



THE
ENVIRONMENT
PARTNERSHIP



55 HOUGH LANE, TYLDESLEY GREATER MANCHESTER HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

TEP
The Reynard Suite,
Bowden Business Village,
Market Harborough,
Leicestershire,
LE16 7SA

Tel: 01858 383120
E-mail: mh@tep.uk.com
www.tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Historic Environment Desk-based Assessment
Prepared for	Mr and Mrs Payne
Prepared by	TEP - Market Harborough
Document Ref	8429.001

Author	Amir Bassir
Date	October 2020
Checked	Sarah Hannon-Bland
Approved	Jason Clarke

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status
1.1	19/10/20	AB	SHB	Report for LPA submission	Final



CONTENTS	PAGE
Executive Summary	2
1.0 Introduction	3
2.0 Policy context and guidance	4
3.0 Method	7
4.0 Baseline Conditions	12
5.0 Known Heritage Assets within the Area of Search.....	36
6.0 Discussion and Conclusions	40
References.....	44

TABLES	PAGE
Table 1 Criteria for determining heritage significance.....	8
Table 2 Historic Map Regression	20

FIGURES	PAGE
Figure 1 Extract of 1847 Tithe Map, showing the former extent of the Corn Mill on the left with adjacent mill pond (Extract from CGMS 2012 including red line boundary)	17
Figure 2: Ordnance Survey County Series, 1893, Lancashire and Furness, 1:2500, showing the removal of the former Corn Mill and filling of the mill pond. Note possible pigsties at west of the barn. Hachures denote the new embankments	17
Figure 3: OS Plan 1951-1952, 1:2,500, showing the reduction of the barn and removal of outbuildings. Honksford Brook has not yet been straightened to its current course	18
Figure 4 The entrance trackway from Hough Lane, looking east	27
Figure 5 General view of the site from the site entrance at the south-west	27
Figure 6 View towards the north from the south of the site.....	28
Figure 7 View of the southern boundary with trees along the banks of the brook	28
Figure 8 The south elevation of the barn with various blockings and with vertical joins at east side	29
Figure 9 The west gable elevation with blocked opening and scar of former roof line.....	29
Figure 10 The north-facing elevation; note the height of ground level	30
Figure 11 The arched flue or culvert on the north side of the building	30
Figure 12 The east gable elevation with elevated opening	31

Figure 13 View of the trench and embankment at the north side of the building	31
Figure 14 The section / face of the embankment at the north side of the building	32
Figure 15 Section of the embankment adjacent to the east gable, showing possible wall remains in situ	32
Figure 16 View of wall or revetment located at the east side of the site	33
Figure 17 View at ground level showing an internal partition with modern RSJ supporting joists	33
Figure 18 View of the ground floor space	34
Figure 19 View of the first floor space	34
Figure 20 View of the first floor space	35
Figure 21 View of the roof structure	35

APPENDICES

APPENDIX A: Gazetteer of known heritage assets



OASIS Report Form

The Environment Partnership (TEP)

Job Number:	8429
Project Name:	55 Hough Lane, Tyldesley
OASIS Number:	Theenvir1-411146

PROJECT DETAILS:		
Short description	A historic environment desk-based assessment was carried out at the site of the former Corn Mill at 55 Hough Lane, Tyldesley. Baseline conditions show that the 1km study area has eleven designated heritage assets including one Conservation Area and nine Listed Buildings, of which two are designated Grade II*. These are of very high or high heritage significance and none are within the proposed development site. The proposed development site and barn building are assessed as providing a minor positive contribution to the heritage significance of one designated heritage asset: Grade II Listed Garrett Hall. There are 17 non-designated heritage assets within the 1km study area of which one is within the proposed development site: the site of a post-medieval Corn Mill, now largely demolished and with the former pond, races and leats filled in. The barn presently extant on the site may have formerly been part of the earlier corn mill.	
Project type	Historic Environment Desk-Based Assessment	
Previous work	None	
Current lane use	Disused	
Future work	Unknown	
Monument type and period	Post-medieval Corn Mill	
Significant finds	None	
PROJECT LOCATION:		
County	Greater Manchester	
Site address	55 Hough Lane, Tyldesley, M29 8WN	
Easting Northing	SD 7056 0161	
Area (sq ,/ha)	0.2 ha	
Height aOD	40m aOD	
PROJECT CREATORS:		
Organisation	The Environment Partnership Ltd (TEP)	
Project brief originator	Greater Manchester Archaeological Advisory Service	
Project design originator	The Environment Partnership Ltd (TEP)	
Director/Supervisor	Amir Bassir	
Project manager	Jason Clarke	
Sponsor or funding body	Mr and Mrs Payne	
PROJECT DATE:		
Start date	September 2020	
End date	February 2021	
ARCHIVES:	Contents	Location (Accession No.)
Physical	None	
Paper	None	
Digital	Report and Illustrations, Photographic Archive	
BIBLIOGRAPHY:		
Title	55 Hough Lane, Tyldesley, Greater Manchester, Historic Environment Desk-Based Assessment	
Serial title & volume	8429.001	
Author(s)	Amir Bassir	
Page numbers	55	
Date	19/10/2020	

Executive Summary

1. Baseline conditions show that the 1km study area has eleven designated heritage assets including one Conservation Area and nine Listed Buildings, of which two are designated Grade II*. These are of very high or high heritage significance and none are within the proposed development site. The proposed development site and barn building are assessed as providing a minor positive contribution to the heritage significance of one designated heritage asset: Grade II Listed Garrett Hall.
2. There are 17 non-designated heritage assets within the 1km study area of which one is within the proposed development site: the site of a post-medieval Corn Mill, now largely demolished and with the former pond, races and leats filled in. The barn presently extant on the site may have formerly been part of the earlier corn mill.
3. Development within the site has the potential to impact on known and as yet unknown below-ground archaeological remains. Any such remains are likely to be post medieval or medieval in date, of low (local) heritage significance and associated with milling and other agricultural activity within the former Garrett Hall Estate. The proposed development has the potential for minor adverse changes to the heritage significance of the early to mid-19th century barn.
4. It is assessed that the effects of the proposed development could be adequately mitigated through preservation by record by means of a Level 2 historic building recording (Historic England 2016), and a staged programme of archaeological work in accordance with a Written Scheme of Investigation.

1.0 Introduction

- 1.1 This report provides a description of the historic environment baseline conditions for land to the rear of 55 Hough Lane, Tyldesley, M29 8WN. It has been commissioned by Mr and Mrs Payne (the client).
- 1.2 The client proposes a planning application for conversion and extension of existing barn with associated parking and landscaping (A/20/89201/CU).
- 1.3 A consultation letter provided by the Greater Manchester Archaeological Advisory Services (GMAAS, 13/08/2020) recommended that a desk-based archaeological and building assessment be carried out in order to determine the proposed application. This desk-based assessment has been undertaken in accordance with this recommendation, and in line with the Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (CIfA, 2020).

Site Location

- 1.4 The site is located at 55 Hough Lane, Tyldesley centred at approximately National Grid Reference SD 7056 0161 and covers an area of 0.2 hectares. This is referred to throughout this report as the 'proposed development site' or 'the site'.
- 1.5 The local planning authority is Wigan Council. The historic environment record relevant to this site is held by the Historic Environment Team at Greater Manchester County Council.

Aims and Objectives

- 1.6 The aim of this assessment is to provide:
 - a description of the baseline historic environment conditions within the development site;
 - a description of the archaeological potential of the development site; and
 - an assessment of the significance of the known and potential heritage assets, considering the contribution made by setting to that significance.
- 1.7 This report also provides an assessment of the likely effects of the proposed development on the known and potential heritage assets.
- 1.8 This report includes conclusions and recommendations. The recommendations consider strategies to avoid, reduce or mitigate effects on heritage assets that could arise from alteration or destruction of the heritage assets, or development within their setting.

2.0 Policy context and guidance

Statutory Legislation

2.1 The statutory legislation most relevant to this report comprises;

- Ancient Monuments and Archaeological Areas Act, 1979: It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.
- Planning (Listed Buildings and Conservation Areas) Act, 1990: In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

National Planning Policy

2.2 The National Planning Policy Framework (revised NPPF June 2019) includes with Section 2, achieving sustainable development, that the planning system has three overarching objectives, one of which related to heritage assets. Within Paragraph 8 Section C, it states that one of the three overarching objectives of the planning system is:

"an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy".

2.3 Section 16 of the NPPF then goes on to describe provisions specifically relating conserving and enhancing the historic environment.

2.4 Paragraph 189 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that "*the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*".

2.5 The glossary to the NPPF describes significance in relation to heritage policy as "*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance*".

- 2.6 The setting of a heritage asset is defined as “*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral*”.

Local Planning Policy

Wigan Council, Wigan Local Plan: Core Strategy, Adopted September 2013

- 2.7 This is the principal Local Plan for the Wigan Borough and looks forward to 2026. The Core Strategy addresses key issues to address, a spatial vision for the borough, and strategic objectives for achieving that vision.
- 2.8 Policy CP11 relates to the historic environment:

We will conserve and enhance our historic environment, thereby helping to make the borough a better place to live, visit and work in, by:

1. Conserving and enhancing where appropriate our heritage assets and their settings, including scheduled monuments, listed buildings, conservation areas, historic parks and gardens, locally listed buildings and structures, key historic landscape characteristics and other important features, in accordance with legislation and national planning policy as appropriate.

2. Encouraging the sympathetic and appropriate re-use of existing buildings and structures, especially those which make a positive contribution to the special character of their locality and are identified as 'at risk'.

3. Promoting the value of our historic environment through signing, interpretation, public art and other measures as appropriate.

- 2.9 The policy notes that despite the relatively small number of national designations, parts of the borough are of significant value locally not least as a legacy of our industrial and mining past. The policy notes the importance of managing the process of change within the historic environment and promoting sympathetic and appropriate re-use of existing buildings, including buildings at risk.

Guidance

- 2.10 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:
- Chartered Institute for Archaeologists Code of Conduct and Standard and Guidance documents;
 - National Planning Practice Guidance (2019);
 - Historic England, Historic Environment Advice Note 2 Making Changes to Heritage Assets (HE, 2015);
 - Historic England, Historic Environment Advice Note 3, Second Edition, The Setting of Heritage Assets (HE, 2017); and
 - English Heritage, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment (EH, 2008).

- 2.11 Conservation Principles (EH 2008) sets out Historic England's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:
- Evidential value: the potential of a place to yield evidence about past human activity.
 - Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
 - Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
 - Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 2.12 Historic Environment Advice Note 3, Second Edition The Setting of Heritage Assets (HE, 2017) recommends a staged approach to assessing effects on setting comprising the following steps:
- Step 1: Identifying which heritage assets and their settings are affected;
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
 - Step 4: Explore the way to maximising enhancement and avoid or minimise harm, and;
 - Step 5: Make and document the decision and monitor outcomes.

3.0 Method

Areas of Search

- 3.1 Data was gathered for all designated heritage assets within 1km of the proposed development site boundary. This allowed for the identification of the heritage assets where development could affect the contribution of the heritage asset's setting to its significance. This study area is proportionate to the scale of the development, and was informed by a preliminary appraisal of baseline data.
- 3.2 Data has also been gathered for all non-designated heritage assets within the proposed development site boundary and a 1km buffer from the site boundary. The area of search has been designed to be fully inclusive of the site boundary to ensure that assets adjacent to the proposed development site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the proposed development site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the proposed development site.

Data Sources

- 3.3 The following sources were consulted:
- The National Heritage List for current data on designated heritage assets;
 - The National Monuments Record maintained by Historic England;
 - The Historic Environment Record (HER) maintained by Greater Manchester Historic Environment Record;
 - Ordnance survey historic mapping;
 - Archaeological Data Service;
 - Aerial photographs and satellite images;
 - British Geological Survey mapping.
- 3.4 The Historic Environment Record was consulted on 30th September 2020. Due to Covid-19 restrictions in place at the time of this survey it was not possible to visit the County Archives or Local Studies Library.

Site Visit

- 3.5 The development site was visited on 24th September 2020. A pro-forma record sheet was completed that recorded the following data:
- Date of survey
 - Surveyor(s)
 - Weather conditions
 - Site description
 - Known heritage assets (noting presence or absence and condition)
 - Archaeological potential
 - Health and safety

- 3.6 A vantage point survey was also undertaken to determine those assets where the development could affect the contribution made by setting to the asset's heritage significance. The survey was undertaken in accordance with the guidance in Historic Environment Advice Note 3, Second Edition, The Setting of Heritage Assets (HE, 2017). The survey considered:
- The nature of the physical surroundings in which the heritage assets are experienced (including visual and functional relationships with other heritage assets, formal design, openness, integrity and change over time);
 - The way the assets are appreciated, experienced and understood (including views, visual prominence, associative attributes and intentional intervisibility with other assets); and
 - The location, form and appearance of the development.

Assessing Heritage Significance

- 3.7 The significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic).
- 3.8 For designated assets (Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites and Conservation Areas), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II* and II) according to relative significance.
- 3.9 The relative significance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means that they are treated as if they are designated assets.

Table 1 Criteria for determining heritage significance

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I and II* listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Grade II listed buildings, Conservation Areas, Scheduled Monuments, Grade II Registered Parks and Gardens, Registered Battlefield.

Significance	Description
Moderate	Regionally important resources: Non-designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values
Low	Locally important resources: Non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible	Assets with very low or no evidential, historical, aesthetic and/or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

Assessing the effects of the proposed development

- 3.10 The effects of the proposed development have been determined by comparing the significance of the known heritage assets (or potential for heritage assets with archaeological interest) against the magnitude of likely effect. The significance of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting.
- 3.11 In policy terms (NPPF paragraph 193 and 194), harm to the significance of a heritage asset can be substantial or less than substantial. Planning practice guidance identifies that substantial harm is a high test. This is normally associated with total loss of a heritage asset's significance. Major adverse effects on heritage assets of moderate or high heritage significance are equivalent to substantial harm.
- 3.12 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects. The conclusions in this report identify the overall significant effects of the proposed development on heritage assets in accordance with the following scale:
- None: no discernible change to any heritage asset, of any significance
 - Minor: minor adverse changes to the significance of a heritage asset of moderate or high heritage significance, or significant adverse changes or total loss of significance to a heritage asset of low or negligible heritage significance
 - Moderate: moderate adverse changes to the significance of a heritage asset of low or moderate heritage significance.

Magnitude of Change

- 3.13 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the heritage asset against the predicted magnitude of change. This includes the assessment of effects on the setting of heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.
- 3.14 The descriptions of magnitude of change, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Table 2: Magnitude of Effect

Magnitude	Definition
High	Total loss or substantial harm to key elements, or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be partially changed.
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/ None	No loss or harm to heritage significance. Change barely distinguishable.

Significance of Effect

- 3.15 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the heritage assets affected.

Table 3: Significance of Effect

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
High	Major	Major or Moderate	Moderate	Low	Negligible

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
Moderate	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/ None	Negligible or None	None	None	None	None

3.16 Heritage policy makes a distinction between substantial and less than substantial harm (NPPF, paragraphs 195 - 196). For the purpose of this assessment, major adverse effects are equivalent to substantial harm. Moderate and low effects are equivalent to less than substantial harm. Effects that are negligible are less than substantial and are also not significant.

Limitations of this Assessment

3.17 Monument data from the HER and NMR consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.

3.18 Due to these limitations, it is possible that previously unrecorded heritage assets with archaeological interest could survive within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey, cannot always clarify.

3.19 Due to Covid-19 restrictions in place at the time of this survey it was not possible to undertake a visit to the archives.

3.20 It was not possible to access the interior of the barn during the survey due to safety concerns and the assessment of the interior was carried out using photographs provided by the client.

4.0 Baseline Conditions

Introduction

- 4.1 Figures provided in support of the description of baseline conditions comprise:
- Figure 1: The location of Known Heritage Assets
 - Figure 2: Ordnance Survey map of 1893
 - Figure 3: Ordnance Survey map of 1928
 - Figure 4: Ordnance Survey map of 1951-2
- 4.2 Time periods referenced in the text are as follows:
- Palaeolithic: 500,000 -10,000 BC
 - Mesolithic: 10,000 – 4,000 BC
 - Neolithic: 4,000 – 2,500 BC
 - Bronze Age: 2,500 - 800 BC
 - Iron Age: 800 BC – AD 43
 - Roman: 43 – 410
 - Early Medieval and Saxon: 410 - 1066
 - Medieval: 1066 – 1540
 - Post Medieval: 1540 - 1901
 - Modern: 1901 - present
- 4.3 Abbreviations used are as follows:
- LB – Listed Building
 - SM – Scheduled Monument
 - CA – Conservation Area
 - NDHA – Non-designated heritage asset
- 4.4 Bracketed number (e.g. NDHA1) reference the unique identifying number allocated to heritage assets in the Gazetteer (Appendix A) and on Figure 1.

Background and Context

Site Geology and Topography

- 4.5 The solid geology is recorded by the British Geological Survey as the Pennine Middle Coal Measures Formation of mudstone, siltstone and sandstone deposited during the Carboniferous Period. These stone are interspersed with outcroppings of sandstone separated by repeated faults. The bedrock is overlain by superficial glacial till deposits of the Quaternary period and alluvial deposits of clay and silt are recorded within the river valleys.
- 4.6 A borehole log recorded in BGS online records from 1989 in the area of Bodmin Road at Ellenor Brook, just to the south-west of the site, revealed deposits of soft laminated clay from a depth of c0.65m to c3.5m, below which were well graded sand and gravel deposits to at least 6.5m below ground level (Groundshire 1989).

- 4.7 Tyldesley occupies an area of higher ground at c60m aOD, which descends gradually southwards. Honksford Brook (Ellenor Brook) is located at c40m aOD and the topography continues the southward slope but at a shallower rate. On an east to west profile the topography of the area descends from east to west. The site lies at approximately 40m aOD and is uneven with a significant drop down from the northern site boundary to the general site level so that the barn building extant within the site is at normal ground level on its south side but on the north side the ground level is at 'first floor' level.

Archaeological and Historical Background

Prehistoric

- 4.8 Within the Greater Manchester area there is evidence for prehistoric occupation and activity including hunting, woodworking and farming. River banks were a favoured site for early farming settlements. Within the city centre of Manchester the majority of evidence for prehistoric activity has been identified around the Castlefield area. As noted in 4.6 above, borehole evidence suggests that gravel terrace deposits are recorded in the area at a depth of c3.5m below ground level.
- 4.9 Evidence for Mesolithic activity within the Greater Manchester area is principally suggestive of hunting constrained by the seasonal movement of animals and availability of forage and is characterised by finds of microliths from tool production. No Mesolithic occupation sites have been recorded in the area of Wigan.
- 4.10 No settlements or monuments of the Neolithic period have been identified in the area of Wigan however a number of artefacts from this period such as polished stone axes and spearheads have been recovered in the area of the town. A prehistoric settlement of the late Neolithic period was identified during archaeological works at Manchester Airport and occupation of the site continued into the Bronze Age. The site located on high ground at a crossing point of the River Bollin.
- 4.11 Climatic conditions during the middle Bronze Age period appear to have been accompanied by permanent clearance of woodland, the emergence of farming, and the cultivation of cereals. Changes in funerary practice during this period have been suggested as evidence for societal organisation and the first permanent monuments in the area of Wigan have been dated to this time.
- 4.12 No finds of monuments of the Bronze Age period of earlier have been recorded within the 1km study area.
- 4.13 The Iron Age period is characterised by more intensive agricultural practices and an increase of population resulting in larger and more organised settlements and social stratification. These changes resulted in the emergence of larger settlements as centres for agricultural redistribution and administrative control, receiving tributes from the surrounding smaller settlements and farmsteads which were principally located along river valleys; excavated examples of such settlements have consisted of groups of round houses set within fortified enclosures.

- 4.14 Two non-designated heritage assets dated to the Iron Age have been recorded within the 1km study area. The first comprises two sherds of probable Iron Age pottery recovered during trial trench evaluation in the area to the east of Garrett Hall (NDHA2), approximately 300m east of the proposed development site. The second asset is a carved stone head from a statuette (NDHA1) which was recovered in or near a derelict house located at the north of the historic core of Astley. Details of this find are sparse.

Roman

- 4.15 The focus for Roman activity and settlement in Manchester was in relation to the Roman fort of *Mamucium*, which was established in the first century AD and is located c13km to the east of Tyldesley. The fort was constructed near two major Roman roads, one running north to Ribchester and the other west to Buxton. Wigan has been identified as the probable site of the Roman station of *Coccium* which is recorded in the third century Antonine Itinerary, and Wigan and Manchester were connected by a road which passed to the north of Tyldesley on an east to west alignment parallel to and slightly north of the present A577. Excavations have been carried out at several locations along the route of the road and have found it to be in places in good condition with stone surfaces and with double-ditches along the road sides (The Roads of Roman Britain, No. 702). The Tyldesley Town Centre Conservation Area Appraisal notes that two Roman coin hoards, each containing c600 coins held within an amphora, were discovered in 1946/7 in a garden near the route of the road. The coins were assessed as relating to four emperors and the earliest were minted c259 AD (Lunn 1953).

- 4.16 No heritage assets of the Roman period are recorded within the 1km study area.

Early Medieval and Saxon

- 4.17 In the year 919 King Edward gave instructions for the repair of a fort at *Manigceastre* in order for it to be used as a frontier defence. This may have utilised the existing Roman fort at Castlefield and a 10th century settlement excavated during the 1980s suggested Saxon occupation of the fort for a brief period. During Saxon occupation Manchester was a frontier town between Mercia and Northumberland at the confluence of the Rivers Irk and Irwell.
- 4.18 The area of Wigan came under the control of the Kingdoms of Mercia and Northumbria, with the River Tame possibly serving as a regional boundary. The name of Wigan is thought to derive from the Old English or Saxon word *Waeg*, meaning 'way' and other place names in the region are likely also derived from this period. Wigan is not recorded in the Domesday survey of 1086 however the church is thought to have pre-conquest origins.
- 4.19 There is very little evidence for early medieval activity in the area of Tyldesley and Astley. The Dictionary of British Place Names notes a documented historic reference to *Tildesleia* from c.1210 which is likely derived from the Old English meaning '*Woodland clearing of a man called Tilwald*' (Mills 2011). Both Tyldesley and Astley were located within the parish of Leigh and within the West Derby Hundred; the 'leah' place name within all three signifies a 'woodland clearing' in Old English.

- 4.20 No heritage assets dated to the early medieval or Saxon periods are recorded within the 1km study area.

Medieval

- 4.21 The Tyldesley Town Centre Conservation Area Appraisal describes medieval Tyldesley as a small rural settlement with a thriving cottage industry specialising in spinning and weaving. The Scheduled Monument of the moated site at New Hall Farm, Astley (SM1) is tentatively dated to between the late-13th to late-14th century and is one of three moated medieval sites in the borough.
- 4.22 The manorial history of Astley and Tyldesley appears to be historically complex; both were among the 34 manors dependent upon the chief manor of Warrington prior to the conquest and were subsequently held among six vills or townships that made up the Parish of Leigh under the barony of Warrington. In the early-13th century both Astley and Tyldesley were held by Hugh Son of Henry de Tyldesley. Prior to 1301 the manor of Tyldesley was at Astley Hall but at this date Henry Tyldesley divided the lands among his three sons to create a new manor for Tyldesley which owed service to the Botelers at Warrington. Lunn's History of Tyldesley notes that a mill within the manor is first mentioned in 1301 when Hugh, son of Henry Tyldesley's rights were acknowledged. In 1341 a reference in a deed referred to the manor of the Tyldesley with a watermill was recorded part of the holdings. These 14th century references may refer to the site of the Corn Mill at Garrett Hall (NDHA7), however this is not confirmed.
- 4.23 The Historic England guidance document, Mills: Introduction to Heritage Assets (HE 2018), defines as a watermill as a building housing machinery dedicated to a particular purpose, such as grinding corn, that was powered by a wheel turned by moving water, usually with associated water management features. The Domesday Survey of 1086 recorded nearly 6000 watermills throughout the surveyed areas.
- 4.24 Mills were typically sited on a millstream or leat which was an artificial channel or modified natural watercourse with sluices to allow for management of waterflow. The channel to the mill is referred to as the millrace (often associated with a mill pond) and the runoff from the mill is called the tailrace. Watermills are often classified based on the type of waterwheel used; this could be horizontal or vertical, with the latter being usually accommodated within a wheel pit. The layout of buildings forming the Corn Mill could be variable depending on the site topography, and the scale and nature of the operation, and could also include domestic accommodation as well as housing for animals (both working and kept for food), storage and workshop space. In post medieval mills the interior of the mill was often multi-storied with stages of the milling process being separated onto the levels with top-down processing of grain.
- 4.25 Mills in North West England were principally located in river valleys and there was a rapid increase in the number of mills between 1086 and 1300 with this number experiencing a decline thereafter when the mills took on industrial functions. With the onset of industrialisation in the post medieval period many former mills became obsolete and were demolished or repurposed, while others came to be fitted with steam engines.

- 4.26 It is recorded that in 1505 John Tyldesley swore fealty for his lands at Garrat and the manor was subsequently at Garrett Hall, located close to the eastern side of the proposed development site. The Victoria County History: A History of the County of Lancaster: Volume 3, describes The Garrett as the mansion house of the lords of the manor of Tyldesley whose descent has been traced to John Tyldesley living in 1486. The present Grade II listed building of Garrett Hall appears to be of a later date of construction, possibly from the 17th century (LB6).
- 4.27 Upon his death John was described as '*seised of this manor, and of moieties of the manors of Barnston and Arrow, county Chester*'; likewise his son and heir, John was '*seised of a capital messuage called the Garrette in Tyldesley, seven messuages, 276 acres of land, meadow, pasture, and heath, which he held of Sit Thomas Butler...*'. The estate also included six acres of wood and 100 of moss.
- 4.28 During this period, alongside the industries of agriculture and weaving, coal mining was also undertaken of the underlying coal measures of this region. In Wigan the earliest grants of coal mining rights were made in c1350 and a desk-based assessment produced in 1998 in advance of the Mawdlesey to Warrington Gas pipeline notes that coal has been mined in the area of Tyldesley since the 15th century. This early coal mining comprised shallow bell-pits dug down to the highest coal seams and they were then abandoned following instability of the pit roof.

Post-medieval

- 4.29 Further information which may refer to the medieval mill continuing at Garrett Hall (NDHA7) is indicated in a 1635 transfer of the manor lands, which notes a water-powered corn mill. The Registers of Estates of Lancashire Papists 1717 to 1788 records that the manor was in the hands of the Stanley family of Culcheth and the Hall of Garrett and demesne, with water corn mill and kiln, was held for life and let to Thomas Key at £80 rent, along with the tithes of Tyldesley and Garrat Wood. Two other closes were also let out, as well as the capital messuage called the 'Newhall' to Widdow Heys at £21 rent.
- 4.30 In 1732 the Garrett estate was sold to Thomas Clowes of Manchester and Lunn notes that it was still in use in 1838 and worked by John Babington as tenant of Lord Francis Egerton, having been purchased by the Bridgewater Trustees in 1829. At this time the mill had three acres associated with it, including a cottage and a steam engine for the grinding of corn. The Pigot & Slater's Directory of Manchester & Salford, 1841 lists John Babington as a miller and flour dealer at Tyldesley, and the Mannex and Co History and Directory of Mid Lancashire, 1854 lists John as a corn and flour dealer at Garratt Mill, Tyldesley. The parish records of St George, Tyldesley note the marriage of John's son Charles Babington in 1847, who worked as a Miller at Garret Mill.
- 4.31 The 1847 Tithe Map shows that the corn mill at that time comprised an L-plan building with two ranges and smaller projecting extensions or outbuildings. This was set in isolation from the main Garrett Hall site and separated by a wooded area. The site included a large mill pond located to the east, fed by a mill race.



Figure 1 Extract of 1847 Tithe Map, showing the former extent of the Corn Mill on the left with adjacent mill pond (Extract from CGMS 2012 including red line boundary)

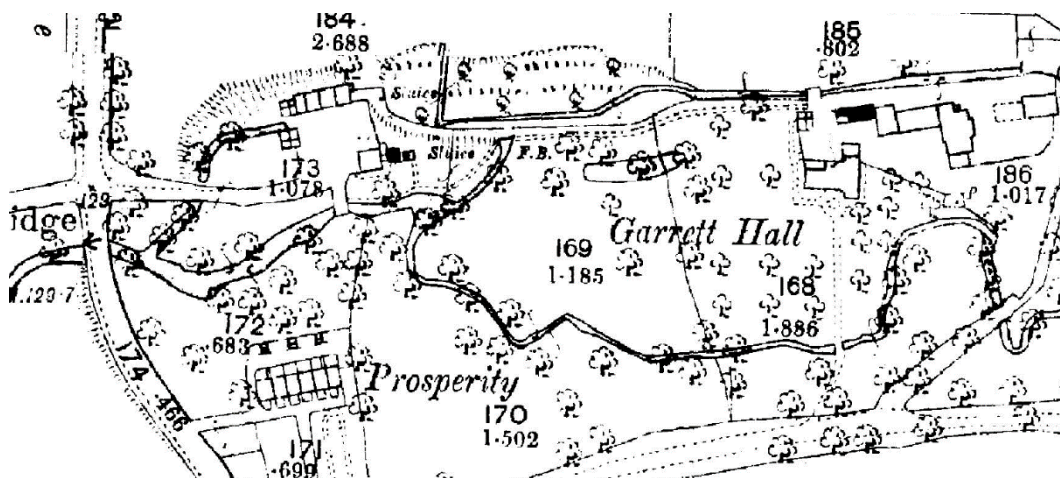


Figure 2: Ordnance Survey County Series, 1893, Lancashire and Furness, 1:2500, showing the removal of the former Corn Mill and filling of the mill pond. Note possible pigsties at west of the barn. Hachures denote the new embankments

- 4.32 During the late 18th century in the area of Factory Street in Tyldesley a number of spinning and weaving sheds were built known as New Mills and the success of these led to others opening in the area. The mill owner James Burton came to Tyldesley in 1828 and became a significant property owner within the township including 74 cottages. In 1839 Messers Burton built Atherton Mill with an accompanying gasworks to provide lighting. Others mills built by Burton included Lodge Mill, Field Mill and Westfield. Other mills operated by different owners included the Barnfield Mills complex on Union Street which comprised 20,000 spindles.

- 4.33 In the Tyldesley township a number of coal pits were operated during the 19th century including by the Astley and Tyldesley Coal Co which also built worker houses for colliery staff. The Tyldesley Heritage Trail lists twenty collieries operating within the Tyldesley area with the majority of these being sunk during the 19th century with several remaining in operation until the mid-20th century. Within the study area is the site of one former colliery, the Cleworth Hall Colliery which operated from the late 19th century to c1980 (NDHA15).
- 4.34 A railway connection, which would be vital for the success of industrial business was opened by the London and North Western Company in 1864 and passed to the south of the main settlement area through the fields at the north of Garrett Hall (NDHA17). Another rail line, labelled on historic mapping as Colliery Railway passed to the west of the site on a north-west to south-east alignment and joined the collieries at Tyldesley to the Bridgewater Canal at the south.
- 4.35 By 1878 a large Non-Conformist cemetery with three mortuary chapels had been established in the former fields to the north of the Corn Mill and was bound by Hough Lane at the west and the railway embankments to the north (NDHA8). Adjacent to the south side of the railway lines and to the west of Hough Lane was opened a Gas Works, labelled as Tyldesley New Gas Works. This likely supplied the town for lighting purposes as well as the mills and colliers though several of the mills likely included their own small private gasworks.
- 4.36 The 1km study area includes a number of designated and non-designated heritage assets dating to the post-medieval period and these are predominantly part of the built environment comprising extant buildings or sites of former buildings.

Modern

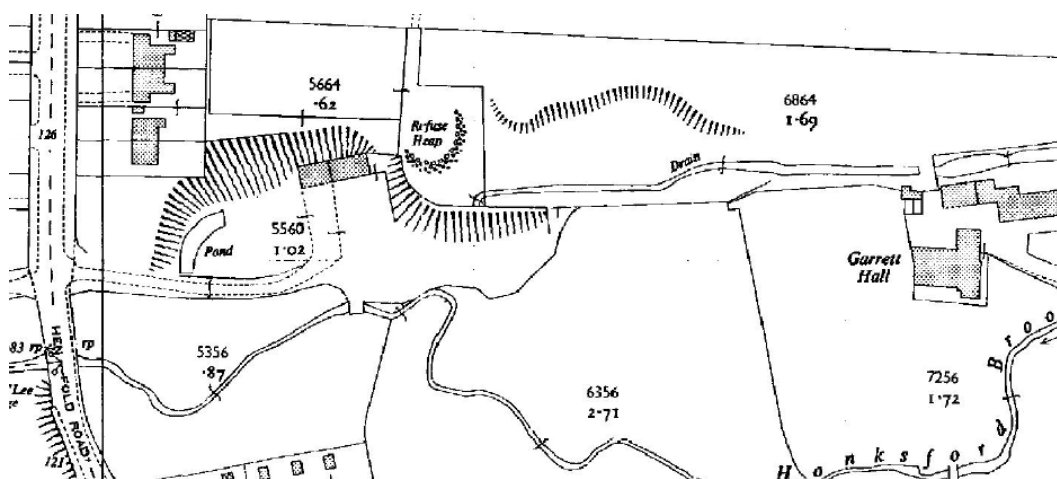


Figure 3: OS Plan 1951-1952, 1:2,500, showing the reduction of the barn and removal of outbuildings. Honsford Brook has not yet been straightened to its current course

- 4.37 The area around Garrett Hall remained relatively unaltered during the early to mid-20th century. The beginnings of residential development along Hough Lane and Garrett Lane can be seen taking place in 1928 and continued into the 1950s and increased significantly through to the 1970s with blocks of residential development replacing the former agricultural fields. The formerly meandering line of the brook was straightened into its current route in c1970.

4.38 No modern heritage assets are recorded within the study area.

Previous Archaeological Events

4.39 A number of archaeological events are recorded them the study area; relevant projects are as follows:

CgMs 2012, *Archaeological Des Based Assessment, Garrett Hall, Astley, Wigan*

4.40 The assessment examined a proposed development site located at Garrett Hall. The site served as a manorial estate from the early 14th century; the present Hall was constructed in the 16th or 17th century and included a water powered corn mill with mill race and pond fed by the adjacent brook. The assessment concluded a low or negligible potential for archaeological remains of the prehistoric and Roman periods, and low potential for remains of the medieval and post medieval periods.

ArchaeoPhysica Ltd, 2013, *Garrett Hall, Wigan, Geophysical Survey Report*

4.41 Geophysical survey was carried out on land at Garrett Hall to identify features of archaeological interest within a proposed development site. The survey confirmed the location of 19th century field boundaries and revealed the former course of the Honksford Brook which was straightened in the mid-20th century.

Archaeological Research Services Ltd, 2019, *An Archaeological Evaluation at Garret Hall Farm, Tyldesley*

4.42 Eight evaluation trenches were excavated in fields to the north of Garrett Lane in order to assess the presence of absence of archaeology within the site. No archaeological features were identified within the trenches.

Wardell Armstrong, 2020, *Land at Garrett Hall, Tyldesley, Wigan, Archaeological Evaluation Report*

4.43 Six evaluation trenches were excavated on land at Garrett Hall in order to target and examine anomalies which had been identified during a previous geophysical survey. The survey revealed post medieval field boundaries, ceramic land drains and a footpath, and deposits relating to the mid-20th century straightening of Honksford Brook. Two sherds of Iron Age pottery were recovered from the topsoil.

Historic Map Regression

4.44 Summarise Mapping

Table 2 Historic Map Regression

Map	Description
Yates Map 1786	This map provides a large scale view of Lancashire with the position of significant buildings such as halls indicated. Garret Hall is labelled and its position indicated adjacent to the brook which is divided into two channels and passes to the north and south of the building. Hough Lane is depicted with the distinctive bend in the road at the intersection with Garret Lane. The location of the corn mill appears to be shown as a small square on the map but due to the scale no detail can be seen.
Greenwood's Map of 1818	This map is also a large scale view of Lancashire and shows indicative locations for buildings. Garret Hall (here labelled as Gerrard Hall) is labelled and the hall location indicated. The corn mill is not shown or labelled however the mill pond and race are shown.
Ordnance Survey First Series, 1843, 1:63360	This map provides a large-scale overview of Lancashire and the Greater Manchester area but demonstrates the isolation of the proposed development site and adjacent Garret Hall from the nearby settlements of Tyldesley and Astley. Field boundaries are not shown. Garret Hall and Mill are labelled and Ellenor Brook is shown passing alongside. A mill race and pond are shown but no detail can be seen.

Map	Description
<p>Tyldesley-cum-Shakerley Tithe Map, 1847</p>	<p>This provides the earliest detailed overview of the Garret Hall area and shows the farmhouse and adjacent outbuildings, as well as the Corn Mill, brook and mill race. The estate remained fairly isolated within the predominantly agricultural landscape and was bound to the west by Hough Lane, to the south by Garrett Lane, to the east by Mosley Common Road. The estate was bound to the north by Sale Lane. The land around the Hall was enclosed into field parcels with various dew ponds shown in these fields.</p> <p>The Corn Mill was sited at a distance to the west of Garrett Hall, adjacent to the Mill Pond and the brook. The Corn Mill can be seen to comprise two joined main ranges with extensions at the end of each range and at their join. A driveway is shown leading west from the mill to join Hough Lane in the same position as the current driveway. It is unclear whether the presently extant building within the site was part of the Corn Mill buildings as shown on this map; comparison with later maps suggests that the present Barn's position is coincident with the northern range of this building.</p> <p>The area between the mill and hall is shown as wooded. The pond was fed by the Mill Race which detached from the brook some distance to the east of the hall and followed a fairly straight path on a roughly east to west alignment.</p> <p>A small group of houses labelled as Prosperity is shown on the south side of the brook, at the junction of Hough Lane and Garrett Lane. These consist of a small terraced row with outbuildings.</p>

Map	Description
<p>Ordnance Survey County Series, 1893, Lancashire and Furness, 1:2500</p>	<p>The area of Garrett Hall remained fairly isolated within an agricultural landscape with scattered farmsteads. The Non-conformist cemetery and the Gasworks at the north and north-west of the site had been established by this date.</p> <p>To the south-west of the site, also located on the brook, is Tan House, comprising a small group of buildings adjacent to the water's edge, with a sluice to control flow. The bridge over which Hough Lane crosses the brook is labelled as Moss o' Lee.</p> <p>The Corn Mill seems to have fallen out of use by this period and a large portion of the former mill buildings are no longer shown, suggesting substantial demolition of the buildings. The presently extant Barn appears to correspond with the position of a linear rectangular building with adjacent smaller structure on its western end. The building is shown as subdivided into four parts. The subdivisions shown in the smaller building attached to the barn are often indicative of pigsties with small pens in front.</p> <p>A detached square plan building, also subdivided into four parts in the manner of pigsties, is shown close-by; another square building with possible smaller structures adjacent is shown to the south of the Barn, close to the north side of the Brook. A footbridge appears to be shown crossing from the brook from the 'yard' area.</p> <p>The Mill pond had been filled in and is shown as earthworks with trees. The Mill Race still remained as a drain and crossed into the former pond. Two sluices are labelled, on the mill race in the former pond, and the other in a channel connecting the mill race to the brook.</p> <p>A small drain is shown leading from the area adjacent to the barn, passing under the driveway, and connecting to the Brook just before it passes under the bridge.</p>
<p>Ordnance Survey County Series, 1907 - 1909, Lancashire and Furness, 1:2500</p>	<p>No significant changes are evident in the area of Garrett Hall. Some new subdivisions can be seen in the yard area adjacent to the barn. The smaller surrounding buildings remain extant and the drain or channel which leads from these buildings to the brook is still shown.</p>

Map	Description
<p>Ordnance Survey County Series, 1928, Lancashire and Furness, 1:2500</p>	<p>No significant changes can be observed within or around the area of proposed development site and the area of Garrett Hall. Shading within the buildings confirms that the smaller outbuildings have the characteristic of pigsties, comprising small structures with separate yards. No function can be assigned to the small group of buildings adjacent to the brook.</p> <p>The beginnings of residential spread along Hough Lane and Garrett Lane can be seen with the construction of small blocks of houses at the junction of these roads and on the east side of Hough Lane where it meets the railway line. New residential development also took place to the north of the railway lines, along Sale Lane.</p>
<p>OS Plan 1951-1952, 1:2500</p>	<p>Within the proposed development site the smaller structures surrounding the barn had been cleared by this date, as well as the 'pigsties' attached to its western side. The barn is now shown with two subdivision instead of the four shown on previous maps. The yard enclosures seen on previous maps had also been removed. The former sluice and channel leading from the buildings toward the brook had been infilled and is now labelled as a pond.</p> <p>Residential development along both sides of Hough Lane had continued, with the new property boundaries encroaching into the former corn mill site. A refuse heap is shown to the east of the barns in the area of the former pond and likely relates to landscaping associated with the new developments.</p> <p>In the c1930s a school and playing field had been established on the south side of Garrett Lane</p>
<p>OS Plan 1968-1972, 1:1250</p>	<p>Substantial residential development had taken place on the west side of Hough Lane and number 57 Hough Lane had also been constructed. The remaining elements of the sluice or channel leading from the barn to the brook had been infilled and the pond is not shown. The course of the brook had been straightened by this date. The course of the brook to the east side of the bridge was named Honksford Brook and to the west of the bridge was named Ellenor Brook.</p>

LiDAR

- 4.45 The site is covered under online open LiDAR data however due to the scale and nature of the site and vegetation coverage is not possible to discern any features of historic or archaeological interest.

Historic Landscape Character

- 4.46 The Greater Manchester Historic Landscape Characterisation (HGM50312) describes the land to east of 49-57 Hough Lane as regenerated Scrub / Woodland, possibly part of grounds to Garrett Hall. This assessment has shown the area of the site was historically part of the wider Garrett Hall estate and was occupied by a Corn Mill since at least the early post-medieval period. The area to the east of the site was woodland and the wider landscape was comprised of agricultural fields.

Site Visit

- 4.47 The proposed development site occupies an irregular plot measuring c0.3 hectares. It is bound by Hough Lane at the west and the modern course of Honksford Brook at the south. To the east is an area of densely overgrown trees, and to the north the site is bound by the fenced garden boundary of the adjacent property. Principal access to the site is from Hough Lane via an unpaved driveway.
- 4.48 The site topography is uneven with significant embankments around the north and east sides which drop steeply down to the main level. The ground drops again at the south at the brook. The site is un-surfaced and the ground substrate is disturbed and contains a significant amount of debris including brick fragments, post-medieval and modern pottery and ceramic fragments, land drain fragments and various plastic and metal debris. The depth of this disturbed ground is uncertain. The ground is damp underfoot and a particularly waterlogged area in the western side corresponds with the position of a former sluice channel and pond which can be seen on late 19th and early to mid-20th century Ordnance Survey maps.
- 4.49 There is a single structure extant within the site which comprises a brick-built structure described as a barn. The building occupies a rectangular footprint measuring c6m x 11m and is aligned approximately east to west. The south elevation is level with the adjacent ground surface however at the north and east the significant embankment raises the ground level to 'first floor' level of the building. The embankment has been excavated back alongside the barn but was previously against the building as can be seen by discolouration of the brickwork. The building is in a fairly poor state of repair with vegetation overgrowth and partial collapse of the roof. The building was not accessed for safety reasons however photographs of the interior were provided by the client.
- 4.50 The south elevation has an untidy arrangement of doors and windows of various sizes, comprising four doorways at ground level including a large double door with an RSJ serving as a lintel. The earlier or original openings can be distinguished by having segmental brick lintels. It is evident that several of the openings are later insertions and carried out in a fairly crude manner. Two full height vertical joins can be seen spanning from just above ground level to the roof. There are no quoins at these joins and it is possible that these correspond with a southward projecting block which can be seen on the 1847 Tithe map. At the west end of the building at ground level are the remains of a possible return with stone foundations and brickwork over.

- 4.51 The west gable elevation shows clear evidence for the removal of a building on that side for which the scar of the former roofline, and the position of the former roof ridge and purlins can be seen. There is a blocked narrow opening at first floor level and just below this a metal strut projects out from the wall. At ground level there is evidence for a former small structure, likely the 'pigsties' seen on historic mapping. These are of a modern brick type than those which form the main structure.
- 4.52 The north-facing elevation does not show the two vertical joins which are evident on the south side of the building. There are two boarded up windows at first floor level, both with segmental brick lintels. At 'ground level' there is at least one opening with segmental lintel and at the east side of the wall there is a rough semi-blocked opening with an RSJ and modern brick inserted. This does not appear to have been a historic opening. A buried arched flue or culvert, constructed of brick, has been revealed against the eastern end of the building. This abuts the building and continues northwards under the embankment. A tree had grown through the roof of the culvert and the roots and stump remained. There is no opening to the culvert from inside the building, though this could have been blocked, and there is no pit or sump where a water wheel may have been located. It is possible that this feature may be earlier than the building and was truncated when the present structure was built.
- 4.53 The east-facing gable shows no evidence for former eastward extension. There is a single elevated doorway which is likely a later insertion to the building. As noted, there is evidence for a wall return, either of an adjacent perpendicular building or perhaps a yard wall. Elements of a low wall survive in section in the embankment at the west side of the building.
- 4.54 The structure is roofed with stone tiles. The roof structure is comprised of one pair of purlins and a ridge piece carrying the common rafters. The ends of the purlins and ridge are simply lodged in the brickwork of the gables. There is no evidence that the present roof was joined to that of an adjacent building.
- 4.55 Internally the building is partitioned into two bays by a central brick dividing wall and there are internal floors to create ground and first floor rooms. It is unclear if the floors are original or later insertions to the building; in at least one area the ends of the floor joists are carried on an RSJ.
- 4.56 The building does not demonstrate any features to indicate that it was used as part of the milling process; An 1830s description of the site indicates that there was also a cottage and steam engine at the site and the extant building may have served as a storage or work building and not have been directly part of the milling process.
- 4.57 The embankments around the west, north, and east sides of the barn appear to have been deposited during the late 19th century following the demolition of much of the former Corn Mill; ordnance survey mapping from this period and into the 20th century show hachures denoting embankments. Additional material may have been deposited, or the levels altered during the mid-20th century following the construction of the adjacent residential buildings; a refuse heap is shown on mapping of this date. The material was formerly banked up against the barn walls but has been excavated back; the section at the lower levels reveals that the embankment consists of a fairly homogeneous deposit of silt and clay with roots and tree throws.

- 4.58 It was noted that at the eastern side of the site, and partially buried under the embankment, was a wall or revetment of well-shaped stone blocks with what appeared to be a return, also in stone, projecting eastwards away from the site. A pile of loose stone blocks was located nearby. The feature may correspond with a boundary which is visible on Ordnance Survey maps from 1893.
- 4.59 The site walkover recorded some terracing and landscaping undertaken within and adjacent to the site and the modern site ground surface has been disturbed, however the presence of in-situ stonework at the east side of the site suggests that there is a moderate potential for the survival of archaeological remains such as building foundations or boundary walls of the post-medieval period. Any such remains are likely to be of low (local) heritage significance.
- 4.60 It is documented that there has been a mill in the area of the manor since the medieval period though it is unclear if it was located in the area of the post medieval corn mill. It is assessed that there is also a low potential for archaeological remains of the medieval period within the proposed development site. Any such remains may have been impacted by previous developments in the site as well as modern ground disturbance. Any such remains are likely to be of low heritage significance.
- 4.61 An assessment of the barn indicates that the present structure is likely early to mid-19th century in origin. Its position corresponds with a northern range seen the 1847 Tithe Map however it is uncertain whether the present building was part of that earlier Corn Mill or was built subsequent to its demolition. It is possible that it was an early 19th century extension to the earlier corn mill and was left standing while the rest of the building was demolished. This may be supported by two vertical joins on the south elevations and the remains of a possible wall return at the south-east corner. The barn does not appear to have been directly part of the milling process and has been subject to various alterations with new doors and windows. It is assessed in this report to be of low (local) heritage significance.

Photographic Survey



Figure 4 The entrance trackway from Hough Lane, looking east



Figure 5 General view of the site from the site entrance at the south-west



Figure 6 View towards the north from the south of the site



Figure 7 View of the southern boundary with trees along the banks of the brook



Figure 8 The south elevation of the barn with various blockings and with vertical joins at east side



Figure 9 The west gable elevation with blocked opening and scar of former roof line



Figure 10 The north-facing elevation; note the height of ground level



Figure 11 The arched flue or culvert on the north side of the building



Figure 12 The east gable elevation with elevated opening



Figure 13 View of the trench and embankment at the north side of the building



Figure 14 The section / face of the embankment at the north side of the building



Figure 15 Section of the embankment adjacent to the east gable, showing possible wall remains in situ



Figure 16 View of wall or revetment located at the east side of the site



Figure 17 View at ground level showing an internal partition with modern RSJ supporting joists

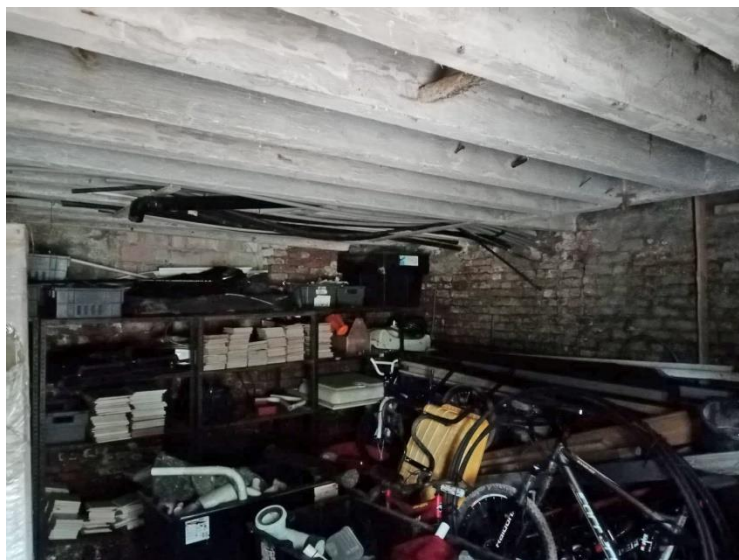


Figure 18 View of the ground floor space



Figure 19 View of the first floor space



Figure 20 View of the first floor space

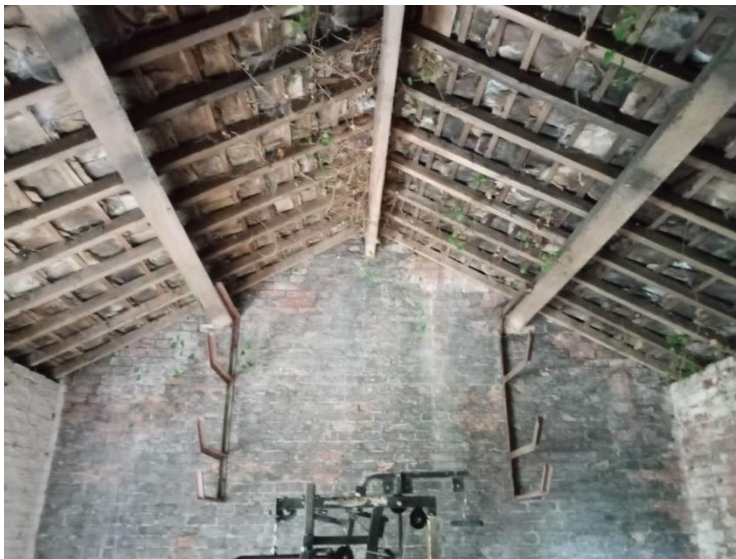


Figure 21 View of the roof structure

5.0 Known Heritage Assets within the Area of Search

Designated heritage assets within area of search

5.1 There are eleven designated heritage assets within the area of search, one Scheduled Monument, a Conservation Area and nine Listed Buildings.

Scheduled Monument

- SM1 - New Hall Moat Scheduled Monument, Astley, 200m north of Astley Hospital. The Scheduled Monument includes a moat and house platform and is dated to at least the early 15th century. The circuit of the moat remains complete and the site of the former hall is occupied by a post-medieval farmhouse. The Scheduled Monument has very high heritage significance; the proposed development site is located c700m to the north-west of this asset and does not contribute to its heritage significance.

Conservation Area

- CA1 - Astley Village Conservation Area was designated in 1989, covering an area of c13 hectares. It includes the medieval and post-medieval settlement core and the Astley Estate grounds and includes three Listed Buildings and the New Hall Moat Scheduled Monument. The Conservation Area has high heritage significance; the proposed development site is not within the setting of the Conservation Area and does not contribute to its heritage significance.

Listed Buildings

5.2 There are two Grade II* Listed Buildings of very high heritage significance.

- LB1 - Administration Block at Astley Hospital (formerly Dam House), Built in 1650 by Adam and Margaret Mort and includes various 19th century internal and external alterations; and
- LB2 - Astley Vicarage, a brick-built Vicarage dated to 1704 and described as a combination of classical and vernacular which is a particularly early attempt at classicism and has been little altered since it was built.

5.3 There are seven Grade II Listed Buildings of high heritage significance.

- LB3 - Pair of gate piers at Astley Vicarage, dated to the 18th century;
- LB4 - 7, Sale Lane, A house dated to the late 17th century with later alterations;
- LB5 - 109, Sale Lane, A late-17th century house;
- LB6 - Garrett Hall, a 17th century timber-framed farmhouse, substantially modified in the 18th and 19th centuries. The estate in which the Hall is situated served as the manor from around the early 16th century and was situated at a distance from the main settlement areas of Tyldesley and Astley. The proposed development site was historically part of the Garrett Hall estate and is located to the west of the Hall. The site is assessed as providing a minor positive contribution to the heritage significance of the

- Hall as a remnant part of its former estate with a surviving part of the former Corn Mill;
- LB7 - Chaddock Hall, A 17th and 18th century house with later alterations. Brick and timber-framed construction;
 - LB8 - Barn at Chaddock Hall, A 17th century brick barn with stone dressing and modern roof; and
 - LB9 - Garden wall and stone piers at Chaddock Hall.

Non-designated Heritage Assets within area of search

5.4 There are 17 non-designated heritage assets within the area of search, comprising:

Prehistoric

- NDHA1 - A carved stone head from a statuette dated to the Iron Age and recovered in or near a derelict house. As a find spot, it is of negligible heritage significance; and
- NDHA2 - Two sherds of Iron Age pottery recovered during trial trench evaluation to the east of Garret Hall Farm. As a find spot, it is of negligible heritage significance.

Medieval to Post-medieval

- NDHA3 - The site of the medieval and post-medieval core of Astley, now largely within the Astley Village Conservation Area. It is of low (local) heritage significance; and
- NDHA4 - Possible site of a watermill near Dam House from the name is derived. Documentary evidence suggests a mill was present in the ground of Dam House in c1570 and was likely demolished by the early 17th century. It is of negligible heritage significance.

Post-medieval

5.5 There are four non-designated heritage assets dated to the post medieval period which are of low heritage significance;

- NDHA5 - Grounds to Astley House (Dam House). The house was present by at least 1595 and later developments include a grammar school and chapel and a vicarage. Recent surveys demonstrated two periods of activity in the 17th and 19th century;
- NDHA6 - Township boundary stone between Tyldesley and Astley. The stone remains in situ and is depicted on historic OS maps;
- NDHA7 - Site of Corn Mill associated with Garrett Hall. Documentary evidence suggests a mill within the estate since at least the medieval period. A Corn Mill with pond and mill race to the west of the Hall can be seen on historic mapping from 1786. The main part of the corn mill was largely demolished in the late 19th century and one range, a brick-built barn, appear to remain extant within the proposed development site. The proposed development site includes the site of the former corn mill, the extant barn, and some of the mill channels and sluices also are likely to have been located within the site; and

- NDHA8 - Non-conformist cemetery with three mortuary chapels. The cemetery was opened in c1870 in former agricultural land to the north of Garret Hall and was expanded eastwards in c1890

5.6 There are nine non-designated heritage assets dated to the post medieval period which are of negligible heritage significance;

- NDHA9 - The site of the former Chapel of Saint Stephen, founded c1631 by Adam Mort of Dam House and replaced in 1760 with a brick church;
- NDHA10 - Site of the former Tan House & Corner Tannery, a 17th century building and adjacent tannery buildings. The site was redeveloped in the late 1990s;
- NDHA11 - The site of the former Saint Stephen's Church dated to 1760 and demolished following a fire in 1961;
- NDHA12 - Ceramic land drains revealed during trial trench evaluation at Garrett Hall Farm;
- NDHA13 - Field boundary ditch revealed during archaeological trial trench evaluation at Garrett Hall Farm and corresponding with anomalies observed during geophysical survey;
- NDHA14 - The possible site of the late 16th century Withington Farm;
- NDHA15 - The site of the former Cleworth Hall Colliery which operated from the late 19th century to c1980;
- NDHA16 - Site of former Hospital buildings at Astley Hospital. The complex included pavilion style wards dating to the late 19th century, and a late 20th century ward and outbuildings; and
- NDHA17 - Eccles, Tyldesley & Wigan Railway (dismantled). The railway was opened in 1864 and operated as the L & N. W. R. Eccles, Tyldesley & Wigan line. It has been dismantled and part of the route was retained for a busway.

5.7 There are eleven designated heritage assets within the 1km study area; these are of very high or high heritage significance. The proposed development site is assessed as providing a minor positive contribution to the heritage significance of one designated heritage asset, Grade II farmhouse Garrett Hall (LB6).

5.8 There are 17 non-designated heritage assets within the 1km study area; these are of low or negligible heritage significance. Only one of these, NDHA7, is within the proposed development site and comprises the site of a Post-medieval Corn Mill, and possible associated standing remains. This asset is of low heritage significance.

Archaeological Potential

5.9 As assessment of the historic environment baseline data indicates that there is a low potential for archaeological remains of the prehistoric, Roman, and early medieval periods and any such remains are likely to be of low heritage significance. The recorded depth of gravel terraces in the area would mean that the proposed works will not impact on these deposits which can contain prehistoric artefacts.

- 5.10 There is a low potential for archaeological remains dating to the medieval period due to the impact of post medieval activity and modern ground disturbance within the proposed development site; any such remains are likely to be of low heritage significance and associated with agricultural or industrial activity (corn milling) at the Garrett Hall estate.
- 5.11 There is a high potential for archaeological remains dating to the post medieval period to be present within the proposed development site; any such remains are likely to be of low heritage significance and associated with the former Corn Mill, mill pond, mill race and other sluices and channels.
- 5.12 There is also a moderate potential for archaeological remains of the modern period to be present within the site; any such remains are likely to be of low heritage significance and associated with alterations and extensions to the current barn and outbuildings.

6.0 Discussion and Conclusions

Summary of baseline conditions

- 6.1 An examination of the historic environment baseline conditions within a 1km study area of the proposed development site reveals eleven designated heritage assets comprising one Scheduled Monument, one Conservation Area and nine Listed Buildings. These are of very high or high heritage significance. None of these are within the proposed development site. The site and barn are assessed as providing a minor positive contribution to one designated heritage asset: Garrett Hall (LB6).
- 6.2 There are 17 non-designated heritage assets within the study area, including two find spots of the Iron Age period, the medieval settlement core of Astley and site of a late medieval watermill near Dam House. Four heritage assets of low heritage significance and dating to post-medieval period are present and include the grounds to Dam House, a boundary stone, and a late 19th century non-conformist cemetery. The site of a post medieval Corn Mill (NDHA7), largely demolished and with former pond and channels infilled, lies within the proposed development site and includes an extant barn which may have formerly been part of the larger Corn Mill building. Other heritage assets within the study area include ceramic land drains and a field boundary revealed during archaeological trial trench evaluation to the east of Garret Hall, the line of a former railway, the site of a former colliery, and the sites of former buildings including tannery, church and chapel, farm, and hospital.

Assessment of Heritage Significance

- 6.3 The proposed development site lies within an area which was historically part of the medieval manor of Garret Hall. Historic mapping shows that there was formerly a Corn Mill located within the site; this was water-powered and was fed by an adjacent Mill Pond and Race, with sluices and channels crossing from the Mill to join the brook which forms the present southern site boundary.
- 6.4 The former corn mill has been largely demolished and the pond and sluices infilled however a brick structure, possibly part of the former mill building remains extant within the site and an area of stone revetment remains in situ at the eastern site boundary. Historic mapping shows that there were a number of outbuildings, perhaps including pigsties within the site. The standing building appears to be 19th century in date and shows evidence for various alterations of different dates. At this stages, there is no clear evidence that this building was part of the corn milling process and may have served as a storage or work building as part of the overall mill complex.

Heritage Values

- 6.5 The site and the extant building have evidential value relating to the former Corn Mill and its associated pond, sluices and channels. Historic mapping has demonstrated that the site has been subject to raised land levels in the modern period, as a result of a refuse heap on the north-east side, and as seen during the site walkover, the overburden may cover or overlie earlier structural remains. The building includes evidence for phases of alterations and the interior may also include evidence relating to historic uses of the building.

- 6.6 The site and the extant 'barn' building holds historical value relating to the post medieval activity within the Garrett Hall Estate as well as later changes and development in the vicinity. The site also holds historical value in the context of water mill heritage; other mills are recorded within the wider area but have been demolished and the sites redeveloped.
- 6.7 The 'barn' building is not considered to hold aesthetic value.
- 6.8 The site is considered to have little communal value; Garrett Hall was set in isolation from the surrounding settlements of Tyldesley and Astley and the mill was operated as part of that estate. The site had gone out of use prior to subsequent residential development and is effectively hidden from view to the surrounding area.

Assessment of Effects

The Proposed Development

- 6.9 The application includes the following elements: upgrading of the existing access from Hough Lane and creation new sliding gate, removal of a number of existing trees, creation of new gravel drive to the south of the existing barn, repair and conversion of the barn and construction of extensions against the east and west walls, and the consolidation of the existing embankments with new retaining walls and paving. The existing stone retaining wall or revetment at the east side of the site is to be partially removed to enable the construction of the eastern extension.

Garrett Hall

- 6.10 The proposed development site is assessed as providing a minor positive contribution to the setting of Garrett Hall (LB6); it was historically part of that estate and included a corn mill and associated sluices and channels. Part of the estate has been developed as a cemetery and residential area. Development within the site has the potential to impact on the heritage significance of Garrett Hall which has high heritage significance; the magnitude of change and significance of effect is assessed here as low.

Below Ground Remains

- 6.11 Development within the site has the potential to impact on as yet unknown below-ground archaeological remains of the medieval, post medieval, and modern periods. Any such remains are likely to be of low heritage significance and associated with the former Corn Mill (NDHA7) and its outbuildings or extensions.
- 6.12 The new driveway and access will be made through the existing access area which comprises disturbed ground. There is a low potential for archaeological remains to be encountered within the access route. Excavations within the area of the driveway and parking, including any new service runs or drains may encounter footings of the corn mill and outbuildings or the remains of former sluices or channels.

- 6.13 The embankments at the sides and rear of the barn appear to be late 19th century or modern in date. It is evident that they overlie some archaeological remains such as a brick culvert and part of a possible wall which remains in situ. The partial removal of the embankments and creation of new revetments may reveal further archaeological remains associated with the corn mill buildings and associated sluices and channels.
- 6.14 Historic mapping and on-site observations confirm that there were formerly extensions at the west side of the barn building and a possible return at the east or south-east. The western extension was likely early to mid-19th century in date and there also appear to have been pigsties located on that side of the building. The development has the potential to impact on archaeological remains comprising post-medieval and modern buildings footings.

Standing Building Remains

- 6.15 It is proposed that the existing barn be retained and renovated and converted to modern residential use. This may result in the loss of some historic fabric through the creation of new door and window openings, and the rearrangement of the present internal layout through the creation of new room partitions. Development of the building has the potential for minor adverse to moderate adverse changes to the heritage significance of this non-designated heritage assets. The building is likely early to mid-19th century in date and of low heritage significance and the magnitude of effect of development is likely to be low and the significance of effect is therefore low or negligible.
- 6.16 The barn is presently in a poor state of repair and partly derelict and serves as storage; local planning policy CP11 encourages the sympathetic and appropriate re-use of existing buildings, especially those which make a positive contribution of the special character of their locality. The repair and change of use may result in some loss of fabric and internal partitioning but will prevent the present decline of the structure and enable its continued use.

Mitigation or Recommendation

Design Recommendations

- 6.17 There is potential to design out some effects on below-ground remains at the design stage by reducing as far as possible these elements of the proposed development, such as by building up the new access track and driveway over the present ground level.
- 6.18 It is recommended that, if possible, known historic structural remains such as the brick culvert and stone revetment wall be incorporated into the design rather than removed.

Proposed Mitigation Strategy

- 6.19 A consultation letter provided by the Greater Manchester Archaeological Advisory Services (GMAAS, 13/08/2020) recommended that a desk-based archaeological and building assessment be carried out in order to determine the application.

- 6.20 The desk based assessment and site walkover has concluded that the proposed development site is likely to contain below-ground remains associated with the post medieval Corn Mill (NDHA7) belonging to the Garrett Hall Estate.
- 6.21 It is considered that the predicted impacts of the proposed development can be adequately mitigated, by way of a staged programme of archaeological works. The suggested staged programme of archaeological mitigation firstly comprises targeted evaluation trenches, focussed on the former corn mill footprint and associated structures as indicated by historic mapping and the site walkover.
- 6.22 The scope of the trial trenching would be set out in a Written Scheme of Investigation (WSI) prepared following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS). The results from the evaluation may inform a second stage of mitigation works, which would be designed to adequately preserve, by record, those archaeological remains contained within the proposed development site.
- 6.23 A carefully designed programme of archaeological work which sets out specific research questions, would advance understanding of the significance of the known, and any as yet unknown heritage assets that are affected by the proposed development, in a manner that is proportionate to their importance and impact. Any recovered evidence would be made publically available through reporting and an archive commensurate to the findings.
- 6.24 The effects of development on the barn can be mitigated through preservation by record in the form of a Level 2 Historic Building Recording.
- 6.25 The proposed development presents an opportunity to enhance the understanding of the historic 'barn' building and along with archaeological observation, the proposed mitigation will contribute to increased appreciation and understanding of the history workings of the Garrett Hall estate. This mitigation work may also provide information useful in answering any North West Region Research Agenda questions such as the understanding of later medieval mill sites, and development of dual economies of agriculture and milling in the post medieval period.
- 6.26 Initial consultation with the Senior Planning Archaeologist at GMAAS has indicated that this approach would be appropriate.

Archive

- 6.27 This report will be archived with the Greater Manchester Historic Environment Record and OASIS within 6 months of completion, unless otherwise instructed by the client.

References

Data Sources

Archaeological Data Services: <http://archaeologydataservice.ac.uk/archsearch>

Historic Ordnance Survey Maps: <http://www.old-maps.co.uk>

National Heritage List: <http://list.english-heritage.org.uk> and
<http://magic.defra.gov.uk/>

National Monuments Record: <http://www.heritagegateway.org.uk/gateway/>

Greater Manchester Historic Environment Record

Legislation and Policy

Ancient Monuments and Archaeological Areas Act, 1979

National Planning Policy Framework, 2019

Planning (Listed Buildings and Conservation Areas) Act, 1990

Best Practice and Guidance

Chartered Institute for Archaeologists 2019, Code of Conduct

Chartered Institute for Archaeologists 2020, Standard and Guidance for Historic Environment Desk-Based Assessment

Historic England 2008, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment

Historic England 2015, Historic Environment Advice Note 2 Making Changes to Heritage Assets

Historic England 2017, Historic Environment Advice Note 3, Second Edition The Setting of Heritage Assets

Other sources

British Geological Survey; Borehole Record Viewer
(http://scans.bgs.ac.uk/sobi_scans/boreholes/18142611/images/18142303.html).

Lunn, J, 1953, *A Short History of the Township of Tyldesley*, available online at
<http://www.peterjtyldesley.com/bongs/contact/index.html>

Mills, A. D. 2011, *A Dictionary of British Place Names*, Oxford University Press

OnLine Parish Clerks for the County of Lancashire, <https://www.lan-opc.org.uk/Tyldesley/index.html>

'Townships: Tyldesley with Shakerley', in *A History of the County of Lancaster: Volume 3*, ed. William Farrer and J Brownbill (London, 1907), pp. 439-445. British History Online <http://www.british-history.ac.uk/vch/lan/vol3/pp439-445>

GMAU 2012, Greater Manchester Urban Historic Landscape Characterisation,
Wigan District Report

Wigan Council, 2008, *Tyldesley Town Centre Conservation Area Appraisal*

Wigan Council, 2011, *Astley Village, Tyldesley, Conservation Area Appraisal*

APPENDIX A: Gazetteer of known heritage assets

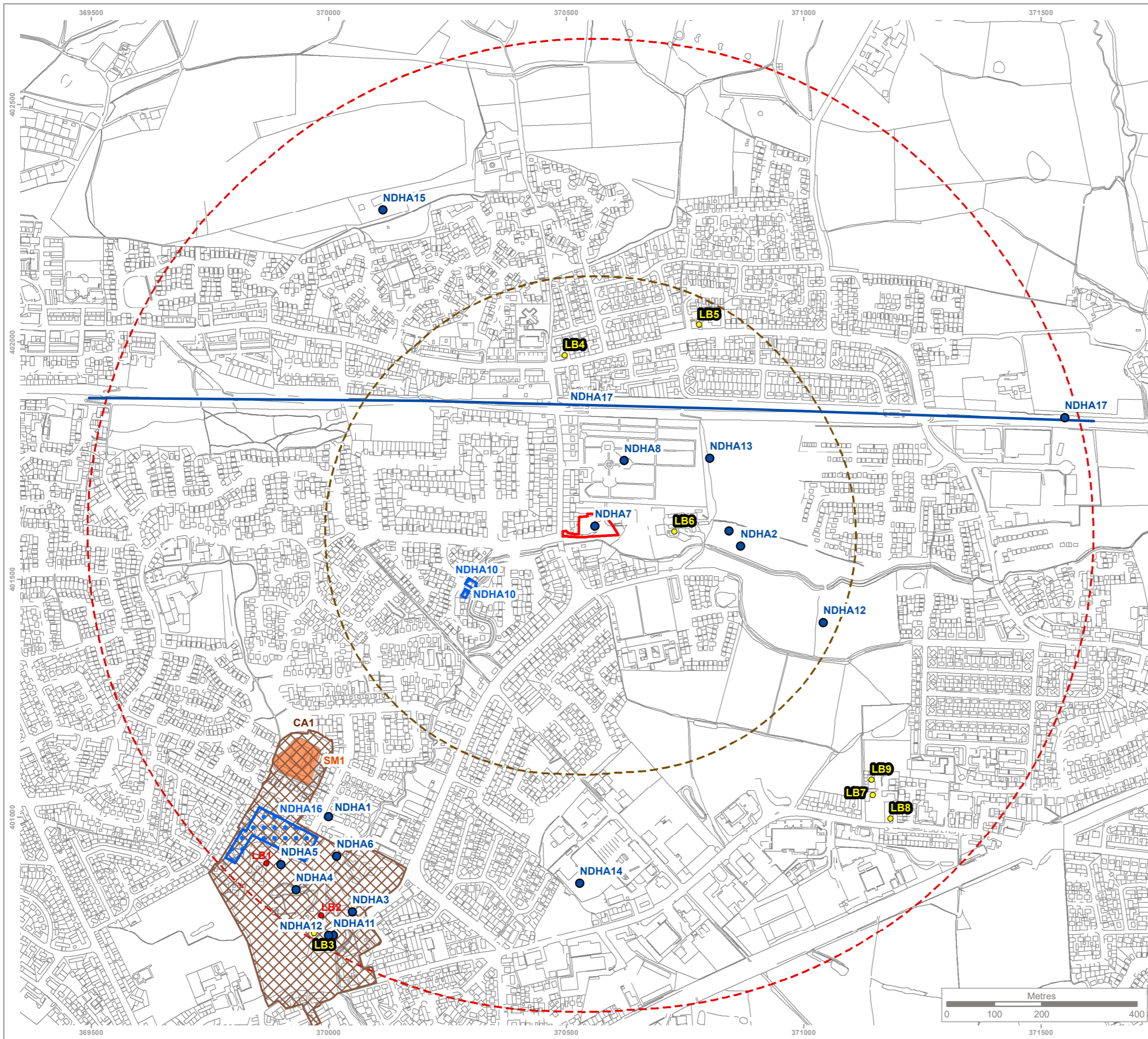
TEP ID	List Entry	HER	Name	Grade	Type	Period	Heritage Significance
SM1	1014726	42.1.0	New Hall Moat Scheduled Monument, Astley, 200m north of Astley Hospital. The scheduled monument includes a moat and house platform and is dated to at least the early 15th century. The circuit of the moat remains complete and the site of the former hall is occupied by a post-medieval farmhouse.			Moat and house platform	Very High
CA1		DGM3345	Astley Village Conservation Area was designated in 1989, covering an area of c13 hectares. It is focused on the Astley Estate grounds and includes 3 listed buildings and the New Hall Moat scheduled monument			Conservation Area	High
LB1	1163258	4843.1.0	Administration block at Astley Hospital (formerly Dam House), Built in 1650 by Adam and Margaret Mort and includes various 19th century internal and external alterations	II*		Post-medieval	Very High
LB2	1356223	4936.1.0	Astley Vicarage, A brick-built Vicarage dated to 1704 and described as a combination and classical and vernacular which is a particularly early attempt at classicism and has been little altered since it was built.	II*		Post-medieval	Very High
LB3	1068486	4936.1.1	Pair of gate piers at Astley Vicarage, dated to the 18th century	II		Post-medieval	High

TEP ID	List Entry	HER	Name	Grade	Type	Period	Heritage Significance
LB4	1068448	15445.1.0	7, Sale Lane, A house dated to the late 17th century with later alterations	II		Post-medieval	High
LB5	1163421	4640.1.0	109, Sale Lane, A late-17th century house	II		Post-medieval	High
LB6	1163348	5438.1.0	Garrett Hall, a 17th century timber-framed farmhouse, substantially modified in the 18th and 19th centuries.	II		Post-medieval	High
LB7	1356222	4074.1.0	Chaddock Hall, A 17th and 18th century house with later alterations. Brick and timber-framed construction.	II		Post-medieval	High
LB8	1163209	4074.2.0	Barn at Chaddock Hall, A 17th century brick barn with stone dressing and modern roof.	II		Post-medieval	High
LB9	1068485	4074.1.1	Garden wall and stone piers at Chaddock Hall	II		Post-medieval	High
NDHA1		9082.1.0	A carved stone head from a statuette dated to the Iron Age and recovered in or near a derelict house		Find spot	Iron Age	Negligible
NDHA2		17284.1.0	Two sherds of Iron Age pottery recovered during trial trench evaluation to the east of Garret Hall Farm		Find spot	Iron Age	Negligible

TEP ID	List Entry	HER	Name	Grade	Type	Period	Heritage Significance
NDHA3		5576.1.0	The site of the medieval and post-medieval core of Astley, now largely within the Astley Village Conservation Area		Settlement	Medieval to Post-medieval	Low
NDHA4		17287.1.0	Possible site of a watermill near Dam House from the name is derived. Documentary evidence suggests a mill was present in the ground of Dam House in c1570 and was likely demolished by the early 17th century.		Watermill	Medieval to Post-medieval	Negligible
NDHA5		4843.2.0	Grounds to Astley House (Dam House). The house was present by at least 1595 and later developments include a grammar school and chapel and a vicarage. Recent surveys demonstrated two periods of activity in the 17th and 19th century.		House	Post-medieval	Low
NDHA6		17285.1.0	Township boundary stone between Tyldesley and Astley. The stone remains in situ and is depicted on historic OS maps		Boundary stone	Post - medieval	Low

TEP ID	List Entry	HER	Name	Grade	Type	Period	Heritage Significance
NDHA7			Site of Corn Mill associated with Garrett Hall. Documentary evidence suggests a mill within the estate since at least the medieval period. A Corn Mill with pond and mill race to the west of the Hall can be seen on historic mapping from 1786. The main part of the corn mill was largely demolished in the late 19th century and one range, a brick-built barn, remains extant within the site.		Corn Mill	Post - medieval	Low
NDHA8			Non-conformist cemetery with three mortuary chapels. The cemetery was opened in c1870 in former agricultural land to the north of Garret Hall and was expanded eastwards in c1890		Cemetery	Post - medieval	Low
NDHA9		5439.1.1	The site of the former Chapel of Saint Stephen, founded c1631 by Adam Mort of Dam House and replaced in 1760 with a brick church		Chapel	Post - medieval	Negligible
NDHA10		4925.1.0	Site of the former Tan House & Corner Tannery, a 17th century building and adjacent tannery buildings. The site was redeveloped in late 1990s		House and Tannery	Post-medieval	Negligible
NDHA11		5439.1.0	The site of the former Saint Stephen's Church dated to 1760 and demolished following a fire in 1961		Church	Post Medieval	Negligible

TEP ID	List Entry	HER	Name	Grade	Type	Period	Heritage Significance
NDHA12		17281.1.0	Ceramic land drains revealed during trial trench evaluation at Garrett Hall Farm		Field drain	Post Medieval	Negligible
NDHA13		17283.1.0	Field boundary ditch revealed during archaeological trial trench evaluation at Garrett Hall Farm and corresponding with anomalies observed during geophysical survey		Field boundary	Post Medieval	Negligible
NDHA14		4639.1.0	The possible site of the late 16th century Withington Farm		Farm	Post-medieval	Negligible
NDHA15		3276.1.0	The site of the former Cleworth Hall Colliery which operated from the late 19th century to c1980		Colliery	Post-medieval	Negligible
NDHA16		4843.3.0	Site of former Hospital buildings at Astley Hospital. The complex included pavilion style wards dating to the late 19th century, and a late 20th century ward and outbuildings.		Hospital	Post-medieval	Negligible
NDHA17		MGM9207	Eccles, Tyldesley & Wigan Railway (dismantled). The railway was opened in 1864 and operated as the L & N. W. R. Eccles, Tyldesley & Wigan line. It has been dismantled and part of the route was retained for a busway.		Railway	Post-medieval	Negligible

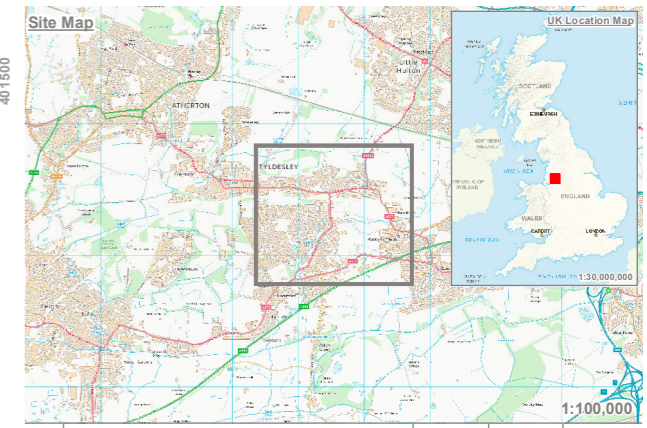


KEY

- Proposed development site
- Study area 500m buffer
- Study area 1km buffer
- Designated heritage assets**
- Scheduled monument
- Conservation area
- Grade II* Listed Building
- Grade II Listed Building
- Non-designated heritage assets**
- NDHA points
- NDHA_Polyline
- NDHA polygons



Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office.
 Contains OS data © Crown Copyright and database right 2020. All rights reserved.
 Reproduced from Ordnance Survey digital map data © Crown copyright 2020. All rights reserved. Licence number 0100031673



Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

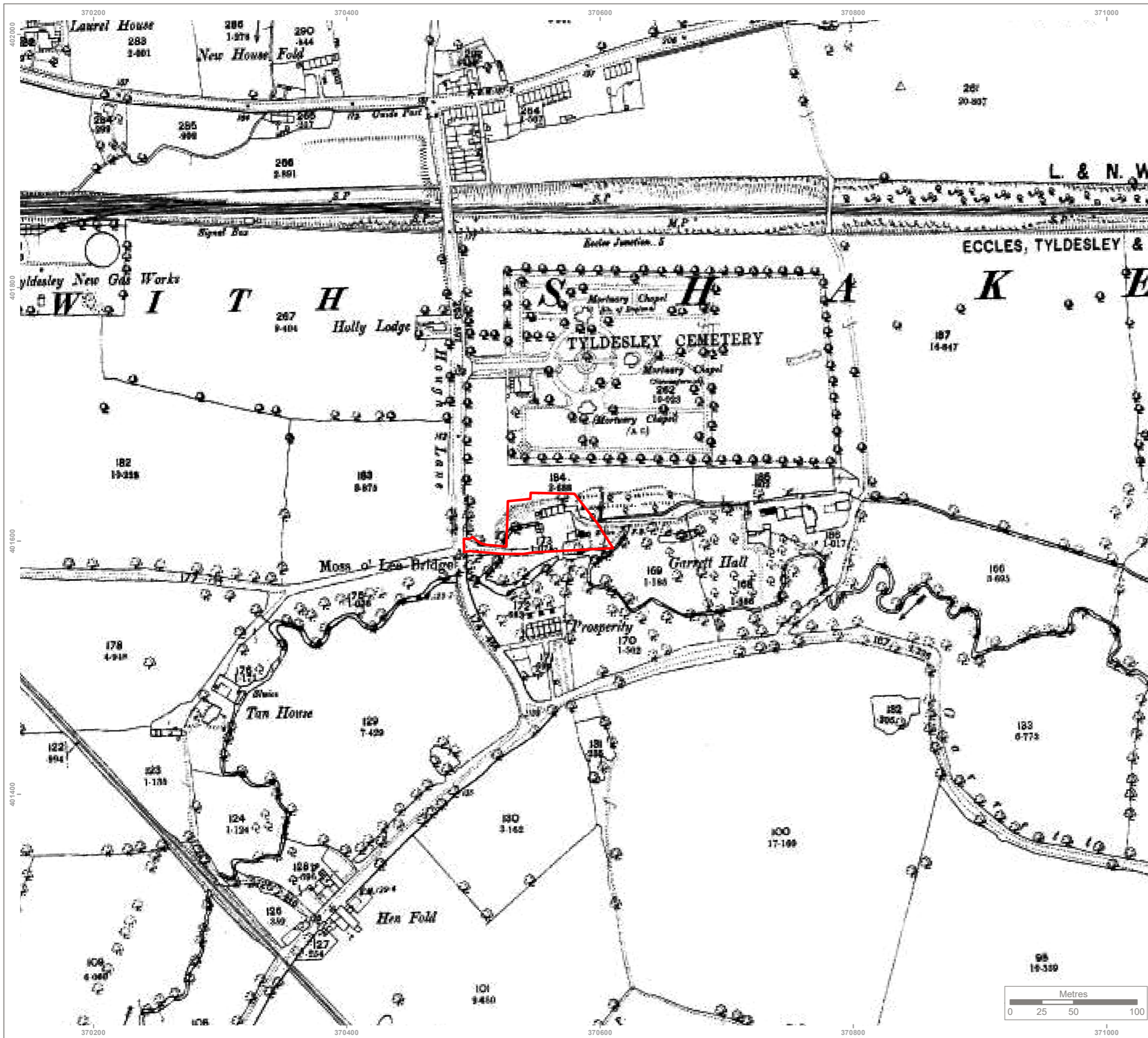
The Reynard Suite - First Floor Offices,
 Bowden Inn Farm, Market Harborough, LE16 7SA
 Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project: **55 Hough Lane, Tyldesley**

Title: **Site Location and Location of Known Heritage Assets**

Drawing Number: **G8429.004**

Drawn	Checked	Approved	Scale	Date
AB	SA	JC	1:8,000 @ A3	19/10/2020



KEY
 Site boundary



Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationary Office.
 Contains OS data © Crown Copyright and database right 2020. All rights reserved.



1:40,000

Rev	Description	Drawn	Approved	Date

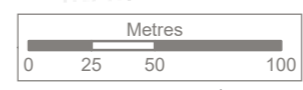
TEP | **THE ENVIRONMENT PARTNERSHIP**
 The Reynard Suite - First Floor Offices,
 Bowden Inn Farm, Market Harborough, LE16 7SA
 Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

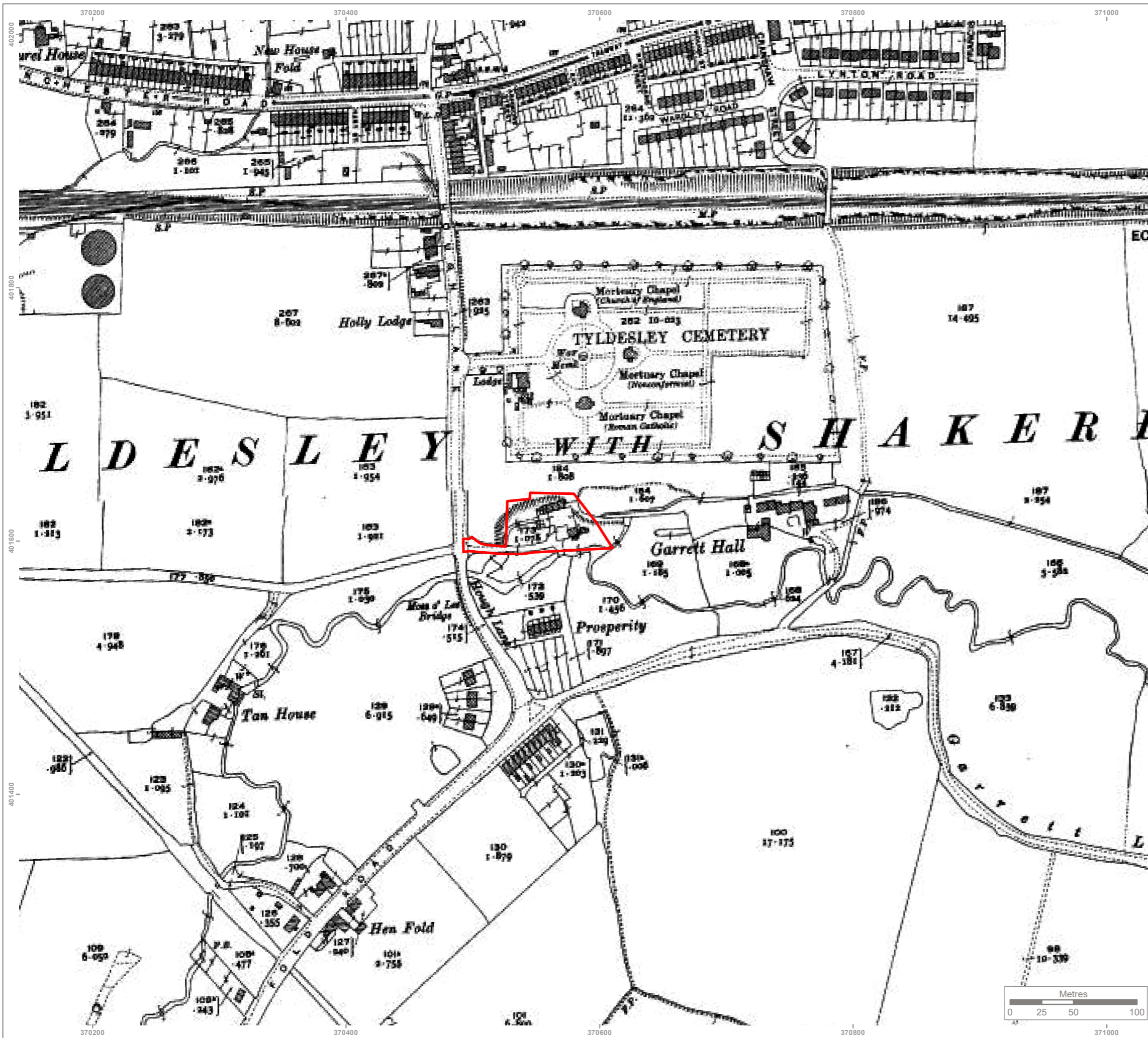
Project
 Hough lane, Astley

Title
 Ordnance Survey Map - 1893 1:2,500

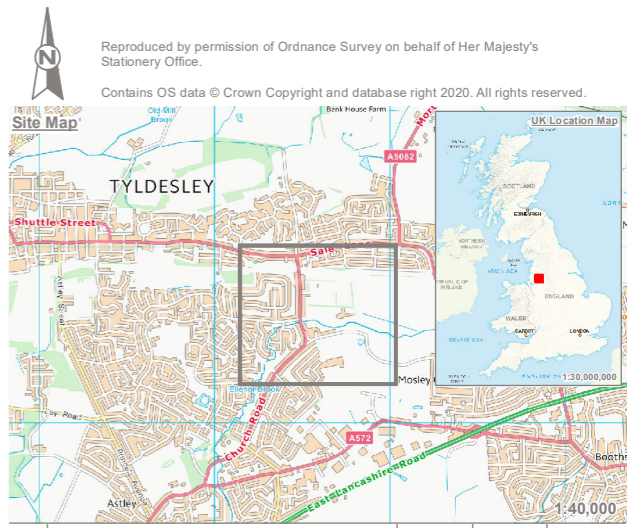
Drawing Number
 G8429.001

Drawn	Checked	Approved	Scale	Date
SA	MK	AB	1:3,000 @ A3	16/10/2020





KEY
 Site boundary



Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationary Office.
 Contains OS data © Crown Copyright and database right 2020. All rights reserved.

Rev	Description	Drawn	Approved	Date

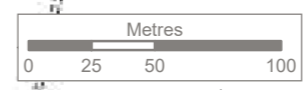
TEP | **THE ENVIRONMENT PARTNERSHIP**
 The Reynard Suite - First Floor Offices,
 Bowden Inn Farm, Market Harborough, LE16 7SA
 Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

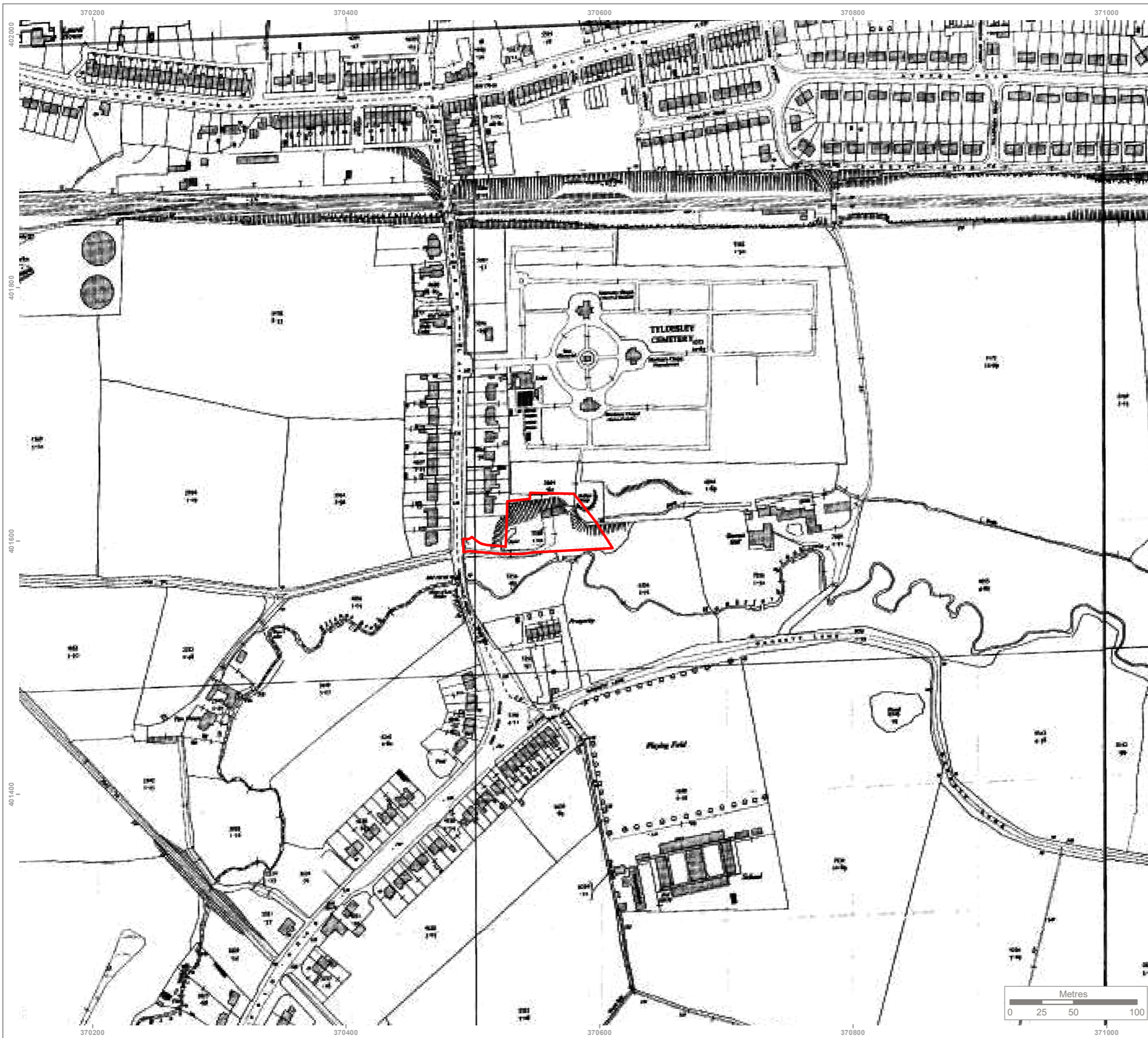
Project
 Hough lane, Astley

Title
 Ordnance Survey Map - 1928 1:2,500

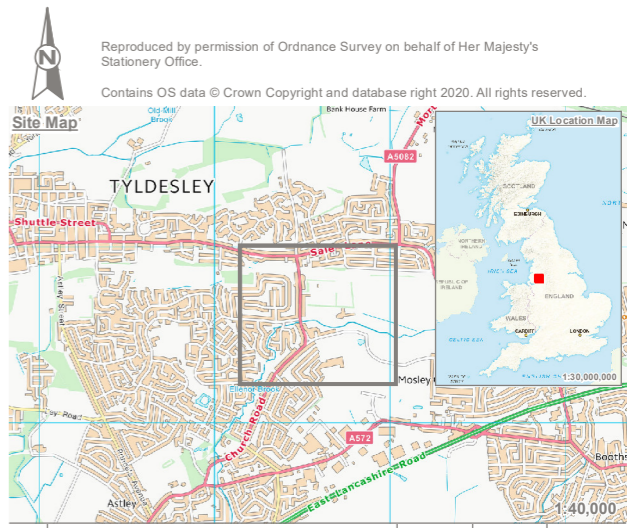
Drawing Number
 G8429.002

Drawn	Checked	Approved	Scale	Date
SA	MK	AB	1:3,000 @ A3	16/10/2020





KEY
 Site boundary



Rev	Description	Drawn	Approved	Date

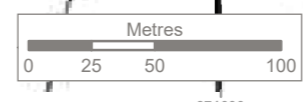
TEP | **THE ENVIRONMENT PARTNERSHIP**
 The Reynard Suite - First Floor Offices,
 Bowden Inn Farm, Market Harborough, LE16 7SA
 Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project
 Hough lane, Astley

Title
 Ordnance Survey Map - 1951-1952 1:2,500

Drawing Number
 G8429.003

Drawn	Checked	Approved	Scale	Date
SA	MK	AB	1:3,000 @ A3	16/10/2020





HEAD OFFICE

Genesis Centre,
Birchwood Science Park,
Warrington
WA3 7BH

Tel: 01925 844004
E-mail: tep@tep.uk.com

**MARKET
HARBOROUGH**

The Reynard Suite,
Bowden Business Village,
Market Harborough,
Leicestershire,
LE16 7SA

Tel: 01858 383120
E-mail: mh@tep.uk.com

GATESHEAD

Office 26, Gateshead
International Business
Centre,
Mulgrave Terrace,
Gateshead
NE8 1AN

Tel: 0191 605 3340
E-mail: gateshead@tep.uk.com

LONDON

8 Trinity Street,
London,
SE1 1DB

Tel: 020 3096 6050
E-mail: london@tep.uk.com

CORNWALL

4 Park Noweth,
Churchtown,
Cury,
Helston
Cornwall
TR12 7BW

Tel: 01326 240081
E-mail: cornwall@tep.uk.com
