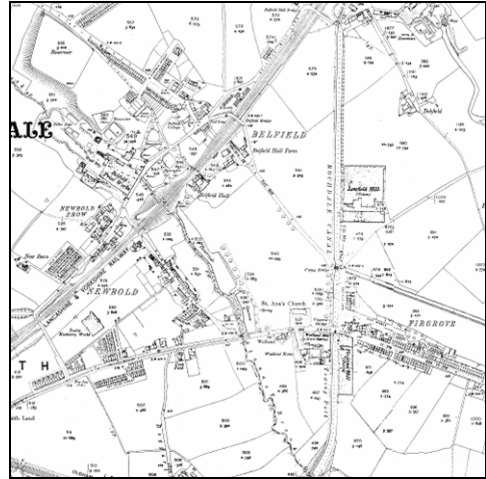


**An Archaeological Desk-Based Assessment
off land adjacent to No. 39 Newbold Street,
Rochdale.**



1st Revision OS map of 1893

Archaeological Research Services Ltd
Report No. 2009/72
October 2009

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An Archaeological Desk-Based Assessment off land adjacent to No. 39 Newbold Street, Rochdale.

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Contents

List of Figures.....	3
Executive Summary.....	4
1. Introduction.....	5
2. Methodology.....	6
3. Archival research.....	6
4. Map regression.....	7
5. Site visit.....	8
6. Overview and Discussion.....	8
7. Recommendations.....	8
8. Publicity, confidentiality and copyright.....	9
9. Statement of indemnity.....	9
10. Acknowledgements.....	9
11. References.....	9

Appendix I: Map Regression & Figures

Appendix II: Tables

List of Figures

1.	Site location.....	5
2.	Site plan.....	10
3.	Tithe plan of 1844.....	11
4.	6” to One Mile 1 st edition OS map 1854.....	12
5.	6” to One Mile 1 st revision OS map 1893.....	13
6.	6” to One Mile 2 nd revision OS map 1906.....	14
7.	25” to One Mile 3 rd revision OS map 1922.....	15
8.	Stone rubble showing through topsoil.....	16
9.	Rubble visible on bare plot looking south.....	16
10.	Drain to south-west of site.....	16
11.	HER Sites.....	17
12.	Newbold Hall Footprint.....	18

EXECUTIVE SUMMARY

In October 2009 Archaeological Research Services Ltd (ARS Ltd) were commissioned by Leach Rhodes Walker Ltd to undertake an archaeological desk-based assessment of the land adjacent to No. 39 Newbold Street, Rochdale

Although little is known about the initial construction of Newbold Hall, from the accounts represented in this desk-based assessment, and a review of available historical maps, it can be presumed that the original building footprint was constructed prior to Richard Scholfield holding it in 1627. Later additions to the Hall would have meant that, upon demolition, it covered the majority of the study area. Observations from the site visit illustrated that remains of the Hall were still visible on the surface.

The potential for the survival of archaeological evidence on the site is considered to be high. Given that archaeological remains are likely to be impacted on during groundworks on the site, it is recommended that trial trenching be used in-order to establish the level of preservation of any below ground archaeology which may exist.



1. INTRODUCTION

1.1 Scope of work

1.1.1. In October 2009 Archaeological Research Services Ltd (ARS Ltd) were commissioned by Leach Rhodes Walker Ltd to undertake an archaeological desk-based assessment of the land adjacent to No. 39 Newbold Street, Rochdale (Fig. 1).

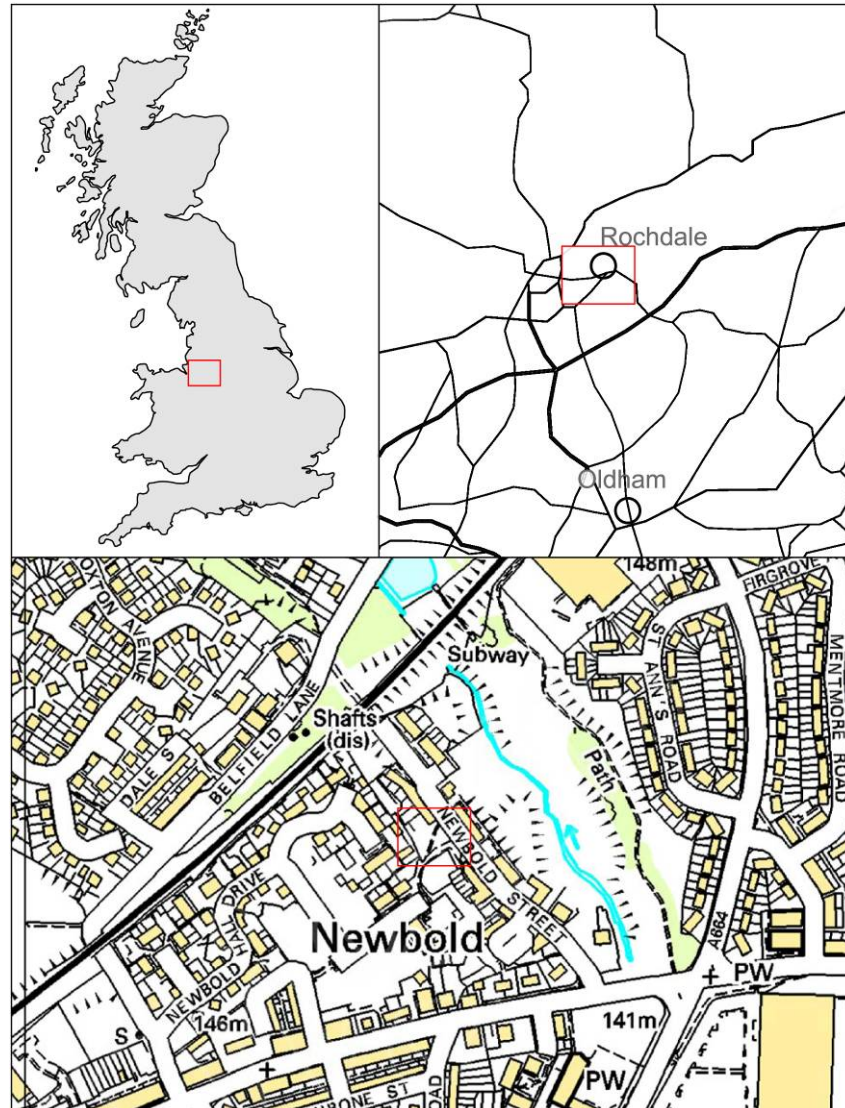


Fig. 1 Site location Ordnance Survey data copyright OS, reproduced by permission, Licence no. 100045420

1.1. Location and topography

1.1.2. The site is centred at SD 913134 (Fig. 2) 2.7 kilometres west of the M62. It lies approximately 12km north-east of Manchester.

2. METHODOLOGY

2.1. The information within this report has been gathered from a number of sources, both primary and secondary, in accordance with the project specification.

2.2. *Historic Environment Record (HER)*

The HER held at the Greater Manchester Archaeology Unit, University of Manchester, Oxford Road, Manchester, was consulted in order to obtain information on Newbold Hall, previous archaeological research in the area and other information relating to the site and its historical development in order to help assess the level of preservation and for the potential for archaeological remains to survive within the study area.

2.3. *Archives Services*

The Rochdale Local Studies and Archives at The Esplanade, Rochdale, were consulted in order to study historic documents specific to the development area. Historic maps of the area were studied, along with building control plans and some trade directories relating to the use and development of buildings within the study area

2.7. *Web sources*

All of the web sources listed below were consulted for this investigation:

Magic Maps: <http://www.magic.gov.uk/>

Archaeological Data Service: <http://ads.ahds.ac.uk/>

British Geological Survey: <http://www.bgs.ac.uk/geoindex/index.htm>

Newbold Community Website: <http://newboldstreet.org>

3. ARCHIVAL RESEARCH RESULTS AND HISTORIC BACKGROUND

3.1. Very little information was gleaned with regard to Newbold Hall and the surrounding area. Both are only mentioned briefly in available documentary sources, and illustrated in a Tithe plan of 1844 (see map regression below).

3.2. The earliest mention of Newbold in Rochdale appears in the form of a grant recorded in the Coucher Book of Whalley (1199-1216) in which Margerie the daughter of William de Newbold granted lands in Wardleworth to the Church of 'Rachdale' (Fishwick 1889, page 40). Fishwick (1889, page 40) also writes that the will of Elizabeth Newbold, dated 20th March 1574 states that all her goods are to be bequeathed to her daughters Margaret and Alys.

3.3. An Edward Newbold died in Newbold on the 2nd July 1620. At this time the Newbold estate was held by Sir John Byron in 'free socage' by fealty and the yearly rent was 4d. In 1627 Newbold Hall was held by Richard Scholfield and was then sold to Thomas Hindley in 1707. In 1777 Newbold estate was passed by Thomas Stead of Rochdale to James Holland. James Holland then sold the Hall in the early 1800's to Joseph Newbold. Fishwick writing in 1889 stated that Joseph Newbold's son, also called Joseph, was the owner of Newbold Hall. Records could not be found to suggest who owned the Hall thereafter until its demolition.

- 3.4. In Fishwick's 'History of Rochdale' (1889, page 41), he states that 'Newbold Hall has undergone many alterations and that it is clearly the remains of a many Gabled House with small-paned mullioned windows'. He also writes that a gateway led into a courtyard with buildings on three sides. The buildings to the left (of the courtyard entrance) having been converted into cottages, were formerly part of the Hall. He claims that the 'front part' has been reduced in size due to the erection of modern houses, 'which have taken the place of those which anciently formed the other side of the square'.
- 3.5. In the 'Victoria County History of Lancashire Vol. 5' (Farrer & Brownbill 1911, page 205) it is noted that 'the south wing of the house is almost detached from the centre portion, and may have been added subsequently to the original building'. This source provides an explanation of the representation of the Hall as being partitioned and disjointed in the 1st Edition OS map (see below). The account also makes mention that in 1908 only two parts of the then divided buildings were occupied, the rest falling into decay.
- 3.6. *HER & NMR Records*
A total of 6 HER records exist within a one kilometre radius of the study area, a table of which can be found in Appendix II. After an extensive search of the NMR, no records were found within one kilometre of the site.

4. MAP REGRESSION

- 4.1. *Tithe Map of 1844 (Fig. 3)*
This large scale map shows Newbold Hall as a series of partitioned buildings, with lines dividing them into segments. This would account for the description of Fishwick (1889, page 40) that the Hall had been converted into cottages.
- 4.2. *1st Edition OS map of 1854 at 1:2500 (Fig. 4)*
The 1st Edition OS map shows clearly that the study area is occupied by buildings in this period. Although this is the known location of the now demolished Newbold Hall, the buildings represented on the map are illustrated as being broken up and dispersed as opposed to one singular structure. Terraced housing lines Newbold Street at this time.
- 4.3. *1st Revision OS map of 1893 at 1:2500 (Fig. 5)*
This map shows Newbold Hall in more detail than the previous maps. The Hall is now represented as a multi-roofed building which again relates to Fishwick's description of the Hall. The separate buildings from the 1st Edition OS map, are now joined to form a whole structure. There has been a small increase in the number of houses to the immediate south of the study area.
- 4.4. *2nd Revision OS map of 1906 at 1:2500 (Fig. 6)*
Although the terraced housing remains on either side of Newbold Street, Newbold Hall is no longer present on the map.
- 4.5. *3rd Revision OS map of 1922 at 1:10560 (Fig. 7)*
A third revision map of the area at 1:2500 could not be found and the larger scaled map of 1:10560 was consulted. Although in lesser detail because of its

scale, this map does show that there have been no changes to the study area or its immediate surroundings since the 2nd Revision OS map of 1906.

4.6. *Discussion of Map Regression*

The images represented on the historic maps tally with the descriptions of Newbold Hall given in Fishwick's accounts of Rochdale (1889). The images shown, from the Tithe map to the 1st Revision OS show the Hall as disjointed, illustrating the partitioning into individual cottages. By the 2nd Revision OS map the Hall is no longer present which gives a rough demolition date of between 1893 and 1906

5. **SITE VISIT**

- 5.1 A site visit was made on the 2nd November 2009. The land running from the road (east – west) is barren and sandy. Rubble and stonework are visible through this layer (Figs 8 & 9) which may indicate the location of Newbold Hall but not with any great degree of accuracy (Fig. 13). The land to the westernmost side of the site is largely overgrown, but again stone debris can be made out on the surface. Towards the south-western portion of the site there is a services duct (Fig. 10) which would indicate that, should remnants of the Hall still exist below ground level, a portion of it may have already been disturbed through service works.
- 5.2. A new housing development has been constructed to the immediate west of the development site and holds the name Newbold Hall Drive, which is testament to the now demolished Newbold Hall.

6. **OVERVIEW AND DISCUSSION**

- 6.1. Although little is known about the initial construction of Newbold Hall, from the accounts represented in this desk-based assessment, and a review of available historical maps, the original building footprint was constructed prior to Richard Scholfield holding it in 1627. Later additions to the Hall would have meant that upon demolition, it covered the majority of the study area.
- 6.2. The positioning of the Hall on the OS maps and subsequent site visit, illustrate that the majority of the north-east of the site would have been taken up by the footprint of the Hall, some of which extends to the rear of the adjacent property to No. 39. To the south-west it is unclear to what extent the Hall footprint would have encroached, and although the old maps show this area to be occupied by the lands of the Hall, it is therefore possible that there may have been out-buildings in this area. Observations from the site visit illustrated that parts of the remains of the Hall were still slightly visible on the surface which would make avoidance during groundworks near impossible.

7. **RECOMMENDATIONS**

- 7.1. The potential for the survival of archaeological evidence on the site is considered to be high. Given that archaeology is likely to be impacted on during any ground works on the site, it is recommended that trial trenching be used in order to establish the level of preservation of any below ground archaeology which may exist.

8. PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

- 8.1. Any publicity will be handled by the client.
- 8.2. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

9. STATEMENT OF INDEMNITY

- 9.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

10. ACKNOWLEDGEMENTS

- 10.1. Archaeological Research Services Ltd would like to thank Leach Rhodes Walker Ltd, for facilitating our work. Thanks are also expressed to the Rochdale Local Studies Department and the Greater Manchester Archaeology Unit.

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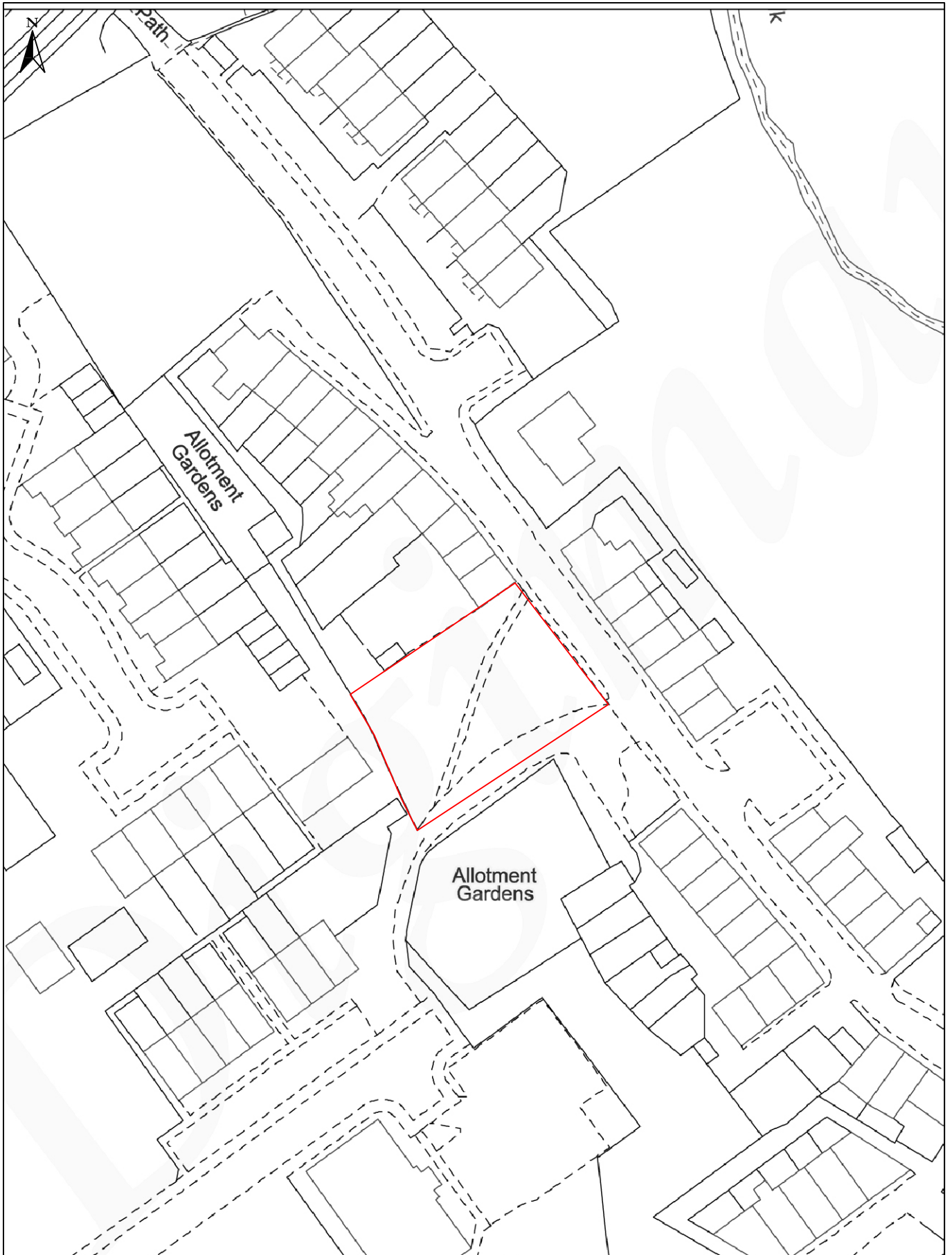
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Farrer, H. & Brownbill, J. 1911. *History of Lancashire. Vol 5.*

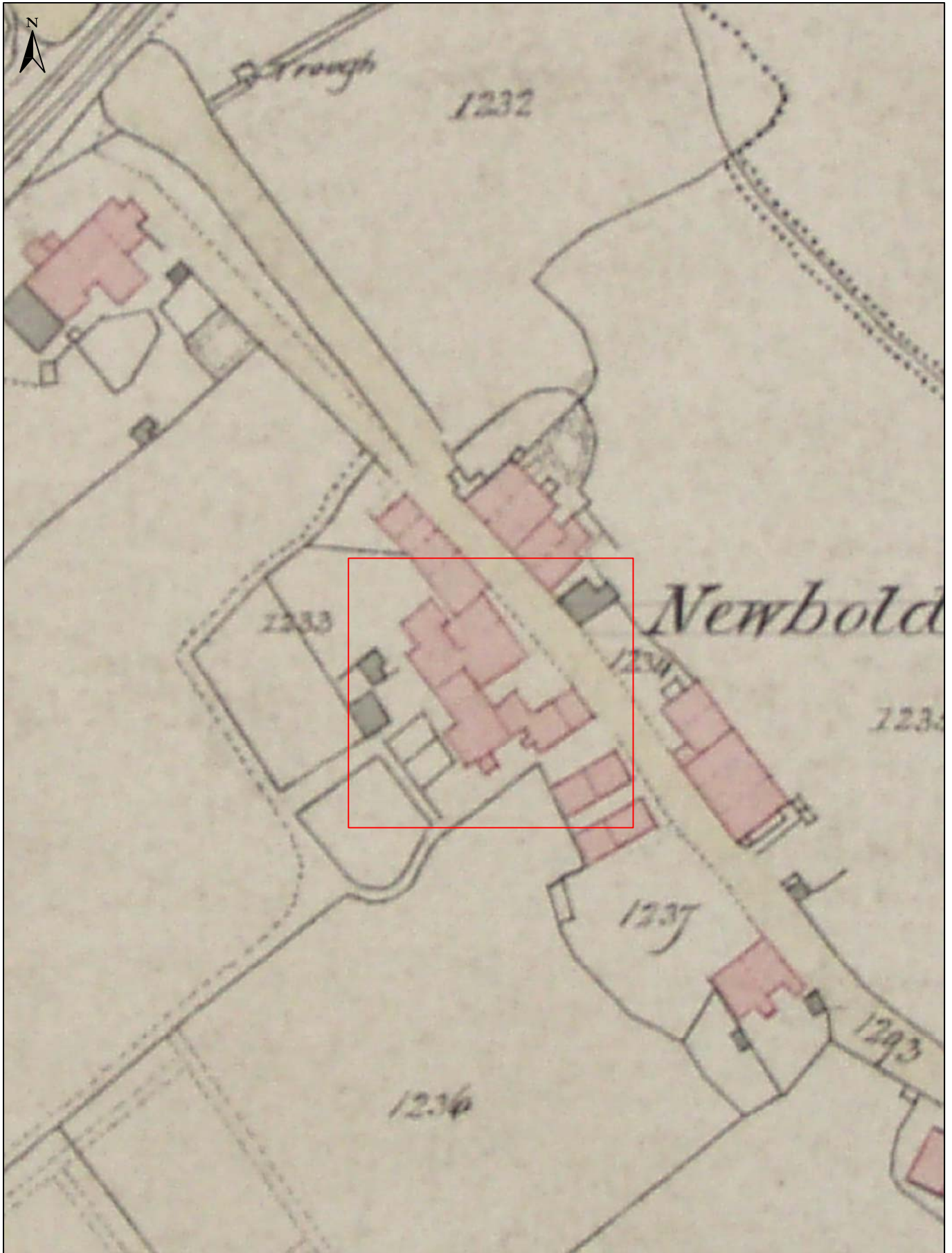
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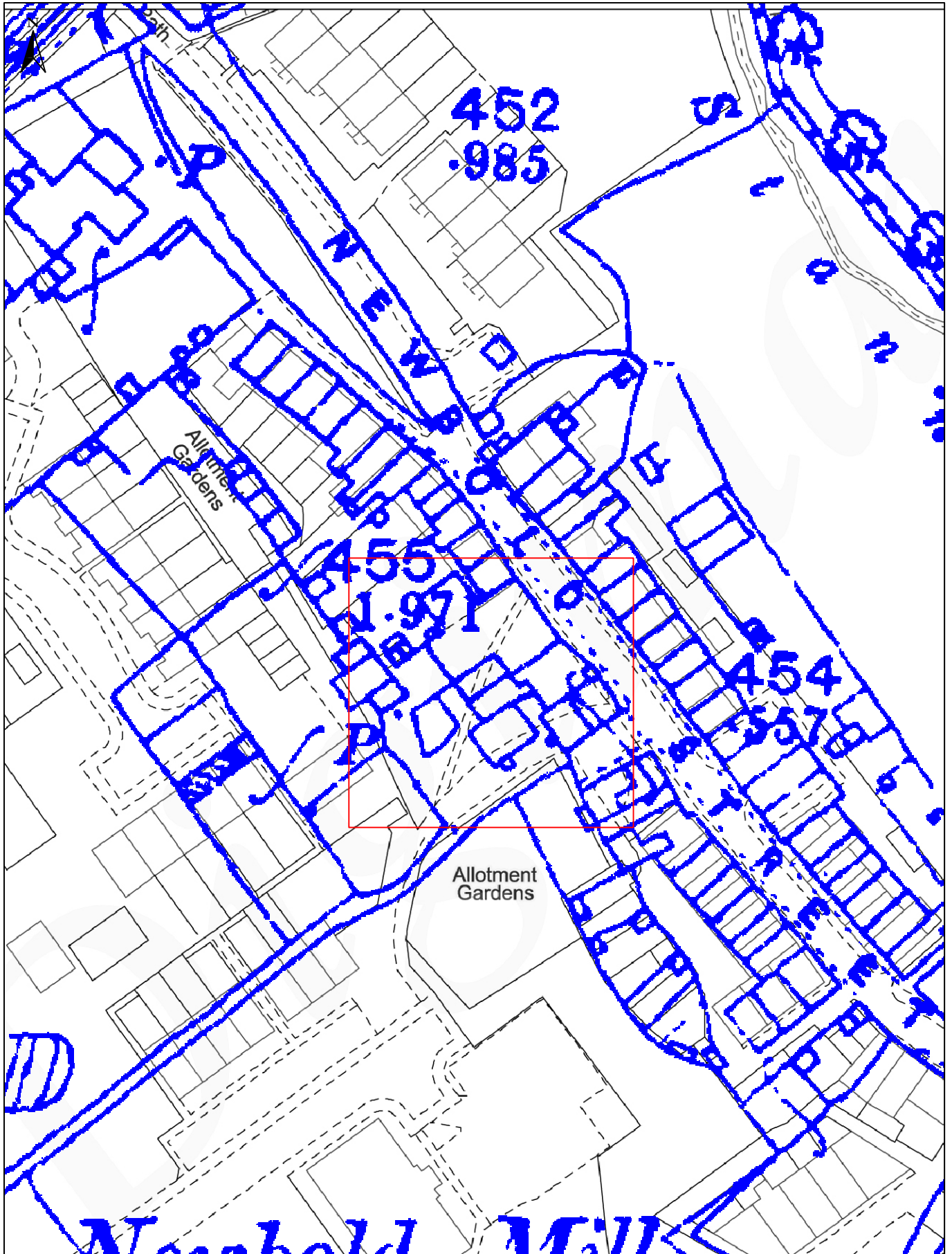
Newbold Community Website <http://www.newboldstreet.org/>



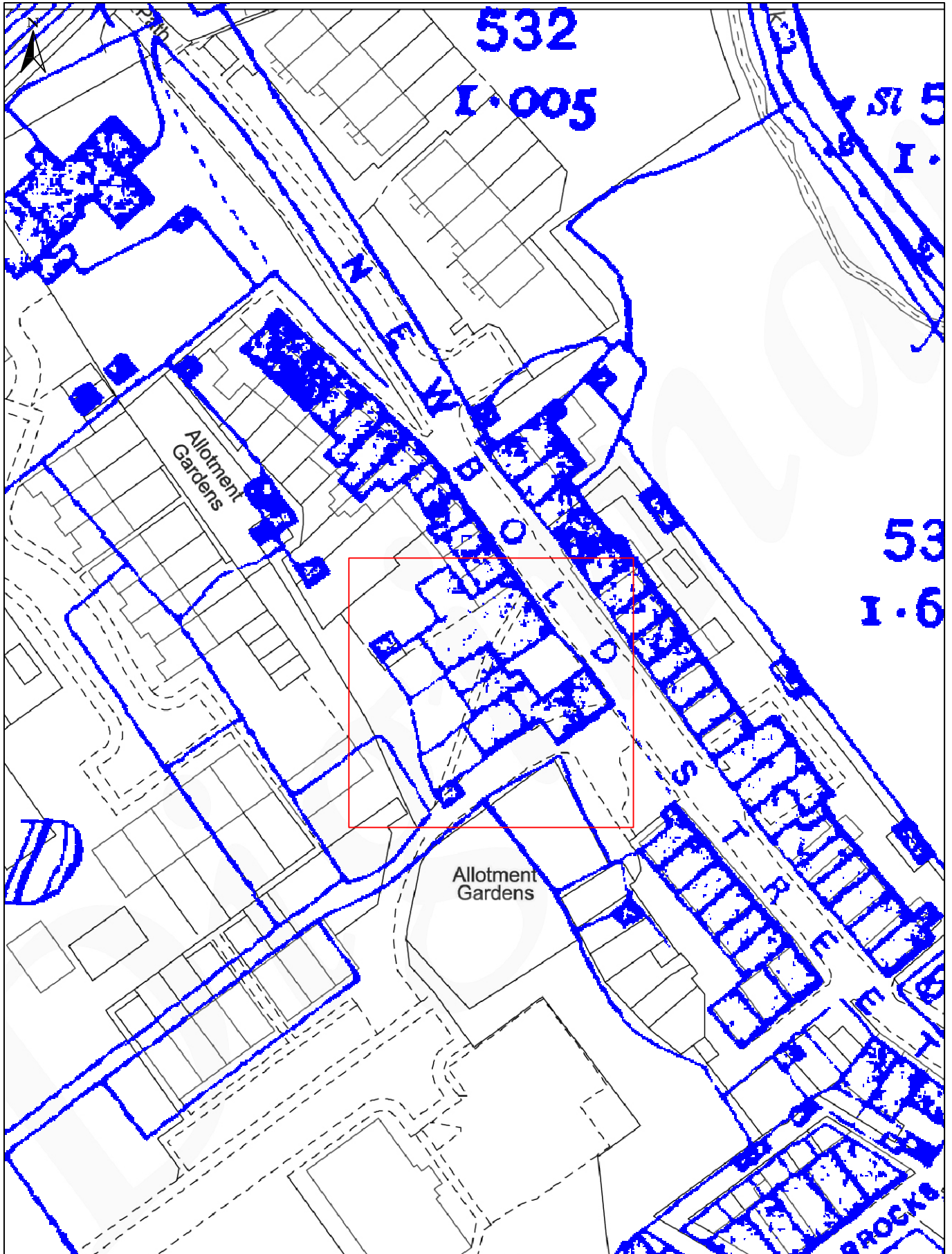
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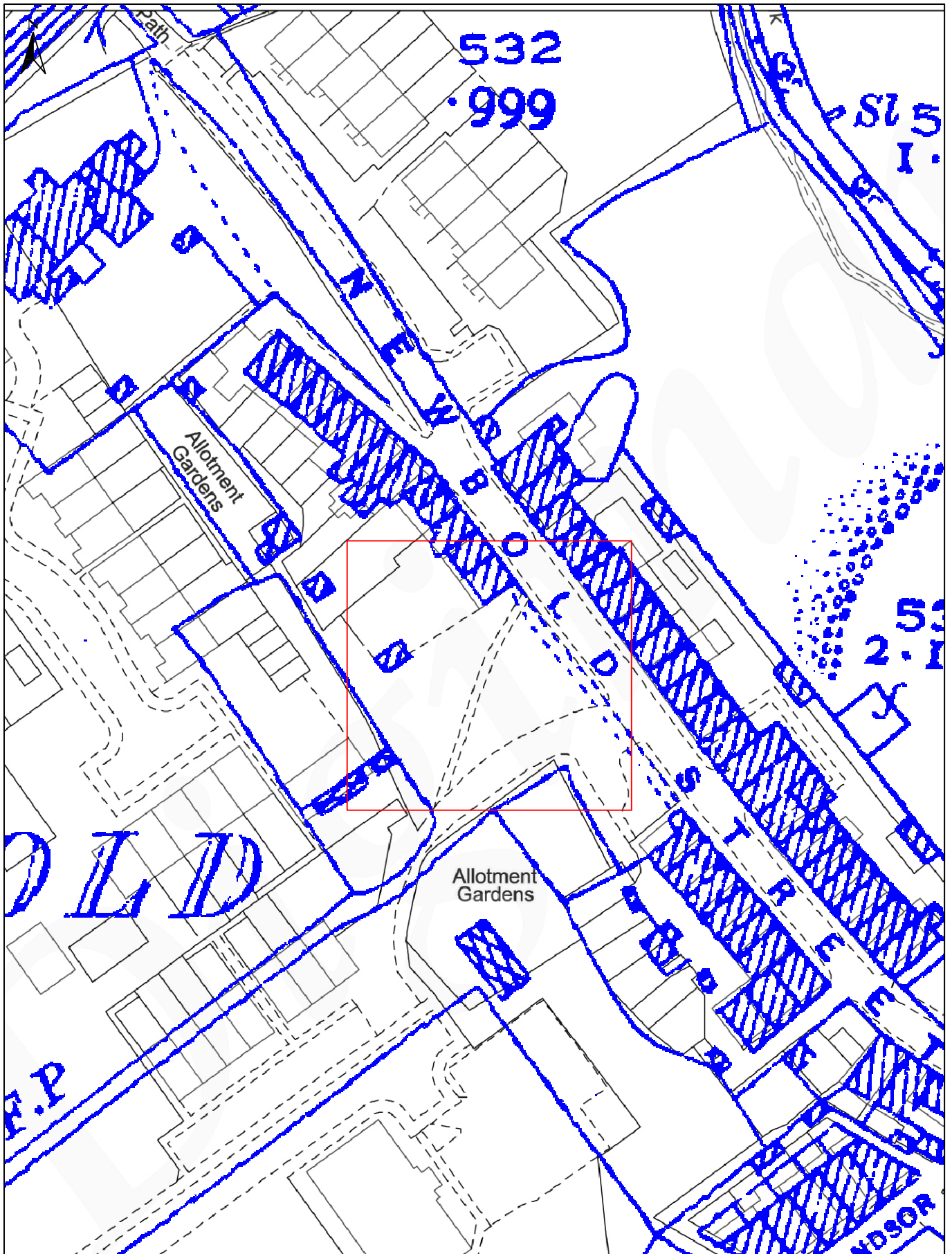
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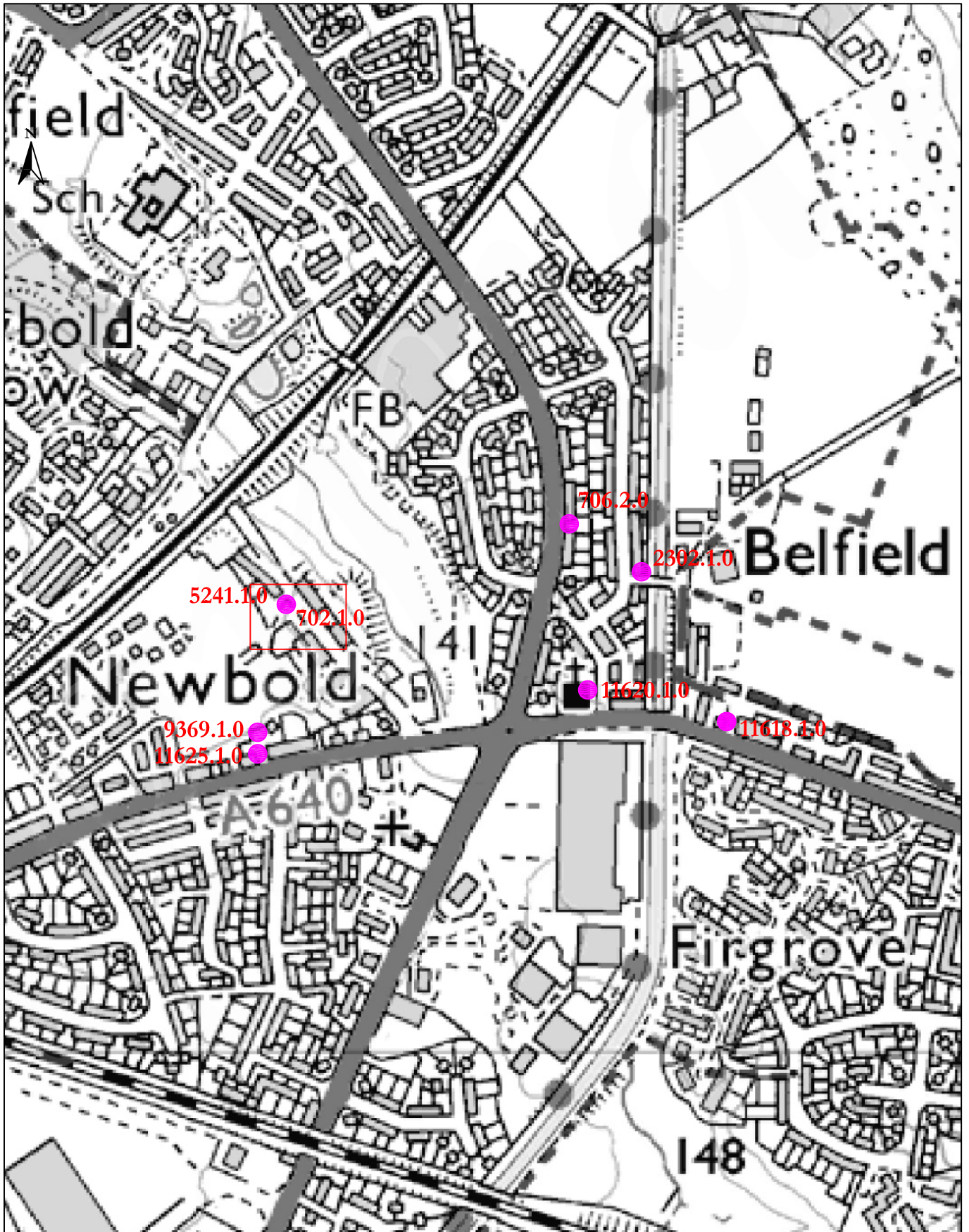
Fig. 8 Stone rubble showing through topsoil



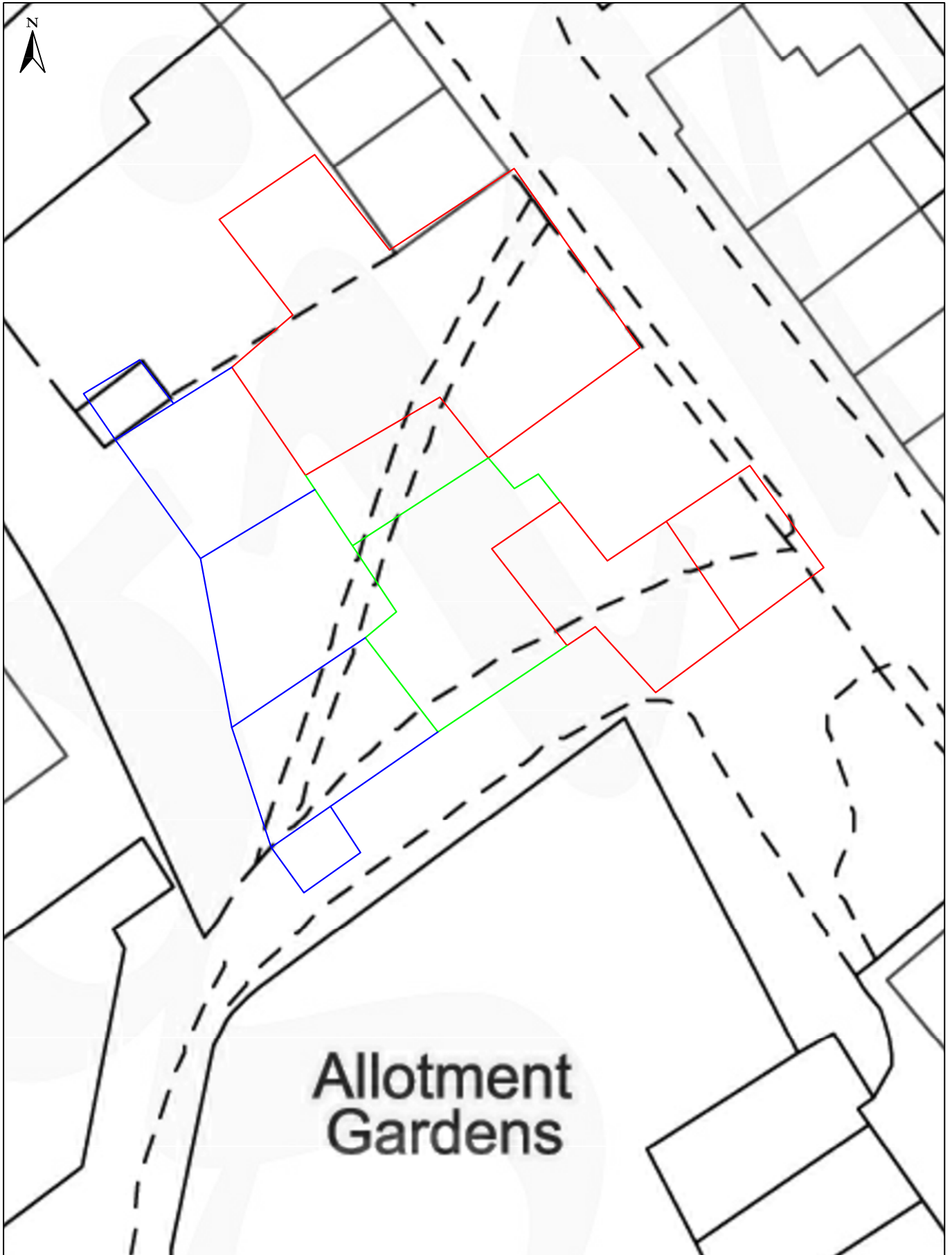
Fig. 9 Rubble visible on bare plot looking south



Fig. 10 Drain to south west of site.



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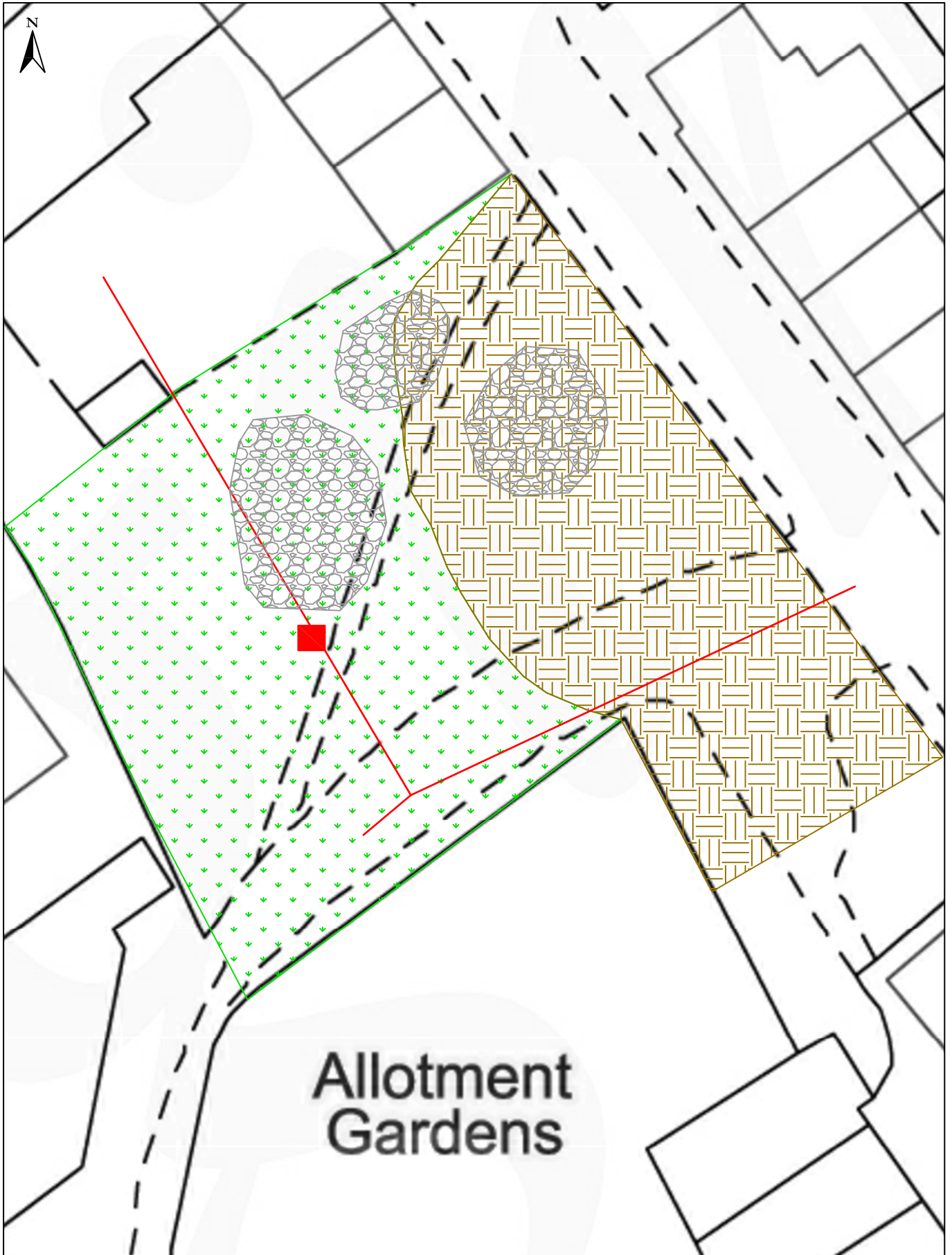
Title:
 Figure 13: Ground condition,
 constraints, and locations of debris

Notes:

- Key:
- Newbold Hall Footprint
 - Possible second/ later phase of construction
 - Possible burgage plots with out-buildings

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Site Code: NEWB09
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Title:
 Figure 13: Ground condition,
 constraints, and locations of debris

Notes:

Key:



Overgrown/
 grassed area



Possible areas of
 building debris



Exposed/
 bare earth



Drains

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APPENDIX II: TABLES

List of HER Sites close to the study area.

HER No.	Location	Description
702.1.0	SD 913134	Newbold Hall (Site of)
706.2.0	SD 915134	Hall owned by the Towney family in the 18th Century
2302.1.0	SD 916134	Coppy Bridge built around 1794-1804. Listed Grade II
5241.1.0	SD 913134	Newbold Settlement
9369.1.0	SD 913133	Hyde Park Gardens (Lost)
11620.1.0	SD 916133	Church of St Anne built around 1912-13. Listed Grade II
11625.1.0	SD 913132	303, 305 & 305A, Milnow Road. Listed Grade II