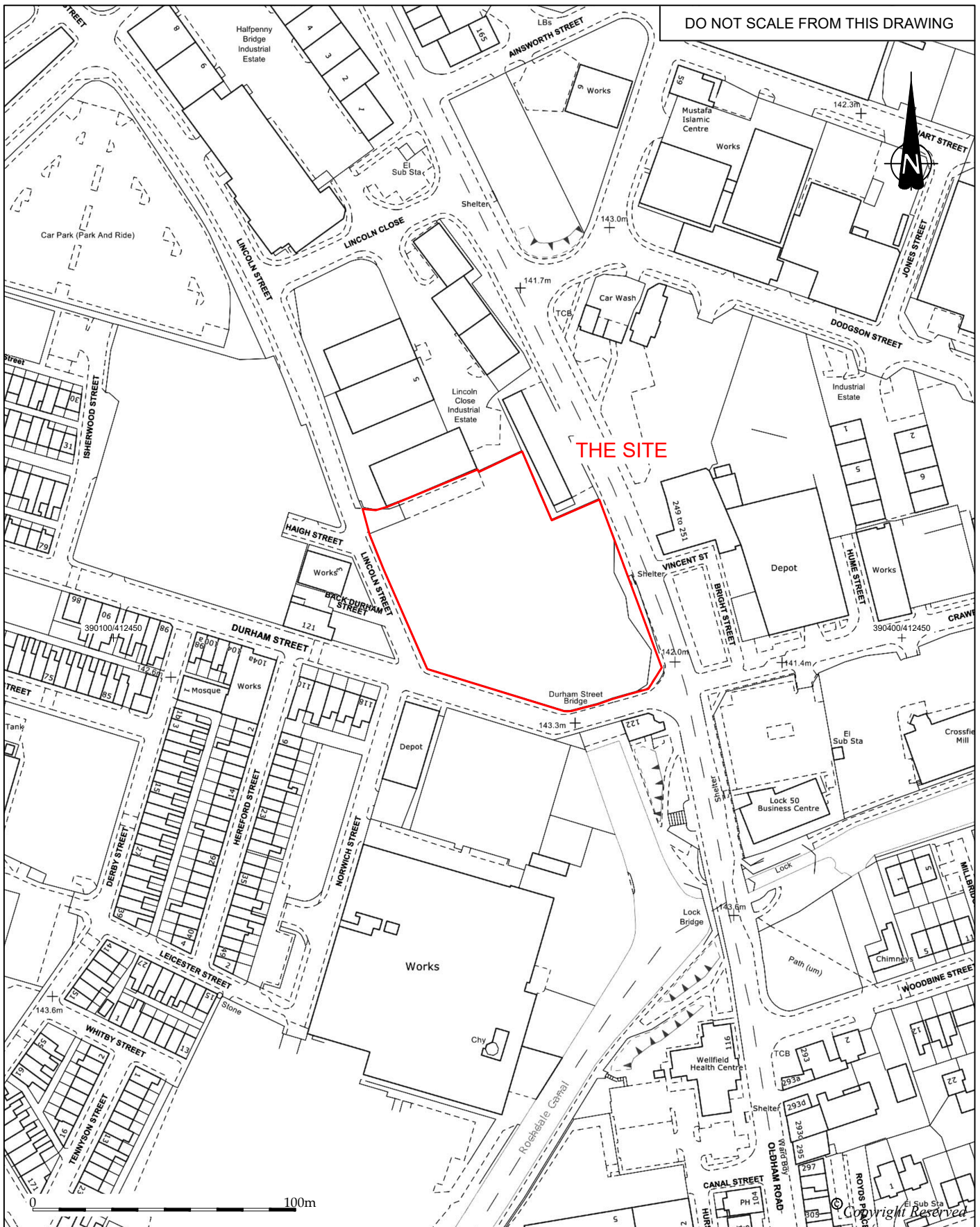
PROPOSED SITE LAYOUT

Drawn by	Date	Purpose of issue	Scale
GB	AUG 18		1:250 @ A1
Checked by	Date	Project No.	
		2003342	
Approved by	Date	Drawing No.	Rev
		L-01	A

APPENDIX 5: FIGURES



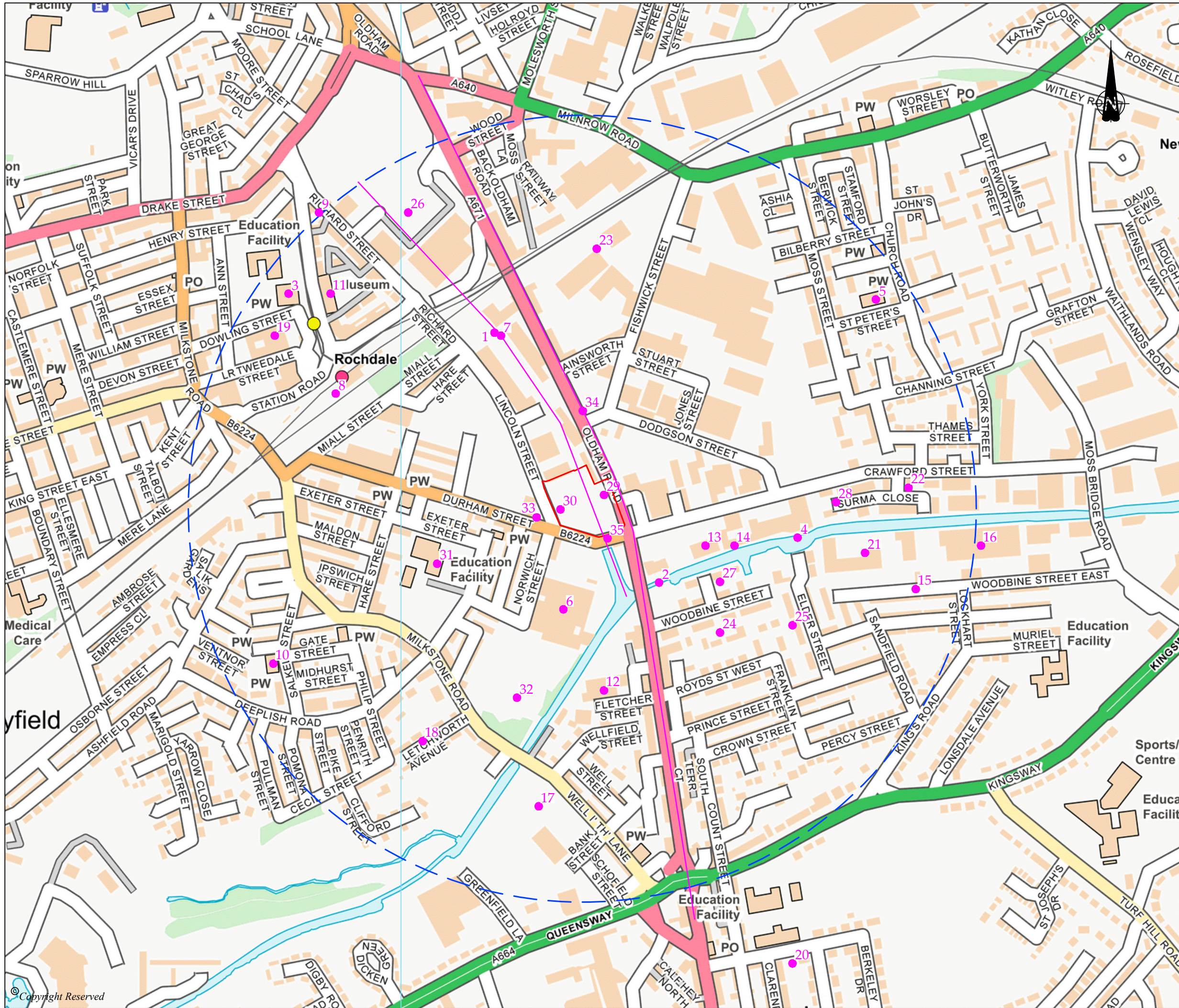
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	PROJECT	Land at Lincoln Close, Rochdale, Greater Manchester Heritage Impact Assessment		SIZE	A4	SCALE
DRAWING TITLE		Figure 1: Site location		DRAWN BY	AB	CHECKED BY
				APPROVED BY	DC	■ BOLTON TEL 01204 227 227 WWW.WARDELL-ARMSTRONG.COM <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> NEWCASTLE UPON TYNE <input type="checkbox"/> EDINBURGH <input type="checkbox"/> SHEFFIELD <input type="checkbox"/> GLASGOW <input type="checkbox"/> STOKE ON TRENT




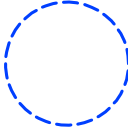

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DRAWING TITLE		Figure 2: Detailed site location		DRAWN BY	AB	CHECKED BY
				DATE	July 2019	APPROVED BY



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-  Site location
-  500m study area
-  Heritage assets

REVISION	DETAILS	DATE	DRN	CHKD	APPD
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CLIENT
Rochdale Borough Council

PROJECT
Land at Lincoln Close, Rochdale, Greater Manchester

DRAWING TITLE
**Figure 3:
Location of heritage assets
within a 500m study area**

DRG No. GM10656_HIA_003	REV A
DRG SIZE A3	SCALE 1:5,000
DRAWN BY AB	DATE July 2019
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	PROJECT	Land at Lincoln Close, Rochdale, Greater Manchester Heritage Impact Assessment	SIZE	A4	SCALE	Not to scale	DATE
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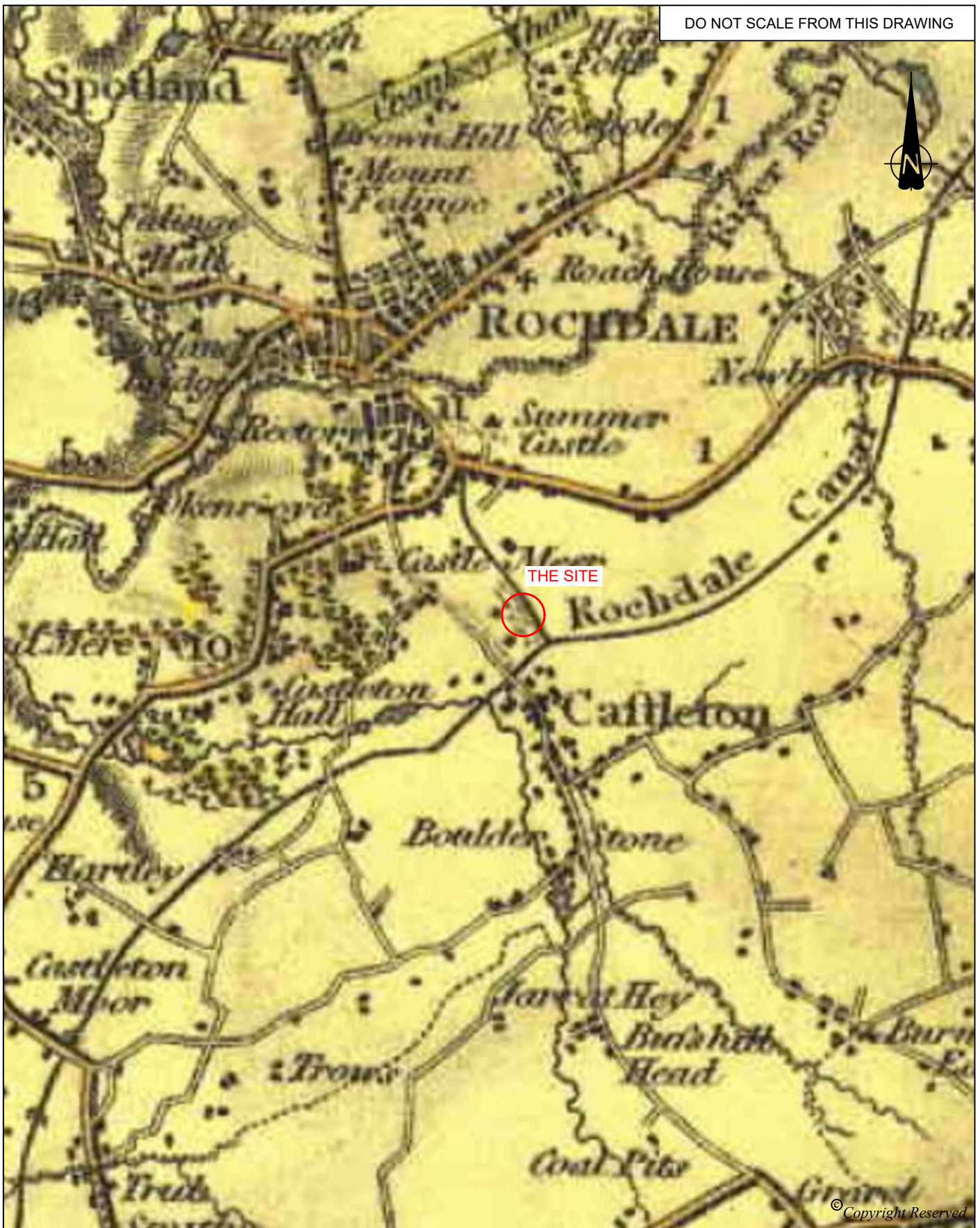
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Figure 4:
Yates' map of Lancashire, 1786




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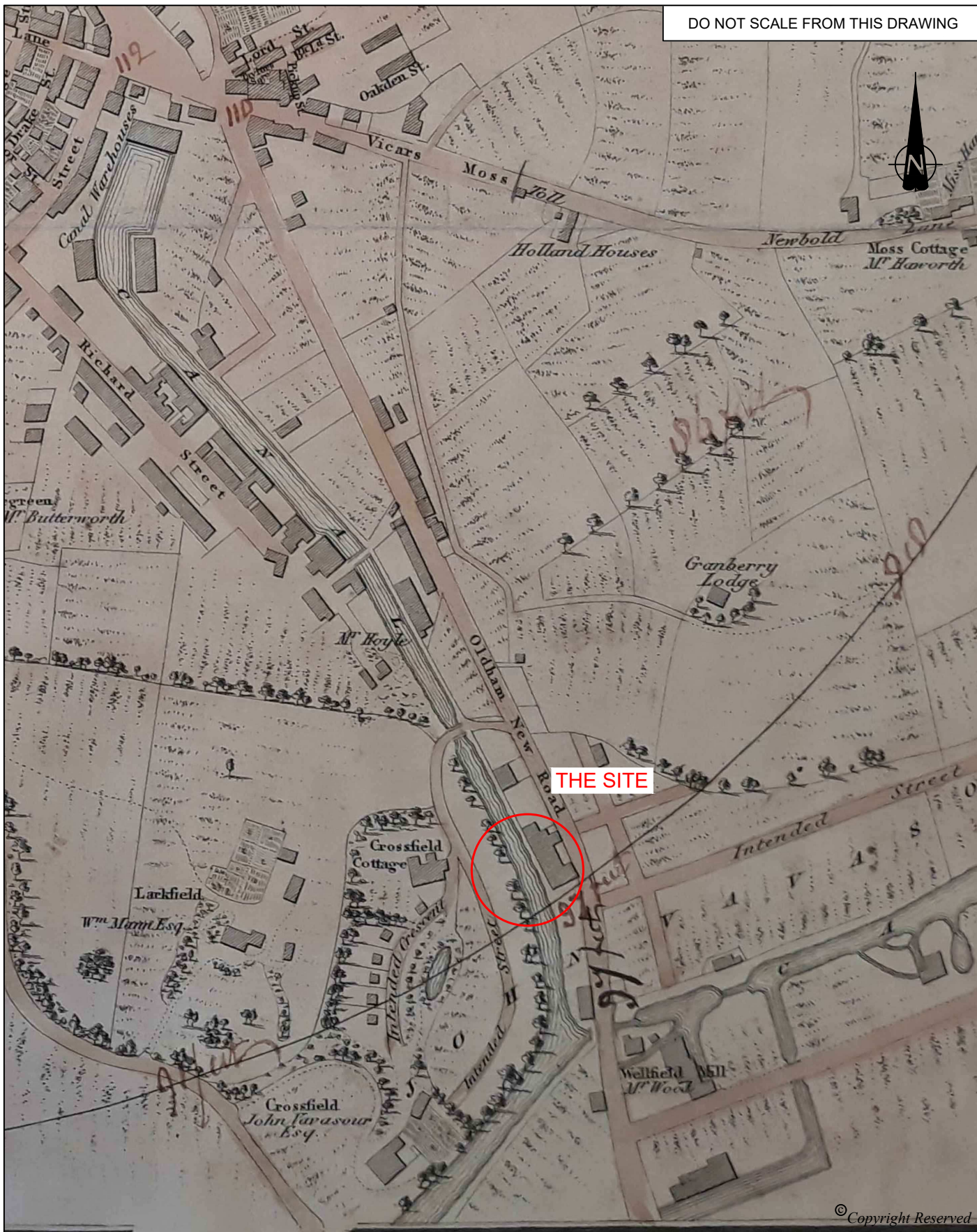
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DRAWING TITLE					<p>■ BOLTON TEL 01204 227 227 WWW.WARDELL-ARMSTRONG.COM</p> <p><input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> NEWCASTLE UPON TYNE <input type="checkbox"/> EDINBURGH <input type="checkbox"/> SHEFFIELD <input type="checkbox"/> GLASGOW <input type="checkbox"/> STOKE ON TRENT</p>		

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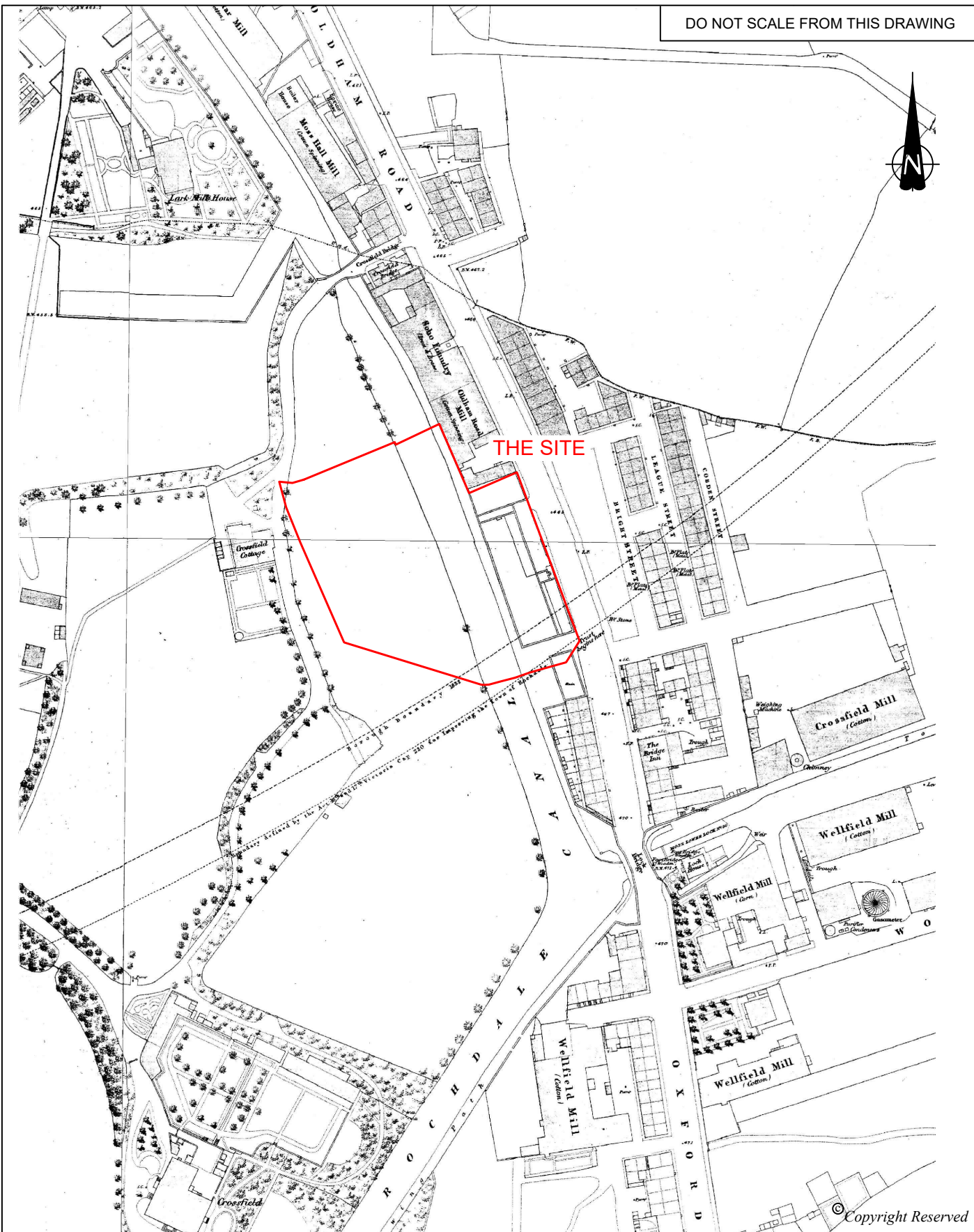
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Figure 6:
Wood's map of Rochdale, 1831



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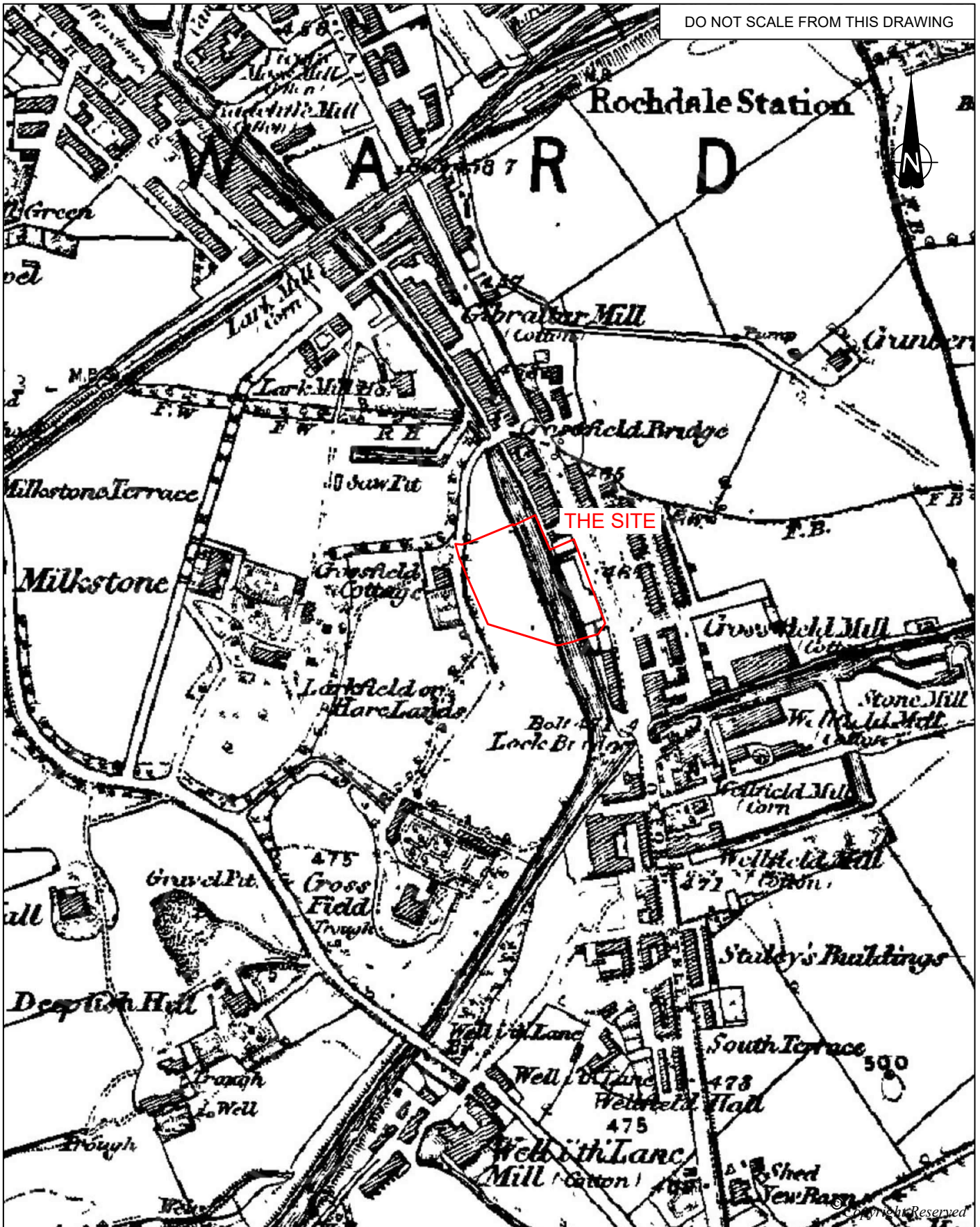


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	PROJECT	Land at Lincoln Close, Rochdale, Greater Manchester Heritage Impact Assessment	SIZE	A4	SCALE	1:2,000
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DRAWING TITLE	Figure 7: Ordnance Survey map, Town Series, 1851 (10 feet to 1 mile scale)				APPROVED BY	DC



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DATE			July 2019	DRAWN BY	AB	CHECKED BY	CP

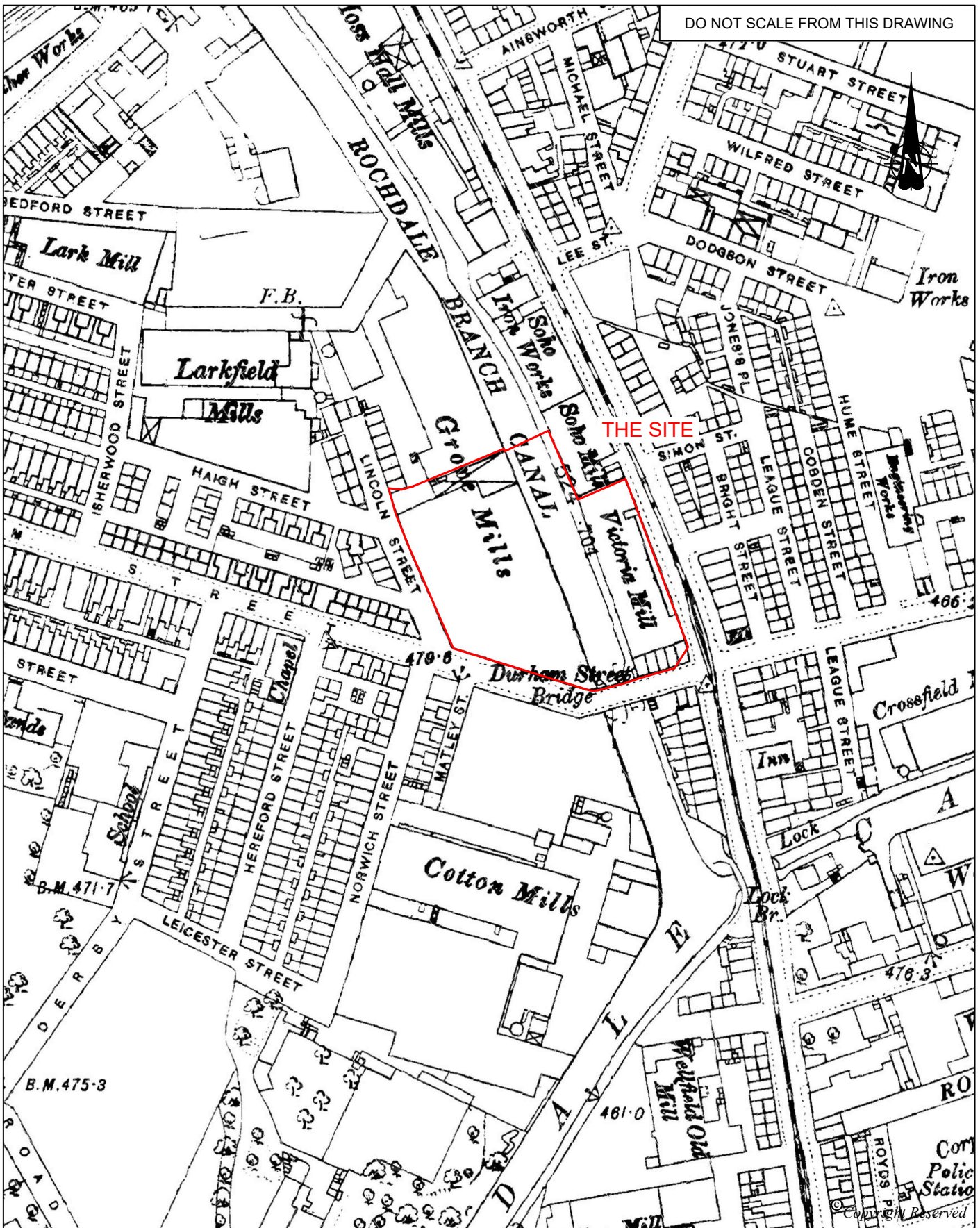
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Figure 8:
First Edition Ordnance Survey map, 1854
(6 inches to 1 mile scale)



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PROJECT	Land at Lincoln Close, Rochdale, Greater Manchester Heritage Impact Assessment	SIZE	A4	SCALE	1:2,000
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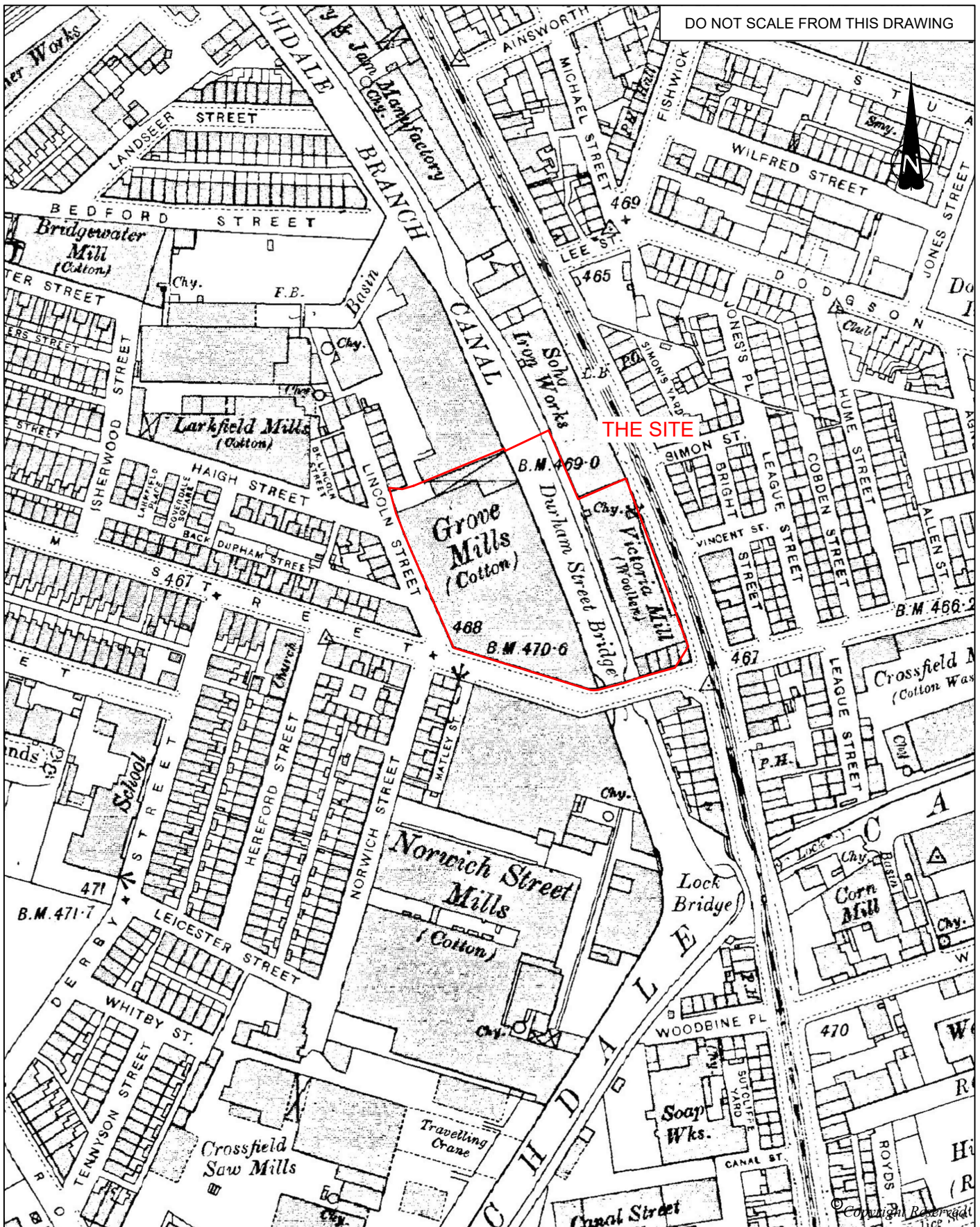
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Figure 9:
First Edition Ordnance Survey map, 1893
(25 inches to 1 mile scale)



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	PROJECT	Land at Lincoln Close, Rochdale, Greater Manchester Heritage Impact Assessment		SIZE	A4	SCALE
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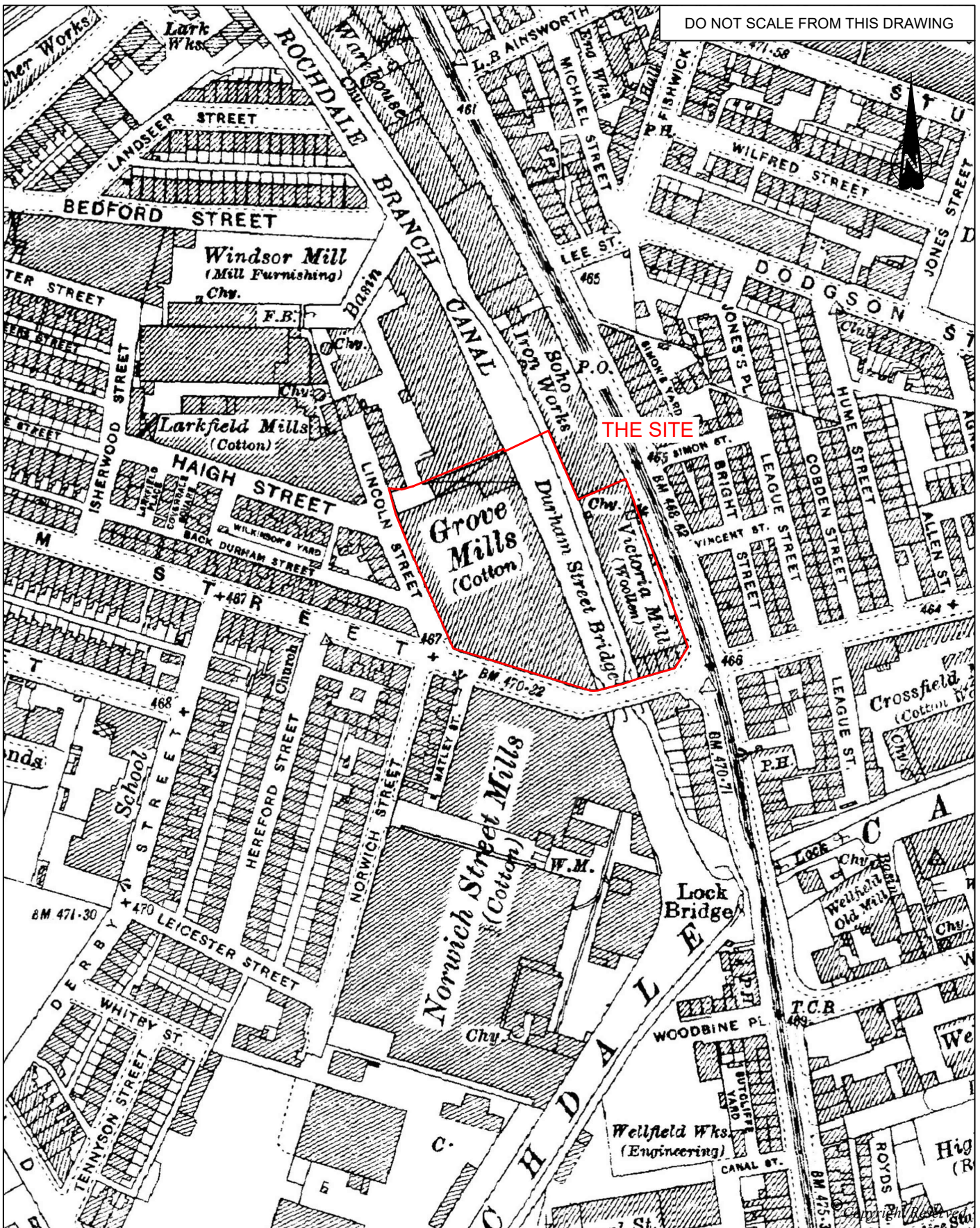


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PROJECT	Land at Lincoln Close, Rochdale, Greater Manchester Heritage Impact Assessment		SIZE	A4	SCALE	1:2,000
			DATE	July 2019		
DRAWING TITLE	Figure 11: Third Edition Ordnance Survey map, 1930 (25 inches to 1 mile scale)		DRAWN BY	AB	CHECKED BY	CP
			APPROVED BY	DC		

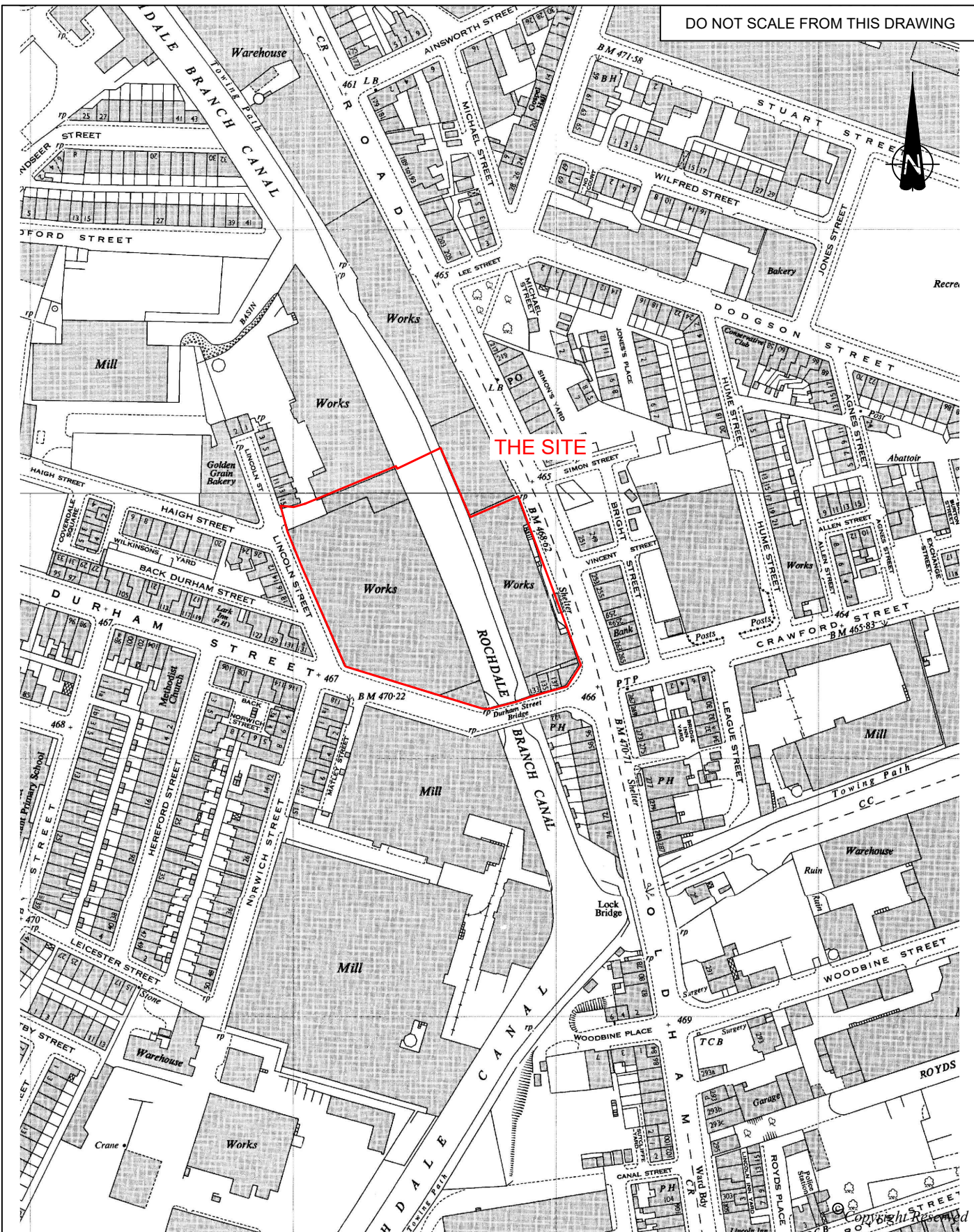


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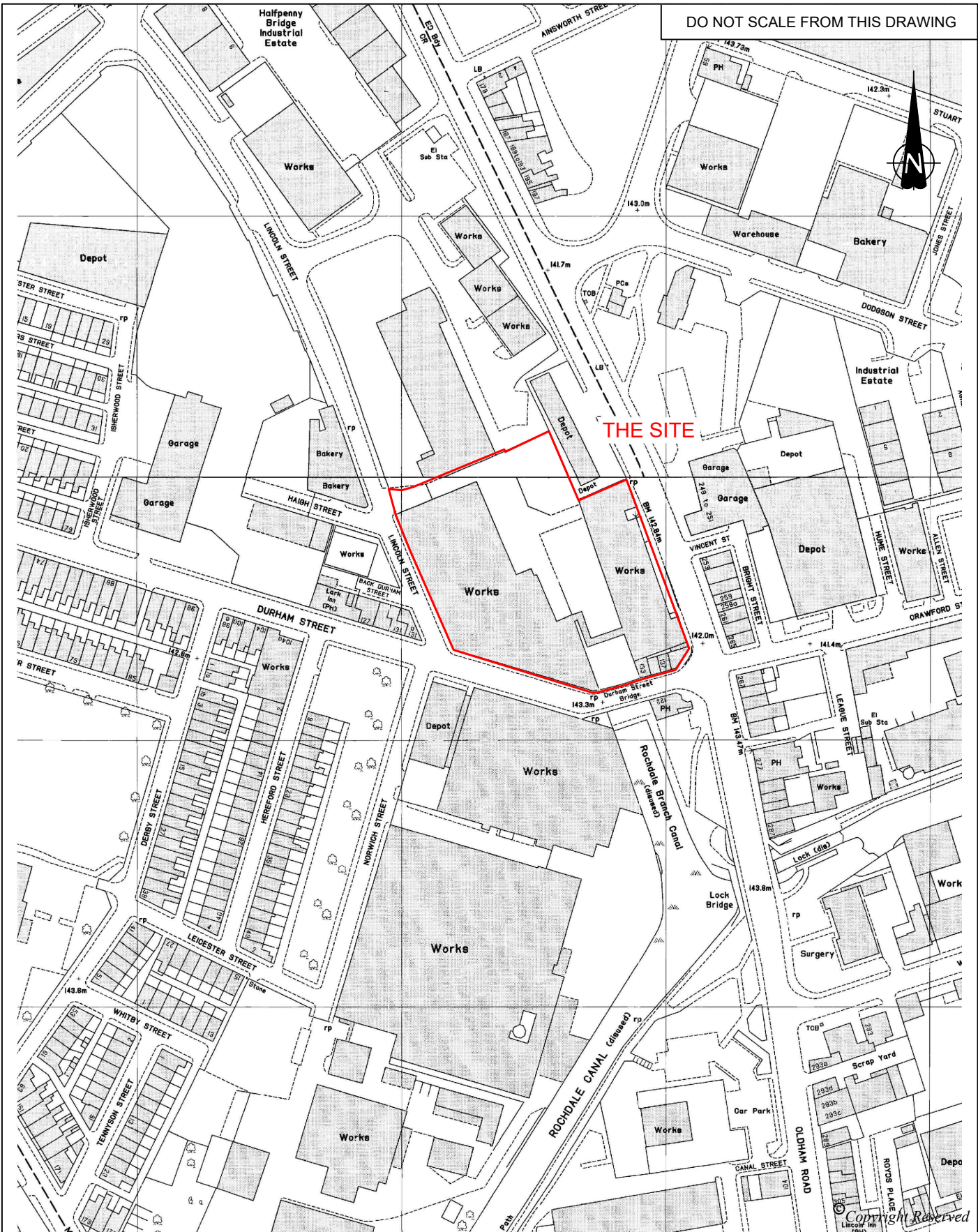
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PROJECT	Land at Lincoln Close, Rochdale, Greater Manchester Heritage Impact Assessment	SIZE	A4	SCALE	1:2,000
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Figure 12:
Ordnance Survey map, 1958
(10 feet to 1 mile scale)



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THE SITE

CLIENT	Rochdale Borough Council		DRG No.	GM10656_HIA_013	REV	A
	PROJECT	Land at Lincoln Close, Rochdale, Greater Manchester Heritage Impact Assessment		SIZE	A4	SCALE
DRAWING TITLE		Figure 13: Ordnance Survey map, 1987 (1:1,250 scale)		DRAWN BY	AB	CHECKED BY
				APPROVED BY	DC	

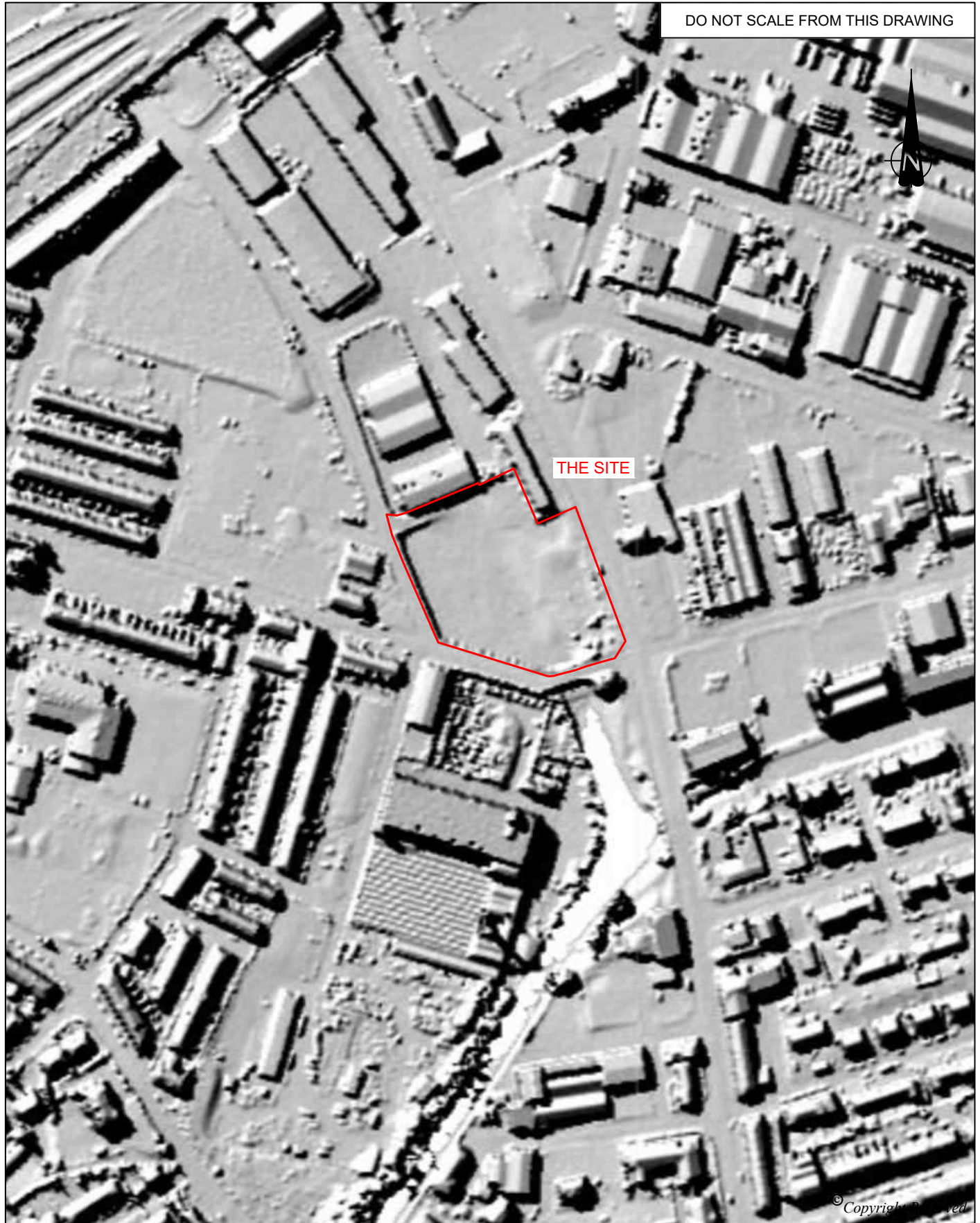


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CLIENT	Rochdale Borough Council		DRG No.	GM10656_HIA_014	REV	A	
	PROJECT	Land at Lincoln Close, Rochdale, Greater Manchester Heritage Impact Assessment	SIZE	A4	SCALE	1:2,500	DATE
DRAWN BY			AB	CHECKED BY	CP	APPROVED BY	DC

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Figure 14:
LiDAR (1m digital surface model data)



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