



Paul Butler Associates

Planning, Development & Heritage Consultants

Hallmark Developments (Northwest) Ltd

Dexine Rubber Works, Rochdale

Level 2 Archaeological Building Survey

22 November 2019

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

© Paul Butler Associates Ltd. All Rights Reserved.

Job Number: 17.1122
Project: Dexine Rubber Works
Client: Hallmark Developments (Northwest) Ltd
File Name: Level 2 Archaeological Building Survey

Document Preparation/Checking Record:

| | Name and Qualifications | Position | Date |
|---------------------|--------------------------------|-------------------------|-------------|
| Prepared by: | Steven Price BA MA MPhil | Associate Archaeologist | 22.11.2019 |
| Checked by: | David Tye BSc MTPI MRTPI | Director | 22.11.2019 |
| Issued by: | Julian Austin BSc MPLAN MRTPI | Principal Planner | 22.11.2019 |

Document Revision Record:

| Issue No. | Date | Details of Revisions |
|------------------|-------------|-----------------------------|
| | | |
| | | |
| | | |

Contents

Non-Technical Summary

1. Introduction
2. Site Location
3. Aims and Objectives
4. Methodology
5. Historical Background
6. Physical Description
7. Analysis and Conclusions
8. Archive
9. Copyright

Bibliography

Appendix 1: Figures

Appendix 2: Plates

1. Introduction

- 1.1 Paul Butler Associates have been commissioned to undertake a level 2 archaeological building survey of the former Spotland Works (also known as Dexine rubber works), Spotland, Rochdale. Condition 11 of the Planning Consent (19/00804/FUL) states:

No works of demolition of the mill building shall take place until a 'Building Recording Survey' completed in line with Historic England's "Understanding Historic Buildings – A Guide to Good Recording Practice" (2016) at a minimum Level 2 (Descriptive Record) is produced and has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to secure an understanding of a building and its significance to inform the preparation of a scheme of conservation, repair or alteration in accordance with Policy P2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

- 1.2 This procedure followed the advice previously given by central government as set out in Planning Policy Guidance: Planning and the Historic Environment (PPG15) and Planning Policy Guidance on Archaeology and Planning (PPG16) which has now been superseded by Section 12 of the National Planning Policy Framework. This came into effect in March 2012 and requires that “Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible” (NPPF 2012, 141).
- 1.3 The University of Manchester Archaeology Unit undertook an archaeological English Heritage Level II building survey of the mill and extant buildings in 2007, including a

detailed history of the site, which has been used for this report (Hradill et al. 2007). Mr. Steven Price BA (Hons), MA, MPhil, PCIfA of Paul Butler Associates carried out the historic building recording. Steven Price is a Practitioner of the Chartered Institute for Archaeologists with over 15 years' experience of surveying and recording buildings of many types. He has carried out numerous Level 2 surveys.

2. Site Location

- 2.1 The building is situated on the valley floor to the northeast of the River Spodden. The mill is surrounded by other industrial units on a plot of land bounded by Spotland Road to the north, Primrose Street to the east, Spodden Street to the south and the River Spodden to the west, c. 1.5km to the northwest of Rochdale centre. The building is one of the five sites recorded on the Historic Environment Record as within the Spotland Bridge Conservation Area, which included 2 listed buildings, 2 buildings and a monument. The National Grid Reference of the site is SJ SD 88758 13676.

3. Aims and Objectives

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The purpose of an Historic Building Recording, according to the ClfA (2014) is to "examine a specified building, structure or complex, and its setting, in order to inform a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting or b) to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results".
- 3.3 The objective for this project was to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

4. Methodology

- 4.1 An appropriate record has been made of the building. Floor plans were required; these were amended from architect's plans which were checked on site. The drawn record shows all features of interest that have been recorded photographically, as well as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 4.2 Construction techniques and sequences were appropriately illustrated or described, if visible.
- 4.3 The archaeologist on site identified and noted:
- Truss positions and form;
 - Any significant changes in construction material - this is intended to include significant changes in stone/brick type and size, coursing, etc.
 - All blocked, altered or introduced openings;
 - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to Historic England guidelines as laid out in Understanding Historic Buildings – A guide to good recording practice, Historic England 2016.
- 4.5 Photographs were taken with digital SLR camera in RAW format with files saved as lossless TIFF's for archive purposes. All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure.
- 4.6 The photographic coverage includes:

- General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
 - The overall appearance of principal rooms and circulation areas.
 - Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
 - Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
 - The building's relationship to its setting, and to significant viewpoints.
 - Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.
- 4.7 A plan showing the location from which the photographs have been taken has been produced.
- 4.8 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.
- 4.9 A site visit was made on 19th November 2019 when the building was drawn and photographs taken. Measurements were taken with hand held and electronic 'tapes' which enabled the floor plans to be produced. Several areas were unsafe to enter; The

single story extension was unsafe in several rooms due to vandalism; the engine house was only accessible at the western side at first floor level, the second floor having collapsed; the boiler house had no access to second floor level.

- 4.10 The project was carried out in accordance with the recommendations of The Management of Archaeological Projects 2nd ed. 1991 and the Chartered Institute for Archaeologists' Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures 2014.

5. Historical Background

- 5.1 Mesolithic and Neolithic activity has been documented around Rochdale, chiefly on the higher ground. From the Mesolithic period the most notable discovery was of a Mesolithic workshop on Blackstone Edge. (Marshall n.d., 6-7). Worked flints have been found in the Littleborough area and 'Fishwick' records another twenty-five sites around Rochdale where Neolithic flints have been found in quantity. Recently two collapsed stone circles have been discovered on the moors above Rochdale on Hamer Hill. Both are made of local stone and probably date from the Bronze Age. In 1832, a bronze torque was found by workmen in Calderbrook and believed to date from the late Iron Age (Fishwick, p5). Further Bronze and Iron age evidence exists in the form of several axe heads found around Rochdale, as well as burial mounds, including Hades Hill barrow, excavated in 1895 (Marshall n.d., 8).
- 5.2 A possible Roman road runs over Blackstone Edge to the north-east of the town, although its purpose and origins are unclear. A known Roman road that connected Manchester to Aldborough is known to run to the east of Rochdale. In 1804, an iron box was unearthed at Underwood containing a number of bronze coins of the later empire. The arm of a silver statue of Victory, along with numerous other coins of the Roman period have also been found in the area (Farrer & Brownbill p187-201).
- 5.3 During the Saxon period Rochdale was frequently invaded by the Danes. Initially penetrating the area and settling, as some local place-names confirm. Athelstan became the first true King of England when he gained victory over the Vikings at the Battle of Brunanburh in 937, and his kingdom for the first time included the Danelaw and effectively ended Danish control of the area. A castle, from which nearby Castleton has its name, but of which there are no traces, was one of the twelve Saxon forts probably destroyed in the frequent conflicts that occurred between the Saxons and Danes in the 10th and 11th centuries (Samuel, 679-686).

- 5.4 Initially after the Norman Conquest, the parish of Rochdale appears to have been a single Lordship. The church of Rach (Rochdale) is mentioned in the Domesday Book of 1086 and the area is recorded as the Manor of Recedham. Prior to the Norman invasion of 1066 the lands around the area of Rochdale were held by a Saxon Thane named Gamel, one of the twenty one Thegns of the Salford Hundred, who was free from all customs except six; his holding was originally accessed as two hides or twelve ploughlands (Farrer & Brownbill 187-201). At the time of the Domesday Book entry, the lands in the area of Rochdale were held by Roger De Poitou, who later fell out of favour with the crown and was stripped of his property. By 1178, John De Lacy Constable of Chester held the manor of Rochdale and divided lands in the area amongst his retainers. De Lacy also founded the Cistercian abbey of Stanlaw and endowed it with some local land. More gifts of land followed when the abbey was subsequently moved to Whalley in 1295 where it prospered for the next 250 years. The year 1311 saw the death of the last male heir of the De Lacy family and the manor of Rochdale along with the manor of Clitheroe passed to the Dukes of Lancaster and eventually reverted to the crown. In 1625 Charles I sold the manor to trustees for the Earl of Holderness, who immediately sold it to Sir Robert Heath, the Attorney General. He first mortgaged the manor then subsequently sold it to Sir John Byron in 1638. The manor remained in the Byron family until the poet Lord Byron sold it to James Dearden in 1823 (Farrer & Brownbill p187-201).
- 5.5 By 1251, Rochdale had received a Royal Charter and grew into the centre of the woollen trade in the North of England. Great changes occurred during the 16th century with the confiscation of Whalley lands during the reformation producing new landlords. According to an act of 1565, Rochdale was one of the towns in which the aulnager was to have a resident deputy. Manufacturing and mining industries growing in importance as the Lower Coal Measures extended over the southern and central portions of the parish, with some patches of the Middle Coal Measures around the town of Rochdale. Camden in 1582 described it as a 'market town well frequented'. Some idea of the importance of the parish can be ascertained from the hearth-tax returns of 1666, which record a total of 1,267 hearths, with the largest house having 10. At the time of the Civil War Lord Byron declared for the King, joining him at York and taking part in the battle of Edgehill. He was later created Baron Rochdale for his services to the King but after Charles' defeat he was

subsequently declared a rebel and died in exile in 1652, his land confiscated to the Commonwealth (Fishwick p.27). The vast majority of the people in Rochdale sided with Parliament and some early Royalists, belonging to the local gentry, appear to have reached peaceful agreement with the Parliamentarians early in the conflict. The protestation of 1641-2 was signed by almost 2100 inhabitants 'none refusing' (Farrer & Brownbill p187-201). The manor was then leased to Sir Thomas Alcock of Middlesex and was managed by several stewards until the Byron family regained the manor after the Restoration. From the 15th century Rochdale began a tradition of textile manufacture, initially focusing on the woollen industry.

- 5.6 Coptrod house (HER No. 2742.1.0) was built in the 17th century, to the south of the site, Around 1724 Daniel Defoe described Rochdale as 'a good market town, and of late much improved in the woollen manufacture, as are also the villages in the neighbourhood' (Farrer & Brownbill p187-201). The town continued to grow being unaffected by the Jacobite invasion of 1745 and was noted in the early 18th century for its many wealthy merchants. Rochdale rose to prominence during the Industrial Revolution as a major mill town and a centre for textile manufacture. Cotton mills were established in Rochdale in the late 18th century, such as Lane End Mill (Hradill et al. 2007). The Rochdale Canal connecting the town to Manchester in 1804, was one of the major navigable broad canals of the United Kingdom and became a major highway of commerce during the 19th century, used for the haulage of cotton, wool and coal to and from the area.
- 5.7 By the time of the 1844 OS map the site is shown to be vacant, and, although the area was beginning to show signs of the industrial development, the area was largely rural. Spotland Bridge Dye works was built by this time, to the west of the site, along with Spotland Bridge Brewery to the northwest.
- 5.8 The first mill, Spotland Bridge Mill, was erected on the site by 1863. Slaters directory of 1871 – 72 records Spodden New Mill as being on the site, with Mr J Walker as the proprietor. The listing records Mr Walker as "Woolstapler and woollen waste dealer" and Hradill et al. (2007) have argued that the mill was erected around 1870. The mill was built at least three stories high, along with the engine and boiler house to the southwest. The engine house

contained a Woolf Compound high pressure beam engine, and the boiler house was adjacent to it, opposite the chimney (Hradill et al. 2007). Woolf patented his compound steam engine in 1805. He had appreciated the fact that instead of exhausting the steam from a high pressure engine, it could be passed to a low pressure condensing engine to extract more energy (Graces Guide 2019). Both mills appear to have shared the same octagonal chimney.

- 5.9 The 1884 Borough County Rate Book for Rochdale gives an account of the building at this time. It lists Mr Walkers Spotland property as consisting of; a Mill, Boiler House, Chimney, Power, Stables, Wool Shed, Power Warehouse, and Sheds. A new stone built boiler house was erected around this time (1884 – 88), added to the southwest elevation, next to the boiler house number 1. This contained a Lancashire boiler. In 1888 the New Spotland Mill (also called the Spotland Works) moved away from wool production towards cotton production, with 36,000 ring spindles installed. The mill first appears on the 1892 OS map, alongside the earlier Spotland Bridge Mill. The stair tower is visible in the northern corner and the boiler house is also present on the southwest elevation. A set of steps are also shown, giving access to the engine house and the octagonal chimney appears to be shared by both mills (Hradill et al. 2007).
- 5.10 The mill appears again on the 1908 OS map, where it remains the same as previously. More housing had been erected to the south, on Primrose Street and Spodden Street. The Cotton Spinners and Manufacturers Directory for 1917 records “Walker, J. G. Limited Larkfield, Wellfield and Spotland New Mills; 74,000 ring spindles, 8/36, American; Warps, Beams, Cheeses and Bundles” (Hradill et al. 2007).
- 5.11 The mill appears again on the 1930 OS map, where it is shown unchanged. The mill continued to produce cotton through the 1930’s although by this time the cotton industry was in decline. Despite this, the northeast extension was built, housing showers, toilets and changing room areas. The decline continued however and in 1941 the mill was purchased by Dexine Patent Packing and Rubber Company. The mill was reduced from three stories to two in the 1940’s and Dexine demolished the Spotland Bridge Mill and other earlier buildings around the site in the late 20th century (Hradill et al. 2007).

6. Physical Description

6.1 The Historic Environment Record describes the building thus:

Marked on the maps as a cotton mill. A 2-storey brick-built late C19 spinning mill, 16x2 bays. Internal engine house. Octagonal brick chimney. 2 office buildings: No.1 is at the entrance to the site, brick-built and of 2 storeys. No.2 is opposite No.1; single-storey, hipped slate roof; a long building. A 3-storey brick-built warehouse is attached to the W end of the mill building. Another late C19 warehouse is attached to the E end of the mill; it is brick built and of 4x2 bays. Similar style to office building No.1.

At the time of a survey in November 2007 the Spotland works site comprised six separate ranges: the rubber works (originally a mid-C19 woollen mill of 18x4 bays, brick-built with a flat roof, corner pilasters and an end engine and boiler house); engineering shops with upper works canteen and kitchen; a gate lodge; two combined workshops; and two late 20th century production shops. The main phase of activity on the site was the construction in the 1870s of a brick 3-storey mill, originally a woollen mill but converted in 1884-88 to cotton spinning, which was powered by a Woolf compound highpressure steam engine and had a vertical and horizontal line-shaft system. The mill was reduced to two storeys in the mid- C20 when the site was converted into a rubber works, a function it retained into the early 21st century. Other buildings of note on the site were two phases of boiler house belonging to the 1870s textile mill, an octagonal brick chimney and a lodge building.

General Description

6.2 (Plate 1). The building is rectangular and aligned roughly northwest – southeast. It is brick built in English Garden Wall bond over a sandstone plinth and is two stories high with a flat roof and sandstone coping. To the southeast end was a three story engine house (1 bay

wide) and boiler house (2 bays wide). Italianate pilasters on the long elevations demark the different areas of the building; the stair tower in bay 1, the engine house and the boiler house. The base of the octagonal chimney (plate 2) lies to the southwest of the mill, opposite the boiler house, and has been reduced to c. 1.5m high.

Exterior

- 6.3 Northwest elevation (Plates 4 - 15). Bays 1 – 16 show the main range of tall portrait windows at ground and first floor levels, each with splayed sandstone lintels and sandstone cills. The timber frames have been removed, although some retain the frames of the two light casements at the top. The ground floor window in bay one is of the stair tower, the brick staircase cutting across the window. This bay is contained by a pair of flanking Italianate pilasters. The window in bay two was converted into a doorway, but later blocked with brick. Likewise, the bay six ground floor window has been converted into a loading doorway with the upper part of the window blocked. The windows of bays 13 and 14 at ground floor level have been removed for the insertion of a large loading doorway. Along the top of the elevation, the brickwork is slightly different, showing the area of rebuilding following the second story demolition. To the southwest is the face of the engine house (plates 10 – 13, 15). This has a personnel doorway set above at the level of the sandstone plinth, the steps up to it having been removed. The surround is formed of sandstone quoins with a rounded lintel and a timber double door is hung. Above this, taking in both first and second floor levels is a tall, narrow portrait window with rounded lintel of brick. The frame has been removed. To the southwest of this is the two bay boiler house (plates 10 & 11, 14 & 15). Each bay contains a tall portrait window at each level. The frames have rotted away for the most part, although one of the second floor windows still retains the nine light timber frame. The first bay at ground floor level is a doorway, once again set at the level of the sandstone plinth and the steps to it have been removed. The door, as the windows, has a splayed sandstone lintel. At first and second floor levels the windows to the first bay are cut across internally by inserted brick walls.
- 6.4 Southwest elevation (Plates 16 - 22). This is the face of the boiler house and is 6 bays across. Each bay contains a tall portrait window, matching those on the other elevations,

although there are exceptions; all of the ground floor windows are blocked and bays 2 – 6 show evidence of another building having been adjoining. This building appears to have reached up to the cills of the first floor windows. At first floor level bay 1 is a doorway with a rounded arch lintel of brick with sandstone keystone. The window in bay 3 has been blocked and a doorway inserted. All other windows on this floor have had their cills raised slightly, in order to accommodate the (now demolished) adjoining building. At second floor level bay 1 contains a doorway, blocked at the base to convert it to a window. This has a flat sandstone lintel with raised keystone.

6.5 Southeast elevation (Plates 23 - 31). At the southwest end are the two bays of the boiler house. This has tall portrait windows in each bay and at each level. However, at first floor level that in bay 2 has been partially blocked and a landscape window inserted. Likewise, at second floor level both windows have been blocked and six small single light windows inserted across the face. To the southwest is the single bay (3) of the engine house. This is the same as on the northwest elevation, although instead of a doorway at ground floor level there is a tall portrait window. The lintel of this forms the cill of the tall window above. The rest of the elevation to the north is 15 bays of the mill proper, with the 16th being the collapsed first floor extension on the northeast elevation. Each of the 15 bays contains a tall portrait window, matching those on the northwest elevation. The exception to this is the first floor window in bay 15. This has been converted into a doorway and the upper part of the window blocked.

6.6 Northeast elevation (Plates 32 - 35). This elevation is 6 bays wide with bays 1-4 having tall portrait windows at first floor level, matching those on the northwest elevation. At ground floor level the face is butted by a later single story building with flat roof. In bay one this has collapsed. Bay 2 contains a large personnel doorway with sandstone lintel, whereas bays 3 and 4 each have landscape windows. However, that in bay three is blocked whereas bay 4 retains its 6 light timber casement frame. Bay 5 projects from the main face, matching the stair tower and is the lift shaft. A doorway has been inserted into this at ground floor level with the first floor level featureless. Bay 6 is the stair tower. This has a personnel doorway to the left side with a small portrait window in the centre, both at ground floor level. At first floor level is a blocked window.

Interior

- 6.7 (Plates 36 - 65) The ground floor consists mainly of a single open space with a concrete floor and vaulted arch brick ceiling aligned northwest – southeast. This is supported by cast iron stanchions (3 x 14) with decorative capitals (plate 38). To the northern end is the single story extension, once containing shower, toilet and changing rooms, as well as storage. It also contains the lift shaft and the stair tower. To the southwest in the final bay of the main building, the ceiling vaults change to run northeast – southwest. The southwest wall is party wall with the engine house. This contains two transmission windows, indicating where the power entered the main mill building. There are also four openings in this wall. To the northwest, the opening leads to a small recessed area, where an opening to the boiler house has been blocked. Southeast of this an opening leads to a narrow passageway through the engine house to the boiler house. The northwestern wall is of brick whereas the southeastern wall is the sandstone blocks of the ashlar engine base. A passageway allows access to the southeast along the face of the engine base. Within the engine base was a deep inset, where the high compression cylinder would have been located. To the southwest again a further doorway leads into the engine house. This shows the sandstone block construction of the engine base directly in front, with the aforementioned passage leading to the northwest. To the southeast a set of small steps give access to the rest of the engine room, although this was unsafe to enter. In the southeast end of the party wall an opening leads to a corridor to the boiler house. The boiler house comprised a single open space, with five RSJ stanchions supporting the ceiling above. To the southeast the ceiling is flat and supported by further RSJ beams for the first two bays. Northwest of these the following three bays are vaulted, running northeast southwest. The final bay to the northwest also has a vaulted ceiling, although here they are aligned northwest – southeast.
- 6.8 (Plates 66 - 90). At first floor level the main body of the mill is similar to the ground floor, comprising a single open space. A hatch in the floor is located at the southwestern end (plate), above the entrance to the loading bay in bay 13. To the northeast end is the stair tower and the lift shaft. Blocked transmission windows are again found in the wall of the engine house. A hole in the ceiling is evidence of a now defunct vertical line shaft. A

doorway in the centre of the party wall gives access to the engine house, as does a further doorway in the northwest end. The engine house itself has a timber floor for the most part, which has badly rotten, although the set of concrete steps to the western end (now blocked with debris) once gave access to this area from below. The room is double height, with the roof at third floor level, and the floor above having collapsed. Only the western end of the room was safe to access. The boiler house was accessed via a doorway in the northwest of the engine house. This has been subdivided into smaller rooms through the insertion of brick walls, with a corridor running parallel to the engine house, giving access to them. The southern wall of this corridor cuts across the window in the northwest elevation. At the far southeast end a toilet block had been inserted. The third floor was inaccessible.

7. Analysis and Conclusions

- 7.1 The earliest feature on the site is the octagonal chimney, dating from the early 1860's. This was initially built for Spotland Bridge Mill, but came to be shared with Spotland New Mill (later known as Spotland Works).
- 7.2 Spotland New Mill was erected a few years later, around 1870, in the Italianate style, typical of Lancashire mills of the period. This was initially a three story woollen mill with the engine house to the southwest. A Woolf Compound high pressure beam engine was initially installed. The deep inset in the ashlar base of the engine bed gives evidence for this, where the high compression cylinder was located. Such engines were powered by two cylinders side by side in series. They comprised a high pressure cylinder which took steam from the boiler and a larger low pressure cylinder which took exhaust steam from the high pressure cylinder. By the 1870's horizontal steam engines were much more common for new textile mills, making this a relatively late example (Hadrill et. al., 2007). The boiler house lay to the southwest of this. No boiler or trace thereof remains inside. A second boiler house was added to the southwest of the boiler house in the late 1870's. This contained a Lancashire boiler, which was still present in 2007 (Hadrill et. al. 2007). This ghost of this second boiler house is visible on the southwest elevation.
- 7.3 The building was initially built as a three story mill, with the top story removed in the 20th century. Hadrill et. al. (2007) records that the then site manager, Mr. Murphy, stated that it was removed in the 1940's due to it being unsafe. The evidence for this removal is the rebuilding of the top of the wall on the main elevations, showing a subtle change in brickwork and mortar. The sandstone coping is likely therefore reused. There is also the defunct vertical line shaft at first floor level, showing where power was transmitted up to the floor above.
- 7.4 The walls on the first and (presumably) second floor of the boiler house were likely inserted in the late 19th century. This may be linked with the erection of the second (now removed) boiler house to the southwest of the original. This new boiler house may have allowed for

the use of the upper floors of the original as offices. There is no trace of a staircase from first to second floor within the boiler or engine houses, suggesting that when the second floor of the mill was removed, access to the upper floor of both was lost. The inserted walls thus likely predate the 1940 demolition. The single story extension to the north was erected in the 1930's as a shower/WC/changing block.

8. Archive

- 8.1 The archive resulting from the building recording will be deposited with Manchester Record Office in accordance with their requirements. This shall comprise a bound copy of the report as well as a PDF/A copy on CD and a CD containing the photographs saved as lossless tiffs. The OASIS record shall be completed, including an upload of the report. The Development Control Archaeologist will be notified by email once deposition has taken place.
- 8.2 A copy of this report will be supplied to the Greater Manchester Historic Environment Record in Adobe Acrobat 'pdf.' format on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed). A copy of the report will also be supplied the Local Planning Authority responsible for the planning decision.

9. Copyright

- 9.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

Bibliography

Abbreviations

DCMS – Department for Culture, Media and Sport

EH – English Heritage

HER – Historic Environment Record

GMAAS – Greater Manchester Archaeological Advisory Service

NPPF – National Planning Policy Framework

OS – Ordnance Survey

UMAU – University of Manchester Archaeology Unit

Sources

DCMS 2010 “Scheduled Monuments”

Farrer, W. & Brownbill, J. 1911 A History of the County of Lancaster: Volume 5,

Fishwick, H. 1889 The history of the parish of Rochdale in the county of Lancaster.
Rochdale: J. Clegg,

Historic England 2016 “Understanding Historic Buildings”

Hradill, I, Gregory, L & Nevell, M. 2007 "Spotland Works, Rochdale: An Archaeological Building Survey of an 1870's Textile Mill. Final Report" UMAU

Graces Guide. Accessed 10/112019 at: www.gracesguide.co.uk/Arthur_Woolf

Lewis, S. 1848. A Topographical Dictionary of England; 'Rixton - Rochford'. Institute of Historical Research.

Marshall, Alan n.d. "In The Beginning And Later: The origins and populating of a West Pennine town" Towers of Rochdale: Rochdale.

Maps

1844 OS map Lancashire Sheet LXXXVIII

1892 OS map Lancashire Sheet LXXXVIII.4

1908 OS map Lancashire Sheet LXXXVIII.4

1928 OS map Lancashire Sheet LXXXVIII.4

Appendix 1: Figures

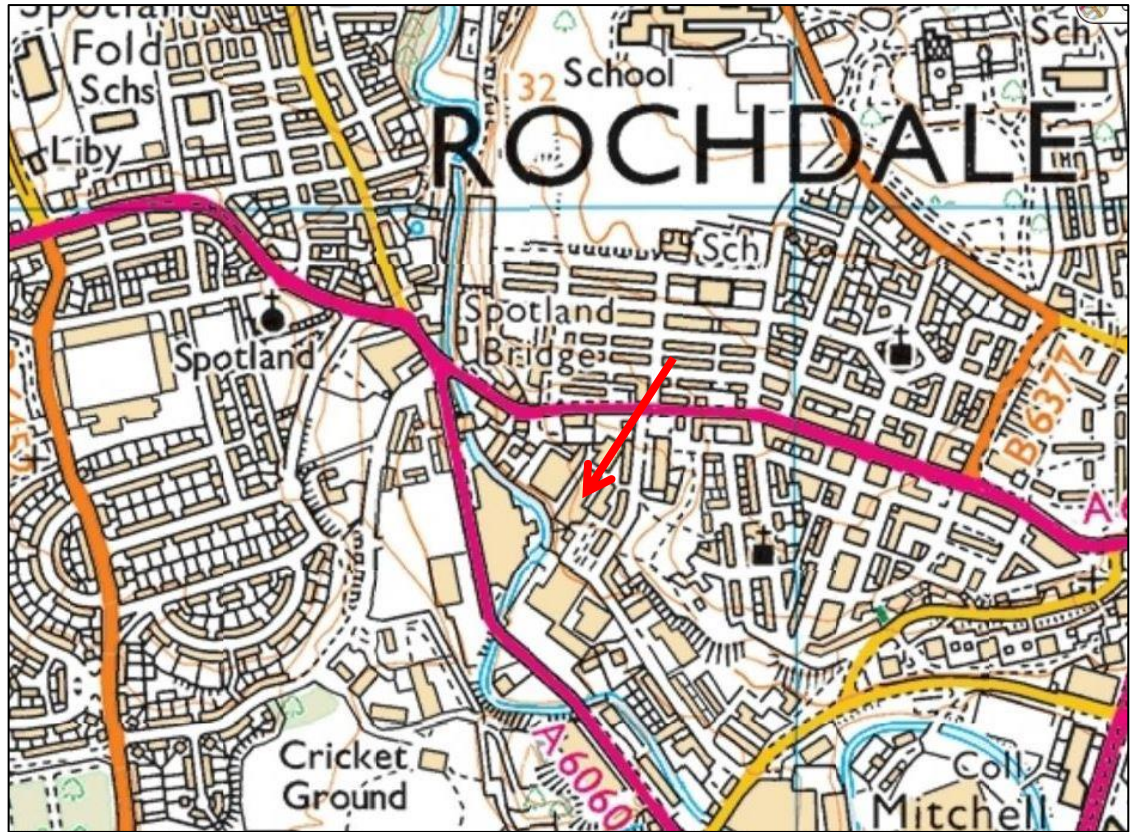


Figure 1: Location Plan (OS Licence Number: 100057911)

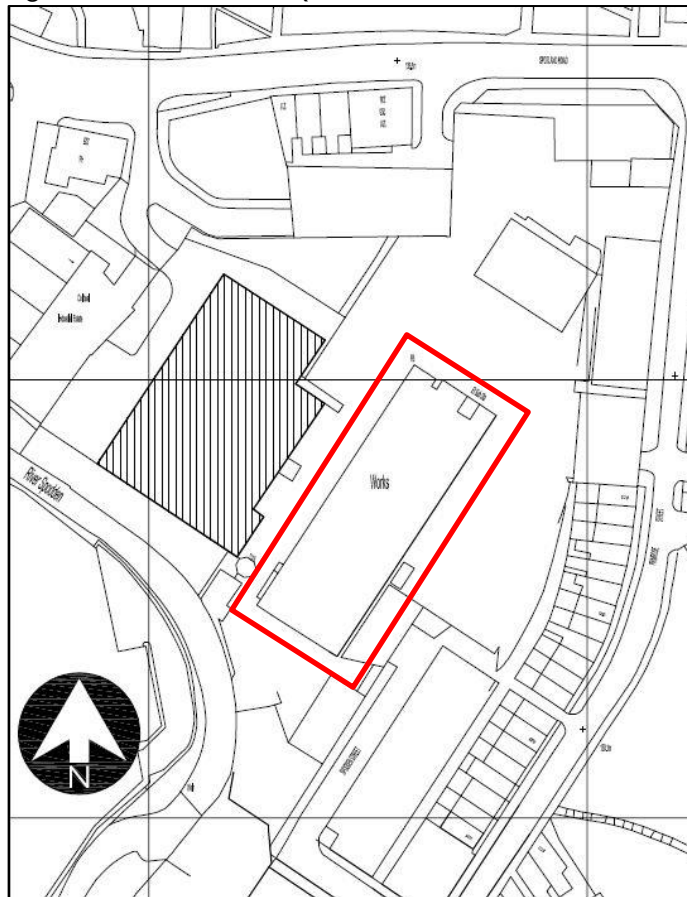


Figure 2: Site Plan



Figure 3: 1844 OS map Lancashire Sheet LXXXVIII

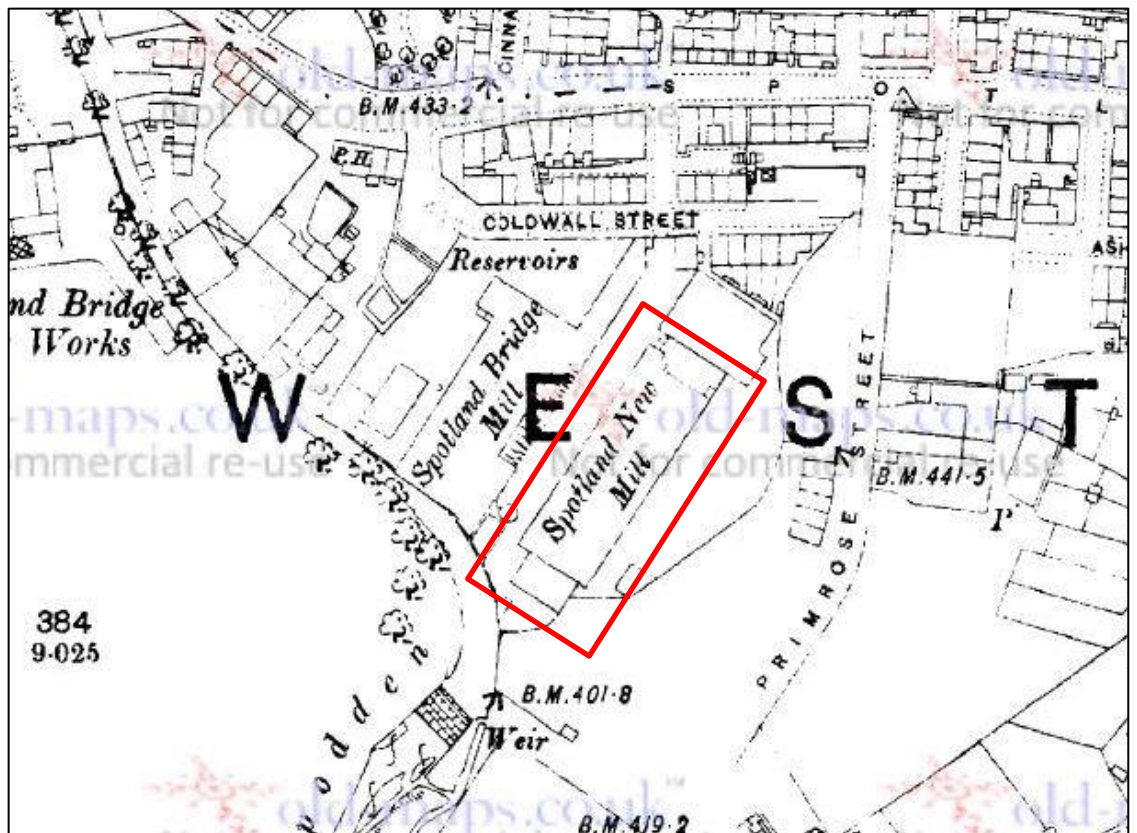


Figure 4: 1892 OS map Lancashire Sheet LXXXVIII.4

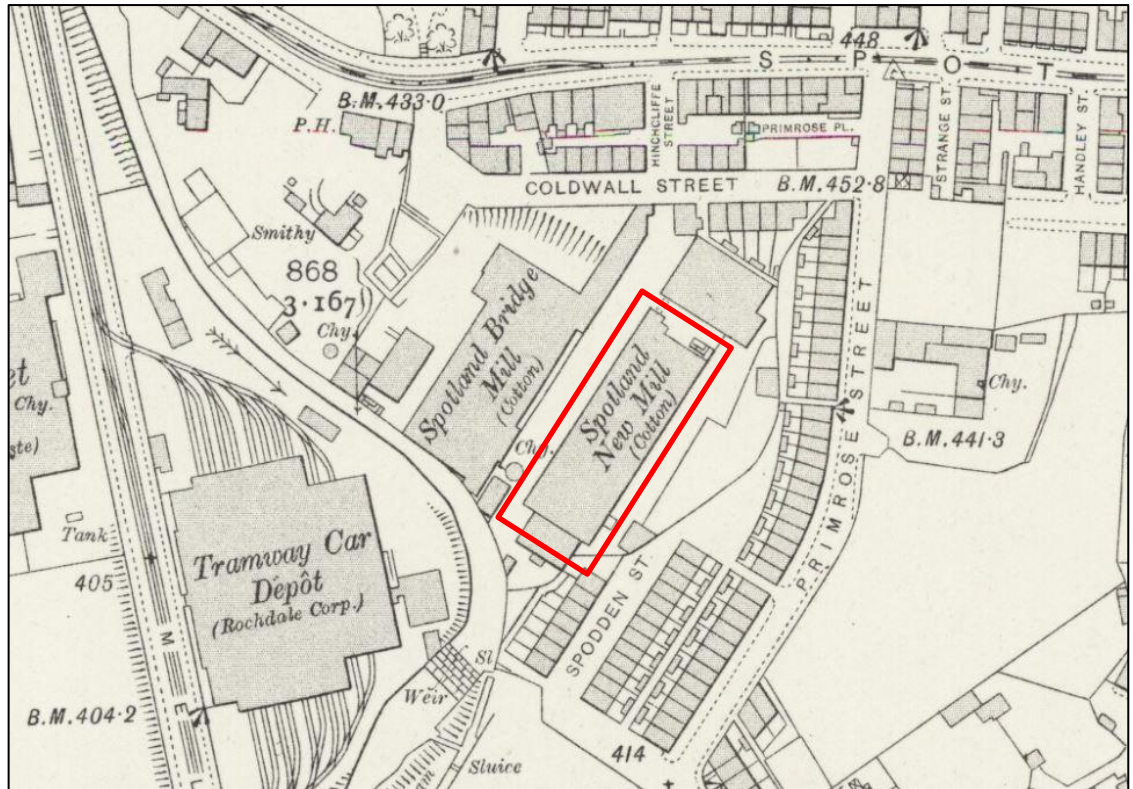


Figure 5: 1908 OS map Lancashire Sheet LXXXVIII.4

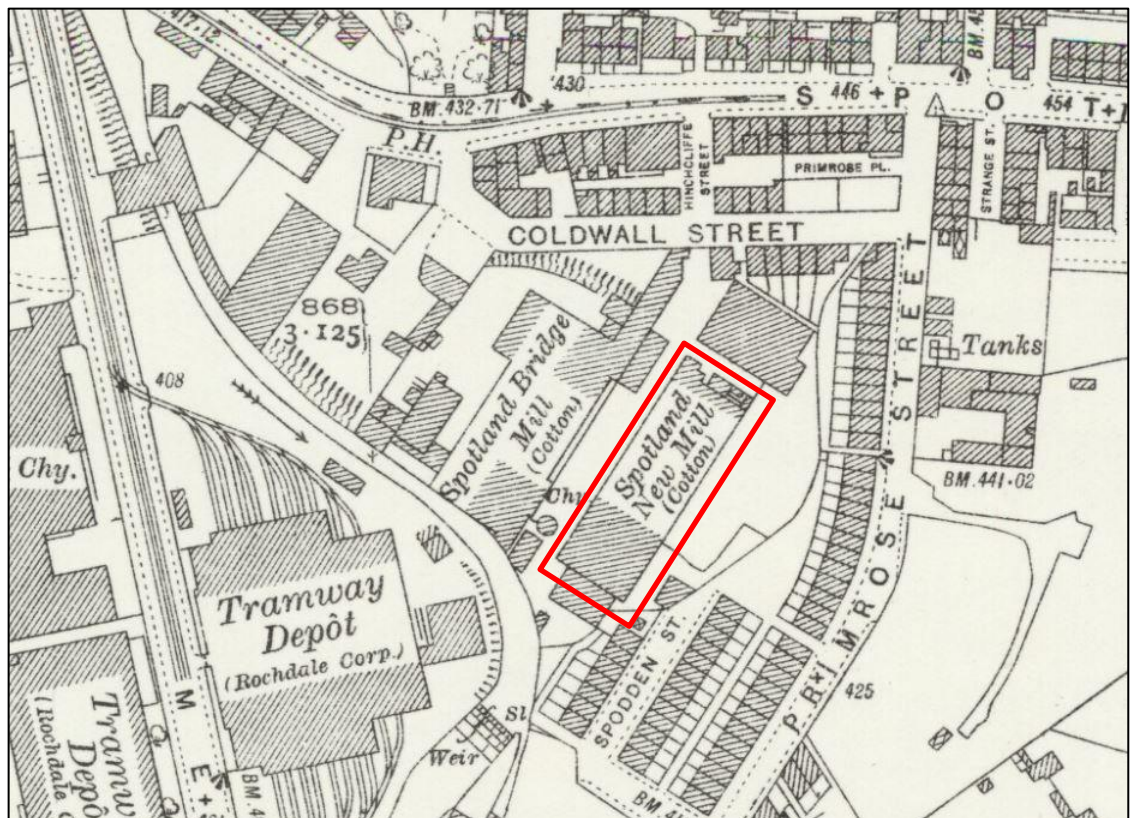


Figure 6: 1928 OS map Lancashire Sheet LXXXVIII.4

Ground and First Floor Plans



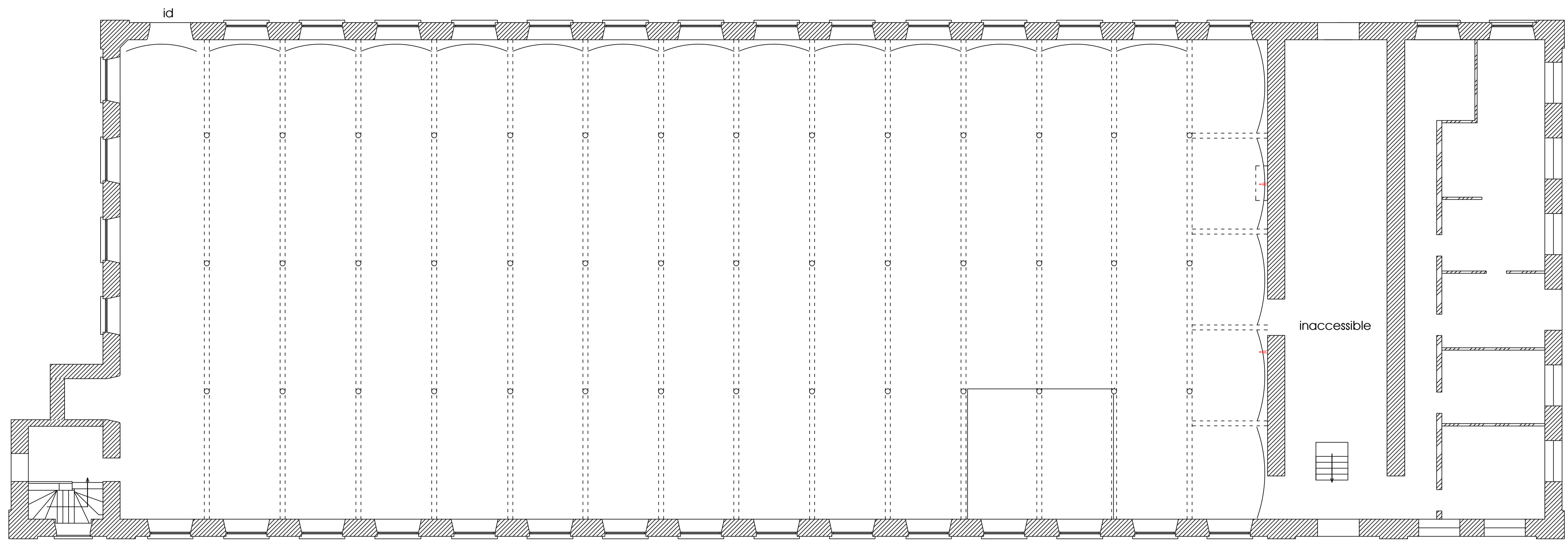
Paul Butler Associates

Planning, Development & Heritage Consultants

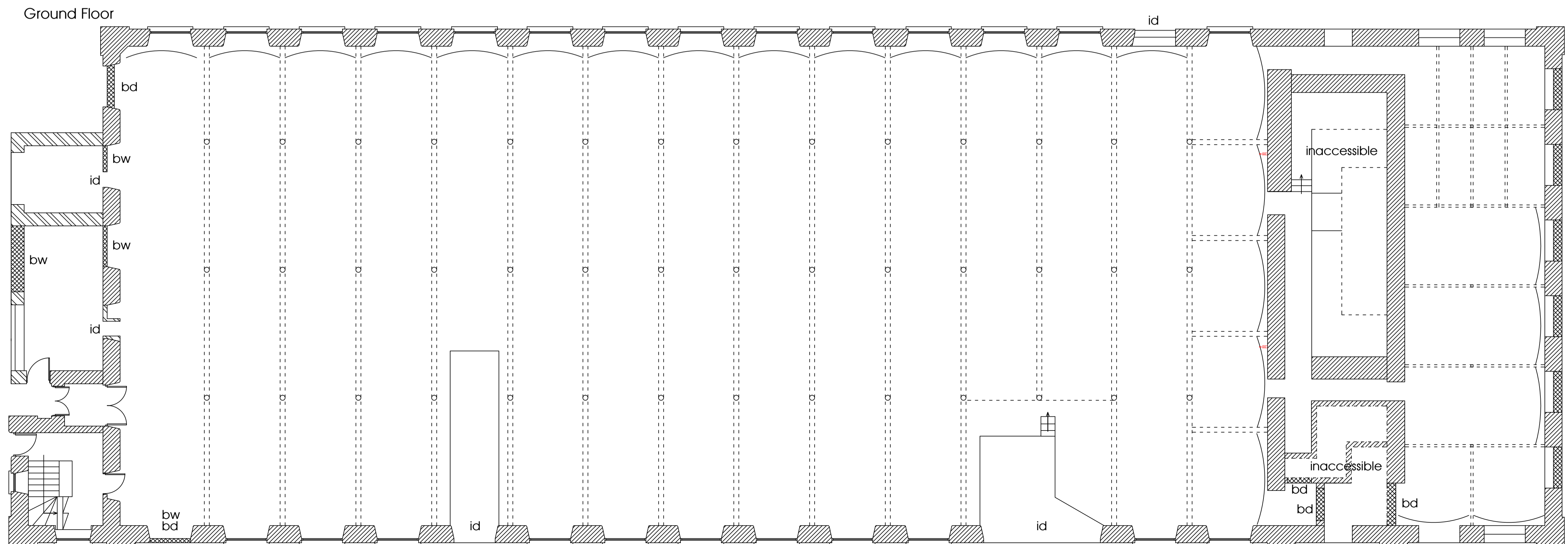
a. 31 Blackfriars Road, Salford Manchester M3 7AQ
 t. 0161 835 3530
 e. pba@paulbutlerassociates.co.uk
 f. 0161 835 3531
 w. www.paulbutlerassociates.co.uk

Key

- bd - blocked door
- id - inserted door
- bw - blocked window
- c. 1870
- late 19th century
- 1930's



First Floor



Ground Floor

North

client: Hallmark Developments (NW) Ltd
 job no.: 17.1122
 fig no.: 7
 scale: 1:100
 date issued: November 2019

Ground Floor Photo Location Plan



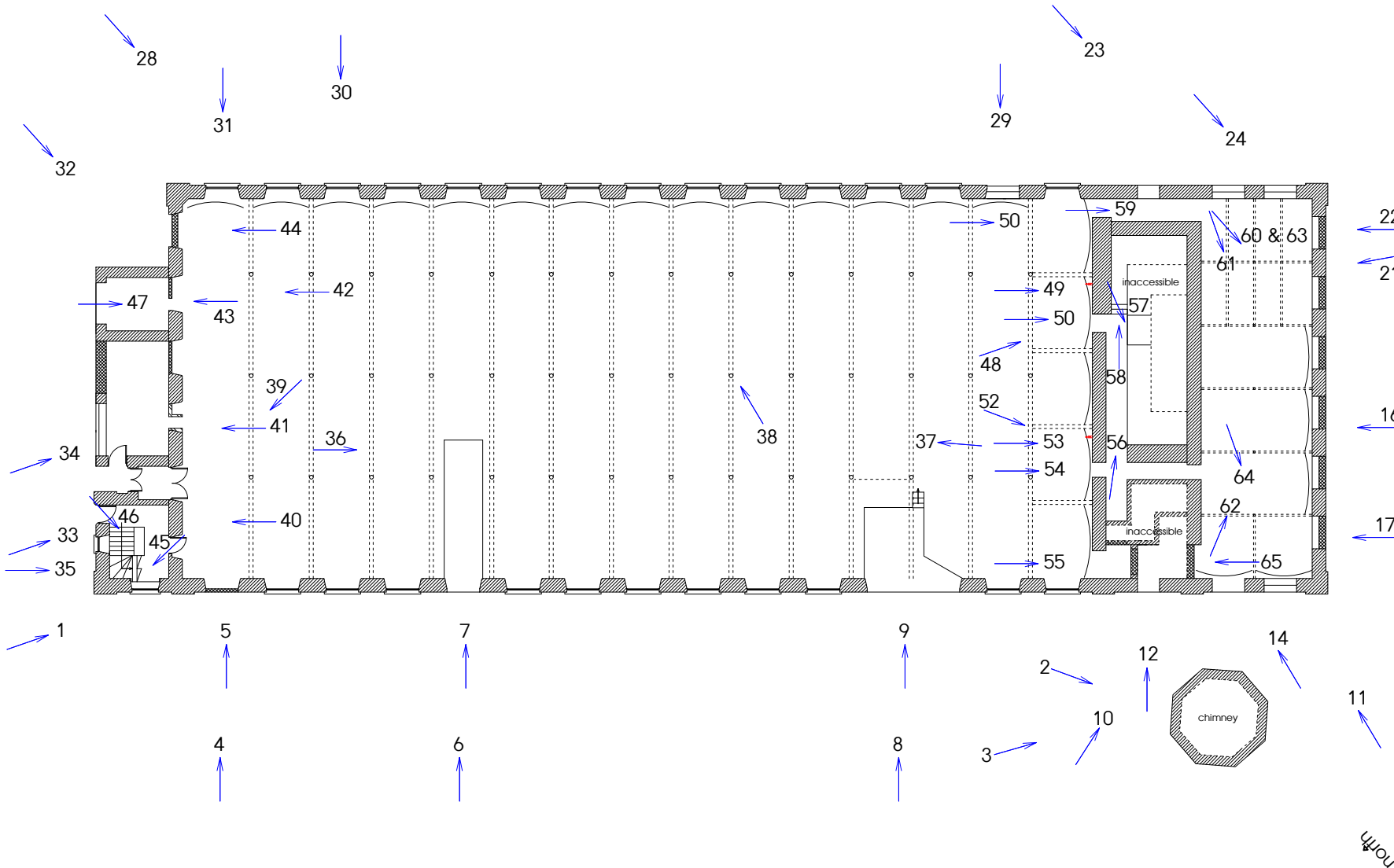
Paul Butler Associates

Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ
 t. 0161 835 3530
 e. pba@paulbutlerassociates.co.uk
 f. 0161 835 3531
 w. www.paulbutlerassociates.co.uk

Key

27 - Plate Number



client: Hallmark Developments

(NW) Ltd

job no.: 17.1122

fig no.: 8

scale: Not to scale

date issued: November 2019

First Floor Photo Location Plan



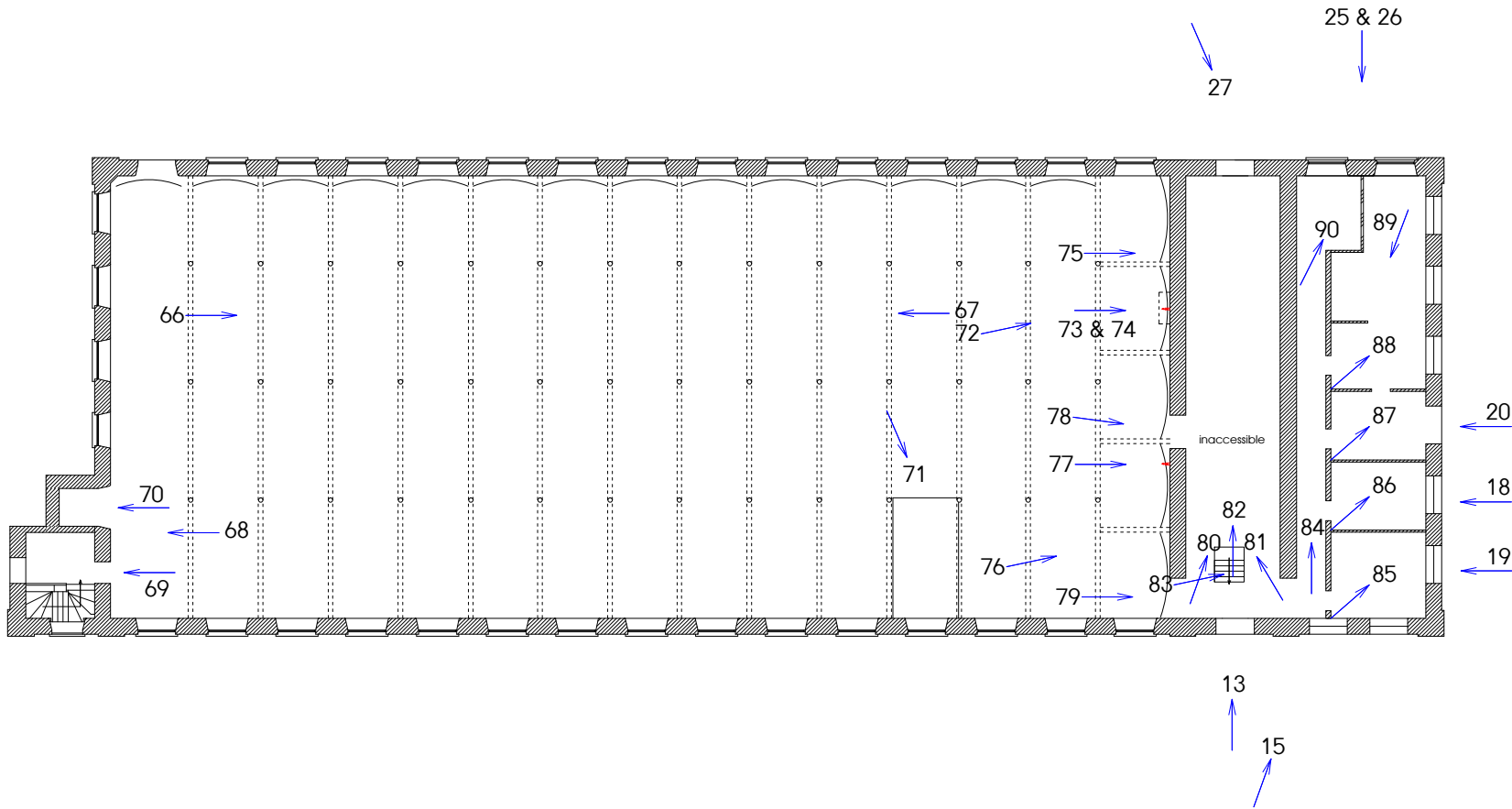
Paul Butler Associates

Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ
 t. 0161 835 3530
 e. pba@paulbutlerassociates.co.uk
 f. 0161 835 3531
 w. www.paulbutlerassociates.co.uk

Key

27 - Plate Number



client: Hallmark Developments (NW) Ltd

job no.: 17.1122

fig no.: 9

scale: Not to scale

date issued: November 2019

North

Figure 10: Photo register

| Plate No. | Digital No. | Description | View to |
|-----------|-------------|--|---------|
| 1 | PB197747 | General shot of the mill | S |
| 2 | PB197764 | Octagonal chimney base | SW |
| 3 | PB197767 | Chimney base in relation to the boiler house | S |
| 4 | PB197750 | Northwest elevation bays 1 to 4, with staircase cutting across the bay 1 ground floor window. | SE |
| 5 | PB197751 | Detail of ground floor bay 2 showing blocked window with blocked inserted doorway | SE |
| 6 | PB197752 | Northwest elevation bays 4 to 8 | SE |
| 7 | PB197753 | Detail of inserted doorway in bay 6 | SE |
| 8 | PB197754 | Northwest elevation bays 11 - 15 | SE |
| 9 | PB197755 | Detail of inserted doorway in bays 13 & 14 | SE |
| 10 | PB197756 | Engine house (left) and boiler house (right) | SE |
| 11 | PB197759 | Engine house (left) and boiler house (right) | E |
| 12 | PB197758 | Detail of personnel door to engine house with steps removed | SE |
| 13 | PB197761 | Detail of first and second floor engine house window | SE |
| 14 | PB197760 | Detail of boiler house ground floor | E |
| 15 | PB197762 | Boiler house upper floor windows shown in relation to the engine house window | SE |
| 16 | PB197768 | Southwest elevation showing ghost of removed building at ground floor level | NE |
| 17 | PB197769 | Blocked window in bay 1 at ground floor level | NE |
| 18 | PB197770 | Southwest elevation bays 1 – 3 at first and second floor levels | NE |
| 19 | PB197771 | Detail of bay 1 showing doorway converted to window at first floor level, with rounded lintel and keystone, with doorway converted to window above | NE |
| 20 | PB197774 | Detail of blocked window with doorway inserted in bay 3 at first floor | NE |
| 21 | PB197773 | Southwest elevation showing ground floor bays 3 - 6 | NE |
| 22 | PB197772 | Detail of bays 5 & 6 at ground floor level showing blocked window and ghost of former building | NE |
| 23 | PB197775 | Southeast elevation showing boiler house (left) and engine house (right) | W |
| 24 | PB197777 | Detail of ground floor of above | W |
| 25 | PB197778 | First floor windows of boiler house | NW |
| 26 | PB197779 | Second of boiler house showing blocked and inserted windows | NW |
| 27 | PB197776 | First floor of engine house showing two story window | NW |
| 28 | PB197782 | General shot of southwest elevation | W |
| 29 | PB197780 | Southwest elevation bays 1 – 3, showing inserted doorway in bay 2 | NW |
| 30 | PB197783 | Southwest elevation bays 12 - 14 | NW |
| 31 | PB197781 | Southwest elevation bay 15 detail showing inserted first floor doorway | NW |
| 32 | PB197786 | General shot of northeast elevation | W |

| | | | |
|----|----------|---|----|
| 33 | PB197789 | General shot of northeast elevation | S |
| 34 | PB197791 | Single story extension on northeast elevation | SW |
| 35 | PB197790 | Detail of stair tower in bay 6 | SW |
| 36 | PB197808 | General shot of ground floor interior | SW |
| 37 | PB197815 | General shot of ground floor interior | NE |
| 38 | PB197814 | Detail of stanchion | E |
| 39 | PB197796 | Detail of northeast wall showing openings to stair tower (left) and extension (right) | N |
| 40 | PB197798 | Detail of above | NE |
| 41 | PB197797 | Detail of inserted doorway shown in plate 39 | NE |
| 42 | PB197802 | Eastern end of northeast wall showing inserted doorways | NE |
| 43 | PB197803 | Detail of inserted doorway shown above | NE |
| 44 | PB197804 | Detail of inserted doorway behind timber screen | NE |
| 45 | PB197799 | Room below staircase | N |
| 46 | PB197800 | Detail of staircase | W |
| 47 | PB197787 | Storage room in extension showing inserted doorways and blocked window | SW |
| 48 | PB197817 | Southwest wall showing doorways at eastern end and transmission window | S |
| 49 | PB197820 | Detail of transmission window shown above | SW |
| 50 | PB197819 | Doorway at eastern end leading directly to boiler house | SW |
| 51 | PB197818 | Doorway shown in plate 48 opening onto the stone face of the engine base | SW |
| 52 | PB197822 | Western end of southwest wall | SW |
| 53 | PB197823 | Detail of transmission window shown above | SW |
| 54 | PB197824 | Detail of doorway into passage through engine room | SW |
| 55 | PB197825 | Detail of blocked doorway to boiler house | SW |
| 56 | PB197832 | View down passageway between party wall (left) and stone engine base (right) | SE |
| 57 | PB197833 | As above viewed from the other direction, showing inset for high pressure cylinder | W |
| 58 | PB197834 | West end of passageway above, showing doorway to mill (left) and stone steps up | SE |
| 59 | PB197835 | Passage at east end leading into boiler house | SW |
| 60 | PB197836 | General shot of boiler house | W |
| 61 | PB197837 | General shot of boiler house | W |
| 62 | PB197842 | General shot of boiler house | SE |
| 63 | PB197838 | Detail of ceiling structure | W |
| 64 | PB197840 | Inserted doorway to northwest elevation | W |
| 65 | PB197841 | Blocked doorway to engine house | NE |
| 66 | PB197847 | General shot of first floor of mill | SW |
| 67 | PB197848 | General shot of first floor of mill | NE |
| 68 | PB197843 | Doorway to stair tower (left) and lift shaft (right) | NE |
| 69 | PB197844 | Detail of stair tower doorway | NE |
| 70 | PB197845 | Detail of lift shaft doorway | NE |
| 71 | PB197869 | Detail of loading hatch in floor in bay 13 | W |
| 72 | PB197849 | Southwestern party wall showing transmission window | SW |
| 73 | PB197850 | Detail of transmission window with hole in ceiling above | SW |
| 74 | PB197851 | Detail of hole in ceiling for power transmission to floor above | SW |
| 75 | PB197852 | Arched brickwork in southwest wall | SW |

| | | | |
|----|----------|--|----|
| 76 | PB197855 | Western end of southwest wall | SW |
| 77 | PB197856 | Transmission window in above | SW |
| 78 | PB197853 | Central doorway to engine house | SW |
| 79 | PB197854 | Western doorway to engine house | SW |
| 80 | PB197857 | General shot of engine house | SE |
| 81 | PB197860 | General shot of engine house | E |
| 82 | PB197859 | Upper floors of engine house showing collapsed floor | SE |
| 83 | PB197858 | Concrete staircase to ground floor | SW |
| 84 | PB197861 | Inserted corridor along first floor of boiler house | SE |
| 85 | PB197862 | Inserted office in boiler house | S |
| 86 | PB197863 | Inserted office in boiler house | S |
| 87 | PB197864 | Inserted office in boiler house | S |
| 88 | PB197865 | Inserted room in boiler house | S |
| 89 | PB197866 | Inserted room in boiler house | NW |
| 90 | PB197868 | Inserted toilet block in boiler house | S |

Appendix 2: Plates

Appendix 2: Plates



Plate 1: General shot of the mill



Plate 2: Octagonal chimney base



Plate 3: Chimney base in relation to the boiler house
Northwest Elevation



Plate 4: Northwest elevation bays 1 to 4, with staircase cutting across the bay 1 ground floor window.



Plate 5: Detail of ground floor bay 2 showing blocked window with blocked inserted doorway



Plate 6: Northwest elevation bays 4 to 8



Plate 7: Detail of inserted doorway in bay 6



Plate 8: Northwest elevation bays 11 - 15



Plate 9: Detail of inserted doorway in bays 13 & 14



Plate 10: Engine house (left) and boiler house (right)



Plate 11: As above



Plate 12: Detail of personnel door to engine house with steps removed



Plate13: Detail of first and second floor engine house window



Plate 14: Detail of boiler house ground floor



Plate 15: Boiler house upper floor windows shown in relation to the engine house window.

Southwest elevation

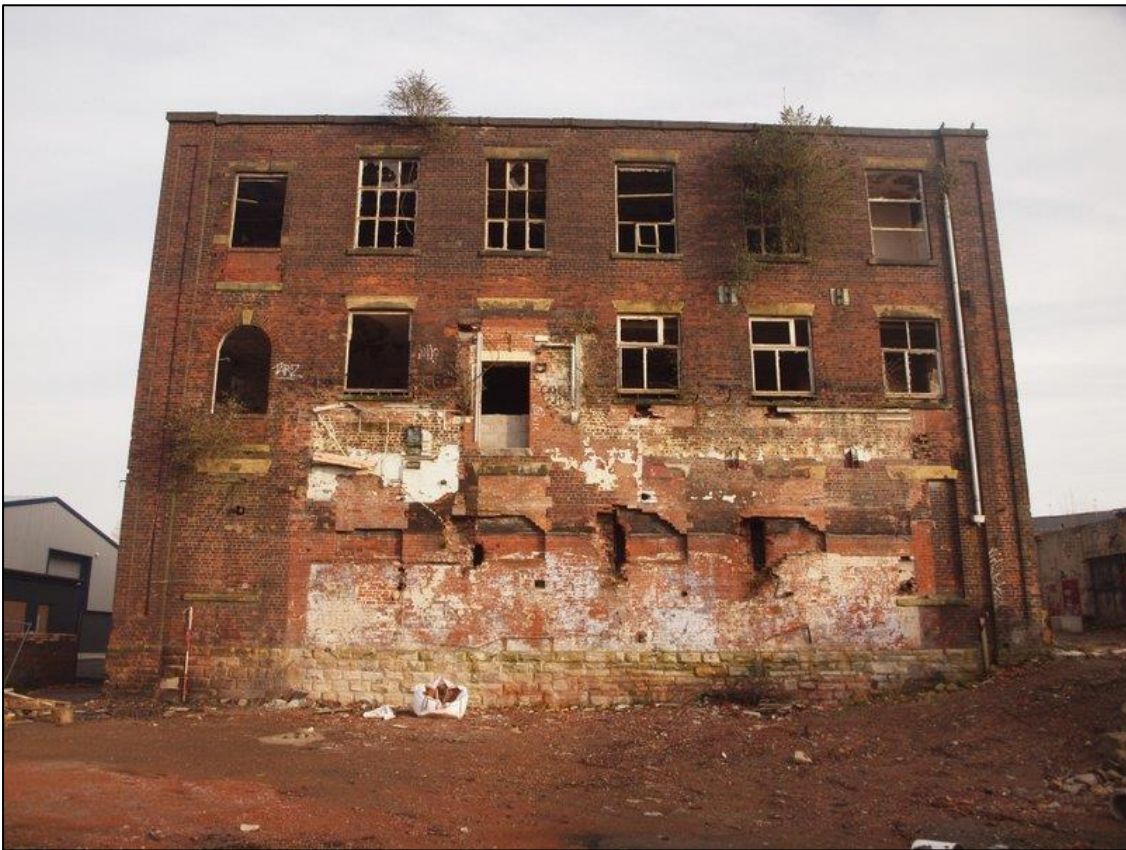


Plate 16: Southwest elevation showing ghost of removed building at ground floor level.



Plate 17: Blocked window in bay 1 at ground floor level



Plate 18: Southwest elevation bays 1 – 3 at first and second floor levels



Plate 19: Detail of bay 1 showing doorway converted to window at first floor level, with rounded lintel and keystone, with doorway converted to window above



Plate 20: Detail of blocked window with doorway inserted in bay 3 at first floor



Plate 21: Southwest elevation showing ground floor bays 3 - 6



Plate 22: Detail of bays 5 & 6 at ground floor level showing blocked window and ghost of former building.

Southeast elevation



Plate 23: Southeast elevation showing boiler house (left) and engine house (right)



Plate 24: Detail of ground floor of above



Plate 25: First floor windows of boiler house



Plate 26: Second of boiler house showing blocked and inserted windows



Plate 27: First floor of engine house showing two story window



Plate 28: General shot of southwest elevation



Plate 29: Southwest elevation bays 1 – 3, showing inserted doorway in bay 2



Plate 30: Southwest elevation bays 12 - 14



Plate 31: Southwest elevation bay 15 detail showing inserted first floor doorway
Northeast elevation



Plate 32: General shot of northeast elevation



Plate 33: General shot of northeast elevation



Plate 34: Single story extension on northeast elevation



Plate 35: Detail of stair tower in bay 6
Interior – Ground floor

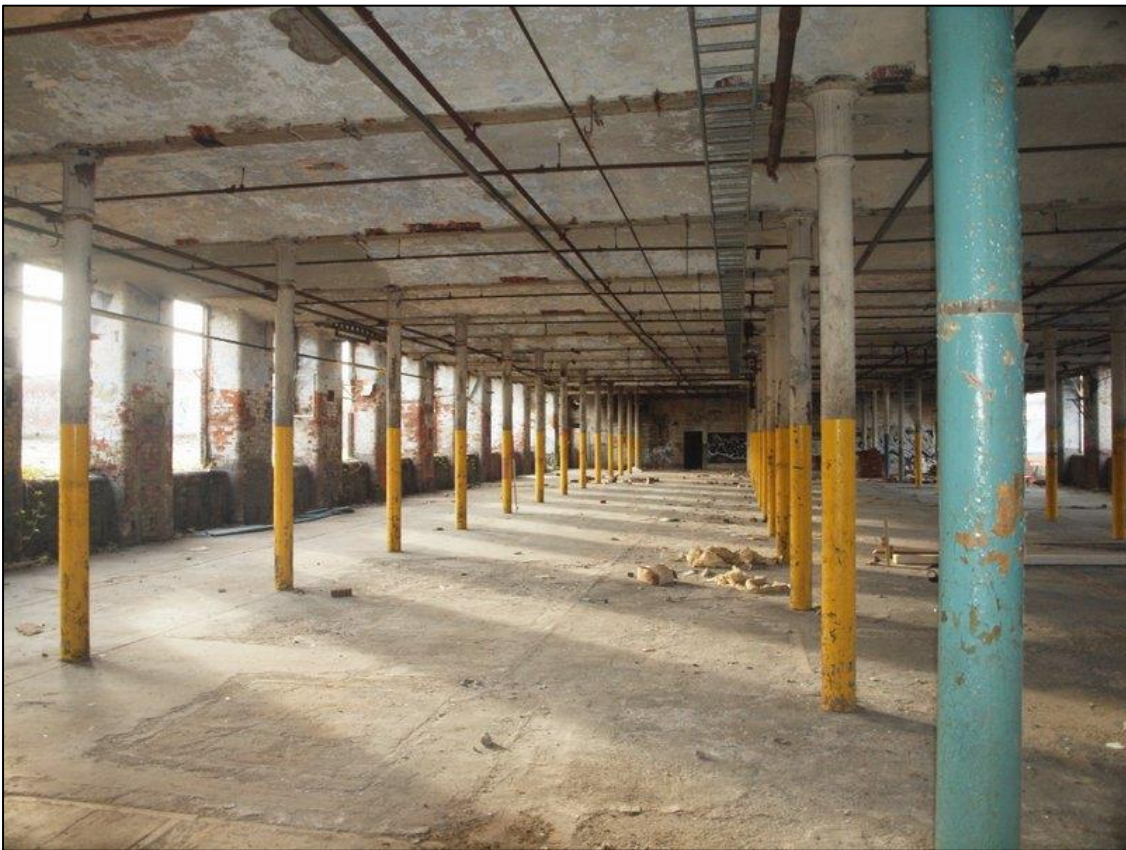


Plate 36: General shot of ground floor interior



Plate 37: General shot of ground floor interior



Plate 38: Detail of stanchion



Plate 39: Detail of northeast wall showing openings to stair tower (left) and extension (right)

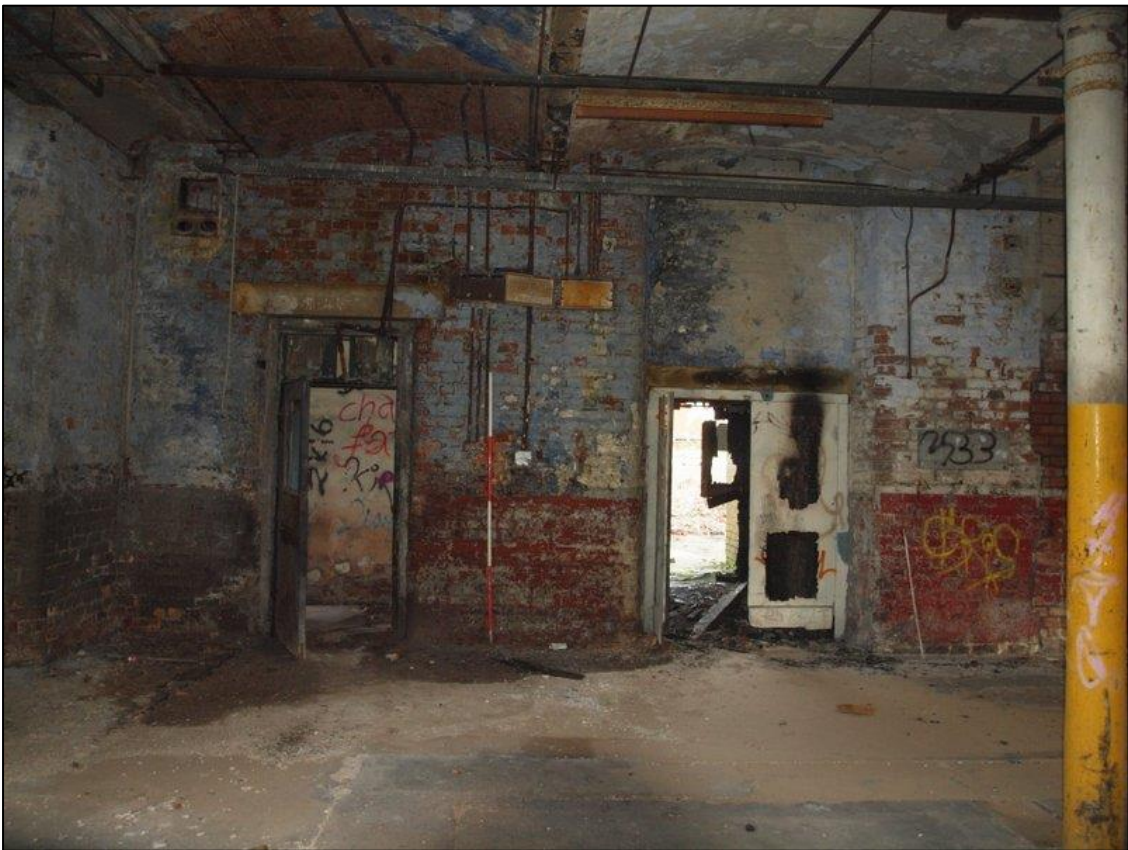


Plate 40: Detail of above



Plate 41: Detail of inserted doorway shown in plate 39



Plate 42: Eastern end of northeast wall showing inserted doorways



Plate 43: Detail of inserted doorway shown above



Plate 44: Detail of inserted doorway behind timber screen



Plate 45: Room below staircase



Plate 46: Detail of staircase



Plate 47: Storage room in extension showing inserted doorways and blocked window



Plate 48: Southwest wall showing doorways at eastern end and transmission window



Plate 49: Detail of transmission window shown above



Plate 50: Doorway at eastern end leading directly to boiler house



Plate 51: Doorway shown in plate 48 opening onto the stone face of the engine base



Plate 52: Western end of southwest wall



Plate 53: Detail of transmission window shown above



Plate 54: Detail of doorway into passage through engine room



Plate 55: Detail of blocked doorway to boiler house



Plate 56: View down passageway between party wall (left) and stone engine base (right)



Plate 57: As above viewed from the other direction, showing inset for high pressure cylinder



Plate 58: West end of passageway above, showing doorway to mill (left) and stone steps up



Plate 59: Passage at east end leading into boiler house



Plate 60: General shot of boiler house



Plate 61: General shot of boiler house



Plate 62: General shot of boiler house



Plate 63: Detail of ceiling structure



Plate 64: Inserted doorway to northwest elevation



Plate 65: Blocked doorway to engine house

First Floor



Plate 66: General shot of first floor of mill



Plate 67: General shot of first floor of mill



Plate 68: Doorway to stair tower (left) and lift shaft (right)



Plate 69: Detail of stair tower doorway



Plate 70: Detail of lift shaft doorway



Plate 71: Detail of loading hatch in floor in bay 13



Plate 72: Southwestern party wall showing transmission window



Plate 73: Detail of transmission window with hole in ceiling above

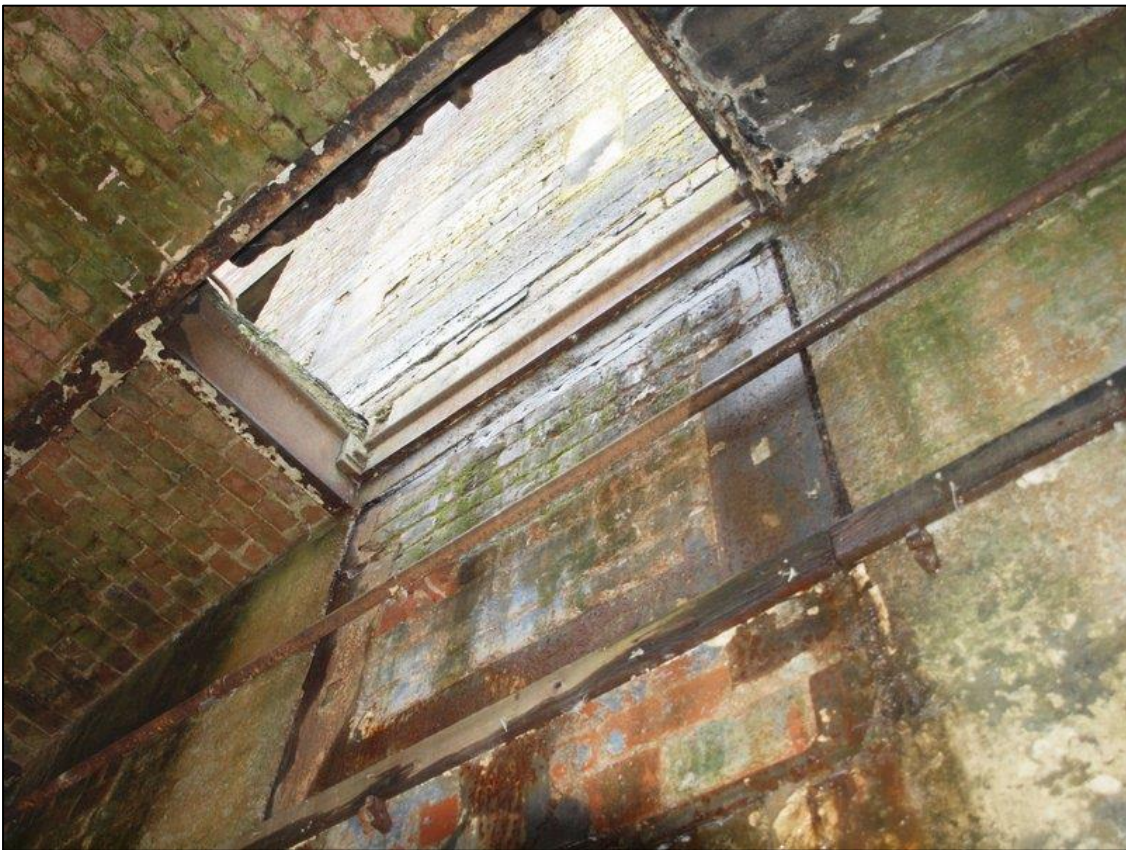


Plate 74: Detail of hole in ceiling for power transmission to floor above



Plate 75: Arched brickwork in southwest wall



Plate 76: Western end of southwest wall



Plate 77: Transmission window in above



Plate 78: Central doorway to engine house



Plate 79: Western doorway to engine house



Plate 80: General shot of engine house



Plate 81: General shot of engine house



Plate 82: Upper floors of engine house showing collapsed floor



Plate 83: Concrete staircase to ground floor



Plate 84: Inserted corridor along first floor of boiler house



Plate 85: Inserted office in boiler house



Plate 86: Inserted office in boiler house



Plate 87: Inserted office in boiler house



Plate 88: Inserted room in boiler house



Plate 89: Inserted room in boiler house



Plate 90: Inserted toilet block in boiler house