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MANCHESTER

Historic Environment Assessment

Places for
Everyone Land
Allocations,
Rochdale and
Oldham

JPA2 Stakehill

Clients:

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Oldham Council

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Summary

The Centre for Applied Archaeology has been commissioned by Rochdale Borough Council and Oldham Metropolitan Borough Council to undertake an historic environment assessment of the Stakehill land allocation area, which has been identified for development within Places for Everyone. This was determined following a screening exercise undertaken in 2019 and aims to understand, in more detail, the nature of the historic landscape, archaeology and built heritage, including setting. The assessment also highlights opportunities to enhance the historic environment and enshrine this within future local policy.

There are large areas of the proposed development area where there is the potential for buried archaeological remains to survive *in situ*. Any such remains that do survive are likely to be of local or, at most, regional significance. These areas of identified archaeological potential should be subject to a programme of archaeological field investigation pre-application, which should be undertaken at an early enough stage that the results can feed into the emerging masterplan. The benefit of undertaking this work pre-planning is that the results of the field investigation will give a much clearer picture of the archaeological resource within the site, and this information can then be considered and fed into the designs for the new development and allow for the appropriate treatment for any archaeological remains. This treatment could take the form of *in situ* preservation, where the most significant buried archaeological remains are incorporated into the 'green infrastructure' of the new development, or, for remains of lesser importance, an archaeological excavation in advance of development, where the buried remains are excavated and recorded prior to their ultimate loss.

Two grade II listed buildings are located within the northern land allocation: Church of St John and the Thornham Parish War Memorial. These designated heritage assets fall within the Rochdale Borough. The main considerations of these designated heritage assets relate to the potential for the development to affect their settings. The assessment shows that the key views of the Church and War Memorial, and their settings, are located within the immediate vicinity of the Churchyard. Recommendations have been made which will help retain the most sensitive areas of settings in order to mitigate any potential adverse effects on the designated heritage assets.

Non-designated built heritage remains within the Site and designated heritage assets outside the Site have also been considered, however the assessment concluded that these assets will not be affected by the proposed development.

The analysis of the historic landscape character has found that there are a number of surviving features which could be incorporated into any future development to help create a sense of place and maintain a visual and tactile link with the site's past; these include historic field boundaries and routeways.

1. Introduction

1.1 Introduction

In January 2020, the Centre for Applied Archaeology was commissioned by Rochdale Borough Council and Oldham Metropolitan Borough Council to undertake a detailed historic environment assessment of the Stakehill land allocation area (JPA2, herein referred to as 'the Site'), which has been identified for development within Places for Everyone (PfE). The development proposals allow for 155,000 sq. m. of high quality, adaptable, employment floorspace and 1,680 high quality homes.

The assessment aimed to understand, in more detail, the nature of the historic landscape, archaeology and built heritage, including setting. The assessment draws inspiration from the Characterisation approach to the historic environment, which has been championed by Historic England as a useful method for assessing large areas of land at a strategic level. The report presents a summary of the key issues related to the historic environment for the Site. The evidence provided in this assessment is intended to inform masterplanning work for PfE to guide decisions on allocating locations and approximate densities for the development over the next 17 years and to inform planning policy to ensure they can be delivered in a way that minimises the risk of harm to heritage assets and the historic environment and proposes an appropriate level of mitigation as well as highlighting opportunities to enhance the historic environment. This assessment should not be treated as a Heritage or Archaeology Impact Assessment to be relied upon for any current or future planning application.

Since the GMSF Publication - Draft for Approval (2020) there have been some minor amendments made to the boundary of Stakehill. The policy relating to the Stakehill allocation has been changed slightly, to reflect a change to the allocation as a result of Stockport's withdrawal from the plan. This change relates to a small reduction in the employment floorspace to be delivered (from 155,000 sq m to 150,000 sq m) which has resulted in slight changes to the allocation boundary and, more significantly, an increase in the amount of retained Green Belt land.

As a result of employment floorspace reduction it was possible to retain an additional area of Green Belt land to the south of the proposed development. This retained Green Belt is still included within the allocation boundary as it provides an opportunity to deliver a high quality area of biodiversity linked to attenuation ponds that will deal sustainably with drainage relating to the proposed development

The minor boundary changes that have also been made include removing land from the allocation to the east and adding a small area to the allocation to the west.

1.2 Site Location and Description

The Site (centred at NGR 389149, 408642) is located between Royton and Middleton, across the boundary of the Oldham and Rochdale Local Authority Areas and 5km south-west of Rochdale and 5km north-west of Oldham. The Site is approximately 200 ha in size and is split into two separate allocations: north (Plate 1) and south of the A627(M) Junction 2 (herein referred to as the 'Site 1' and 'Site 2 (Southern)' (Plate 1).

Site 1 (Northern) is approximately 106.7ha in size and is bounded by A627(M) to the south and east, M62 to the north and Manchester Old Road to the west.

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Site 2 (Southern) is approximately 93.6ha in size and is bounded by A627(M) to the north and east, Stakehill Industrial estate to the west and Chadderton Fold to the south.

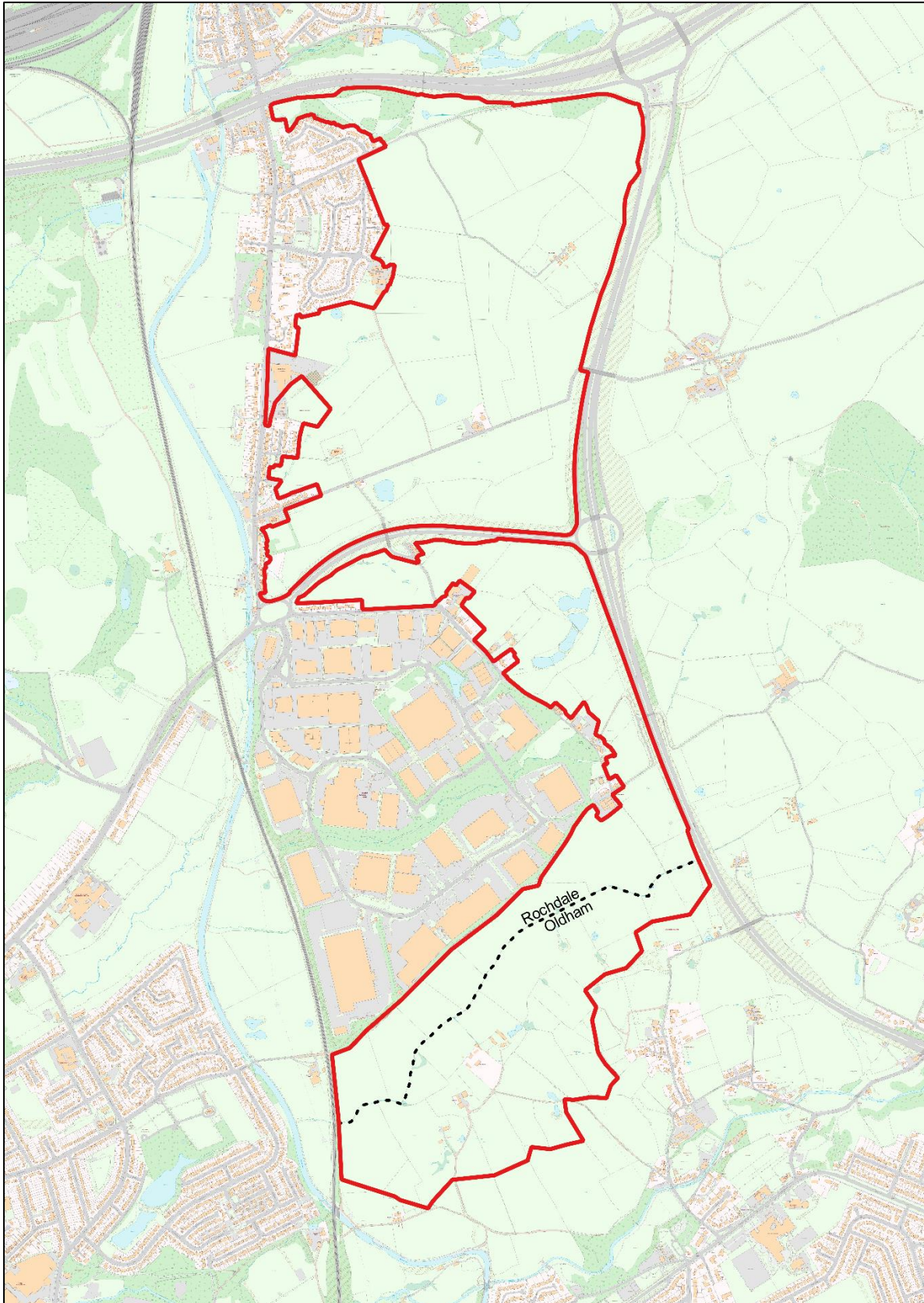


Plate 1 Aerial view of the Site, with the borough boundary shown within the Site

1.3 *Planning Background*

1.3.1 *Government and Local Planning Policies*

There are a number of pieces of legislation, as well as National and Local planning policies on heritage within a wider framework. There are also a number of Guidance Notes published by Historic England on assessing heritage.

1.3.2 *National Legislation*

- 1979 Ancient Monuments and Archaeological Areas Act – legislates the protection of archaeological heritage of national importance (e.g. Scheduled Monuments);
- 1990 Planning (Listed Buildings and Conservation Areas) Act – legislates on planning permission where works affect listed buildings and conservation areas.

1.3.3 *National Planning Policy Framework (NPPF)*

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, February 2019). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 184-202), and states that local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. '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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

Paragraph 197 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account in determining a planning application. Paragraph 199 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in

a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

The historic environment is also dealt with briefly in other sections of the NPPF, including in Section 3: Plan Making and how strategic policies should make provision for the historic environment. Other relevant aspects dealt with in NPPF also include guidance on Ancient Woodland.

1.3.4 Guidance Notes

There are also Guidance Notes published by Historic England on assessing heritage, particularly in relation to designated assets and also the historic environment as part of the masterplanning process. The assessment also conforms to Chartered Institute for Archaeologists (ClfA) standards and guidance on undertaking archaeological desk-based assessments.

- HEAN 3 *The Historic Environment and Site Allocations in Local Plans* (published 2015) – to help identify a positive strategy for the historic environment with site allocation policies.
- *Conservation Principles, Policies and Guidance* (published 2008) – for assessing the significance of heritage assets.
- HEGPA 3 *The Setting of Heritage Assets* (published 2018, second edition) – to help define and assess setting of heritage assets.
- HEAN 10 *Listed Buildings and Curtilage* (published 2018) – to help assess whether other buildings associated with listed structures should also be considered as curtilage and therefore listed.
- ClfA *Standards and Guidance for Historic Environment Desk-Based Assessment* (published 2014, updated Jan 2017).

In addition, a number of Introduction to Heritage Assets and Scheduling Selection Guides were also consulted and are referred to, where appropriate, within the document.

1.4 Methodology

The assessment adopts a characterisation approach to the historic environment and has been split into three sections: archaeology, built heritage and historic landscape. The production of the assessment conforms to the standards set by the Chartered Institute for Archaeologists (ClfA 2017) standards and guidance for historic environment desk-based assessments. The assessment has been carried out in accordance with national planning policies on the conservation of the historic environment, which are set out in the NPPF and in *Planning Policy Guidance: Conserving and Enhancing the Historic Environment*. Consideration has also been given to Historic England's Good Practice Advice Notes *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets*.

1.4.1 Methodology for Assessing the Archaeology

Defining the character and potential of the buried archaeological resource has taken into account a number of factors and sources including the extent of modern development, topography, geology, known archaeological sites including findspots, and the results of recent archaeological investigations. This has been combined with an assessment of secondary sources such as documentary and cartographic evidence. The Research Framework for the North West (published in 2007 and currently being updated) also outlines the current

knowledge base across the area as well as targets and priorities for future research. The significance of any potential archaeological remains has also been considered.

Defining the Character Areas has taken into account a number of factors and sources including the extent of modern development, topography, geology, known archaeological sites including findspots and the results of recent archaeological investigations. This has been combined with an assessment of secondary sources such as documentary and cartographic evidence. The Research Framework for the North West (published in 2007 and currently being updated) also outlines the current knowledge base across the area as well as targets and priorities for future research.

The likely significance of any potential archaeological remains has also been stated. The criteria for evaluating the significance (or importance) of the archaeological remains has been taken from the Design Manual for Roads and Bridges (DMRB 2007 - Vol 11, Section 3, Part 2).

1.4.2 Methodology for Assessing the Built Heritage

The assessment identified and characterised the built heritage across the Site, in order to allow for an assessment of significance. This involved examination of a number of sources including cartographic evidence, HER data, the National Heritage List for England, as well as site visits to undertake visual inspection. Significance is determined on the basis of statutory designation, research and professional judgement. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS '*Principles of Selection for Listed Buildings*' (revised 2018) and in the English Heritage (now Historic England) '*Conservation Principles Policies and Guidance*' (2008). The first document states that special interest of a building is determined based on its Architectural and Historic Interest, assessed through principles of *Age and Rarity*, *Aesthetic Merits*, *Selectivity*, and *National Interest*. Historic England suggests that the aspects that reflect worth are the following values that people associate with a place: *Aesthetic value*, *Communal value*, *Evidential value*, and *Historical value*. NPPF defines heritage significance as being '*the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic*'.

Where a building or area has been identified with built heritage interest, its evolution over time has been characterised through cartographic analysis. For buildings which pre-date the available cartographic sources, a brief analysis of its fabric has been undertaken for the purposes of determining its likely date and phasing. The setting of the built heritage has also been assessed and these elements are taken together to determine overall significance.

The possible impact that development within the Site may have on the identified significance takes into account the potential location and siting of any new development, as well as its form and appearance, other effects and secondary effects. These other and secondary effects can include increased traffic, noise from the new development and lighting. Measures to avoid, minimise and mitigate any potential impact in a way that meets the objectives of the NPPF have been presented as well as opportunities to better reveal or enhance significance, such as increasing understanding of any heritage assets and/or public access and interpretation.

Where appropriate, measures are recommended within future development proposals to protect those structures of higher significance. Also, where appropriate, recommendations are made to reduce/remove the level of harm on the setting of the built heritage. In line with NPPF para 189, the level of detail that has been is proportionate to the asset's importance,

therefore the listed buildings within and in the proximity to the Site have been subject to more detailed assessment than the undesignated heritage assets.

1.4.3 Methodology for Assessing the Historic Landscape

The main source of information is the Historic Landscape Characterisation project data, which was carried out for the Greater Manchester area between 2007 and 2012. This was part of a national characterisation project which was co-ordinated by English Heritage (now Historic England). Each local authority area has its own report, with Rochdale's and Oldham's produced in 2010 and the results are available on an integrated GIS via the MappingGM website. The level of analysis undertaken for this project was too detailed for the purpose of this assessment, therefore the data was collated and simplified for this analysis.

In addition, historic mapping and MAGIC mapping (as well as elements of MappingGM) were other key datasets used to identify other features of the historic landscape not necessarily identified in the other methods above. This included, but was not limited to, Ancient/Semi-Natural Woodlands, Orchards and other woodlands not defined as officially 'Ancient' but shown on early mapping. Map regression was also used to carry out a rapid assessment of surviving field boundaries, to map field systems and define the rural character of the areas further.

1.5 Research Sources

The assessment made use of the following sources:

- Published and unpublished cartographic, documentary and photographic sources;
- The Greater Manchester Historic Environment Record (HER);
- Rochdale Archives, based at Touchstones (online only);
- The National Heritage List for England;
- Historical borehole data held by the British Geological Survey;
- Other geotechnical information, such as investigations carried out in advance of development;
- Historic Landfills. The Environment Agency holds data on areas which have been subject to extensive tipping, which may have masked, or removed, archaeological deposits;
- Archaeological data; and
- Historic mapping.

1.6 Report Structure

The following presents a summary of the historical background (Section 2), the evidence for the archaeological resource (Section 3), an analysis of the built heritage (Section 4) and the historic landscape (Section 5). Section 6 includes recommendations, mitigation strategies and enhancement opportunities, where appropriate.

2. Historical Background

2.1 Introduction

The historical background of the Site has been researched and summarised to provide a framework for the study, in order to better understand the nature of the surviving historic landscape, the character of the built heritage and the potential for buried archaeological remains to survive. The historical background identifies heritage assets (**HAs**) which may be affected by the proposed developed, and which are listed in the gazetteer (Appendix 1; Figure 1).

2.2 Prehistoric and Roman

No prehistoric sites are known from within the Site, and evidence is scant across the wider area, with evidence deriving from upland locations, such as Ashworth Moor and Knowl Hill (Baldwin 1903; Tyson 1972). There is, however, a possible Bronze Age barrow 275m east of the Site, and north of Thornham Fold (HER9934.1.0), as well as a destroyed example at Chadderton Park. Although the Site 2 (Southern) is dominated by till geology, Site 1 (Northern) is dominated by sands and gravels which were favoured for prehistoric settlement. There is a growing body of evidence from the region for prehistoric occupation close to watercourses and on freely draining geology (e.g. Great Woollen Hall, Salford [Nevell 1988] and Carrington [WYAS 2019]).

The Site does not lie near any known Roman roads and there is little evidence for Roman occupation locally. The nearest known Roman road lies 5km to the south.

2.3 Medieval to post-medieval

During the medieval period, most of the Site fell within the township of Thornham, although a small part in the south lay within the Chadderton township. Most of the area was subject to piecemeal enclosure which probably begun during this period. Analysis of Lidar data also shows a number of areas where ridge and furrow is preserved, as well as a number of early field boundaries. Although a number of small hamlets have been identified both within and just outside the Site, such as Lower and Higher Stake Hill, there is no definitive evidence for medieval occupation.

A number of the hamlets within the wider area were probably established in the post-medieval period, although only Scowcroft Farm (**HA3**) has definitive evidence for occupation, dating to around the 16th century.

2.4 Industrial

Yates' Map of 1786 shows a number of hamlets within the region, though development was limited within the Site; Stakehill (**HA12**; 13) appears to be the only substantial settlement noted. A number of farmsteads were established during the 19th century, as well as a bleachworks to the west, which eventually grew into an Industrial Estate.

Cartographic evidence indicated that the Site remained predominantly rural and undeveloped (Figures 2 to 7), with many of the fields having been agglomerated and subject to boundary straightening, probably during the early 19th century. Numerous ponds can be seen on satellite imagery and these are probably the remains of marl pits, used to try and enrich the heavy soils

within the southern part of the Site. To the north are remains of old sand pits and extensive quarrying operations took place at Royle Hill during the 20th century, which changed the character of the landscape significantly in this area (Figure 6).

The Rochdale Canal and the Lancashire and Yorkshire Railway Line are located to the west of the Site, with several associated upstanding features listed as designated heritage assets. The Rochdale Canal was authorised by an Act of Parliament in 1794, with the intention of providing a trans-Pennine route that would essentially link Manchester with the ports of the east coast via the rivers Aire and Trent. The Rochdale Canal was linked to the Ashton Canal at Piccadilly in 1800. This enabled a link from Ashton to the Bridgewater Canal at Castlefield, and thus provided a direct route to the burgeoning port of Liverpool. The introduction of the canal system, and specifically the Rochdale Canals, proved to be an important catalyst to the expansion of the region, encouraging ribbon development of industrial works along its banks.

The canals offered significant benefits of transportation, not least bulk deliveries of coal, but also provided a ready supply of water vital to the operation of the steam engines that powered the industrial supremacy of Manchester. The Stake Hill Works, located to the west of the Site boundary, were likely established within this location due to the convenience of the nearby canal and railway lines. To the north of the Site, textile mills such as Westbrooke Mill, Albion Mill, Linden Mill and Bluepits Mill, were established along the route of the Rochdale Canal.

The designated heritage assets outside of the Site boundary that are associated with the canal and railway include the Manchester - Leeds Line disused bridge over Rochdale Canal (**HA4**), Rochdale Canal Scowcroft Lane bridge (**HA5**), Rochdale Canal lock 62 (Coneygreen Lock) (**HA6**) and the Rochdale Canal Slattocks top lock (number 54) and adjoining bridge (**HA7**).

Despite the arrival of the railway and canal, the Site itself remained largely rural throughout the 18th and 19th centuries (Figures 2 to 4). A number of farmsteads were established within the Site boundary during this period, including Acres (**HA24**), Saplin (**HA25**), Toll Bar Cottage (**HA26**), Cinder Hill Gate (**HA15**), Hopwood's Farm (**HA16**), Carr Gates (**HA17**), Mount Pleasant Farm (**HA18**), Black Pits (**HA20**) and Thornfields (**HA23**). The majority of the farmsteads have since been demolished and will only exist as buried remains, although several of these farmsteads survive within the Site, including Black Pits and Toll Bar Cottage.

The Church of St John (**HA1**) and the war memorial (**HA2**) located within the Church yard are both designated heritage assets (grade II listed buildings). The Church was built in 1907 and is of sandstone with ashlar dressing, with a slate roof. The Church has an associated graveyard which is located within the boundary of the Church. The war memorial was erected in 1921 for those within the Thornham Parish who died during the First World War (<https://historicengland.org.uk/listing/the-list/list-entry/1452837>).

3. Archaeological Resource

3.1 Introduction

The evidence base consists of a combination of site-based specific archaeological investigations, such as individual building surveys, field evaluations and excavations, and overarching pieces of work across larger areas, such as archaeological desk-based assessments. The aim of this analysis was to broadly identify areas where archaeological deposits have been subject to disturbance or where they survive relatively undisturbed, as well as the potential and significance of any remains.

3.2 Archaeological Potential

There are as yet no confirmed buried archaeological remains within the Site and there is little evidence for archaeological investigations within the vicinity of the Site. Our current knowledge of the definitive archaeological resource is thus limited, however, there is potential for hitherto unrecorded remains, most likely dating to the prehistoric period. There are also known, discrete areas where buried remains of 18th and 19th century isolated farmsteads and hamlets are likely to survive. The general lack of development within the Site suggest that any archaeological remains that do survive are likely to be well-preserved due to the lack of disturbance.

The landscape setting and geology of the Site indicates that the greatest potential for prehistoric archaeological remains is on the higher ground within Site 1 (Northern). This area is dominated by sands and gravels and the Site lies in close proximity to Whit Brook and the River Irk. Any archaeological remains of prehistoric origins have the potential to be regionally important. Slattocks Peat, located within Site 1 (Northern), has the potential to preserve organic remains and offer palaeoenvironmental evidence of past landscapes (**HA10**).

There are examples of sites from across Greater Manchester for prehistoric activity close to watercourses. Evidence suggests that sands and gravels were a more favourable geology (demonstrated at sites such as Great Woolden Farm near Cadishead, Port Salford and Carrington – Nevell 1988; WYAS 2019).

Lidar imaging has also revealed some features that do not align with field boundaries shown on the available historic mapping (**HA30**). Within Site 2 (Southern) there is a sub-rectangular feature, which may represent a former field boundary, or an earlier enclosure/boundary (Plate 2). To the south of the linear feature is a depression, which again, does not align with any pits or ponds shown on historic mapping.



Plate 2: Lidar image of the northern section of Site 2 (Southern), with linear (red) and depressed features (blue) arrowed

There is also potential for archaeological remains of farmsteads dating to the post-medieval period. Higher Stake Hill and Lower Stake Hill, located to the west of Site 2 (Southern), were likely to have been post-medieval hamlets. Yates' map of 1786 shows a cluster of houses, which later became part of a farm complex. The hamlets may have extended into the Site boundary, and therefore, there is potential for remains associated with post-medieval hamlets to be found within the Site, particularly along the western boundary of Site 2 (Southern).

Royle was a farmhouse located at Thornham New Road, within Site 1 (Northern) (Plate 3). The farmhouse was reported to have had datestones of 1630 and 1670, however the farmhouse was demolished in the later 20th century. Remains of Royle likely survive within the Site, as the site of the farmhouse has not been developed upon since the demolition of the building.

There is also potential for the remains of several 18th and 19th century farmhouses to survive within the Site. These include the remains of Cinder Hill Gate (**HA15**), Hopwood's Farm (**HA16**), Carr Gates (**HA17**), Mount Pleasant Farm (**HA18**), Acres (**HA24**), Saplin (**HA25**) Thornfields (**HA23**). The sites of these farmhouses remain largely undeveloped, and so the remains of these farmhouses likely survive *in-situ*.

The potential remains of St Gabriel's Chapel may lie within the Site 1 (Northern) (**HA29**). The Chapel was constructed in the mid-late 19th century. By the early 20th century, the Chapel had been converted into a school. The school was then extended, and St Gabriel's Hall was added to the east (Plate 3). The remains of these structures likely survive within the Site.

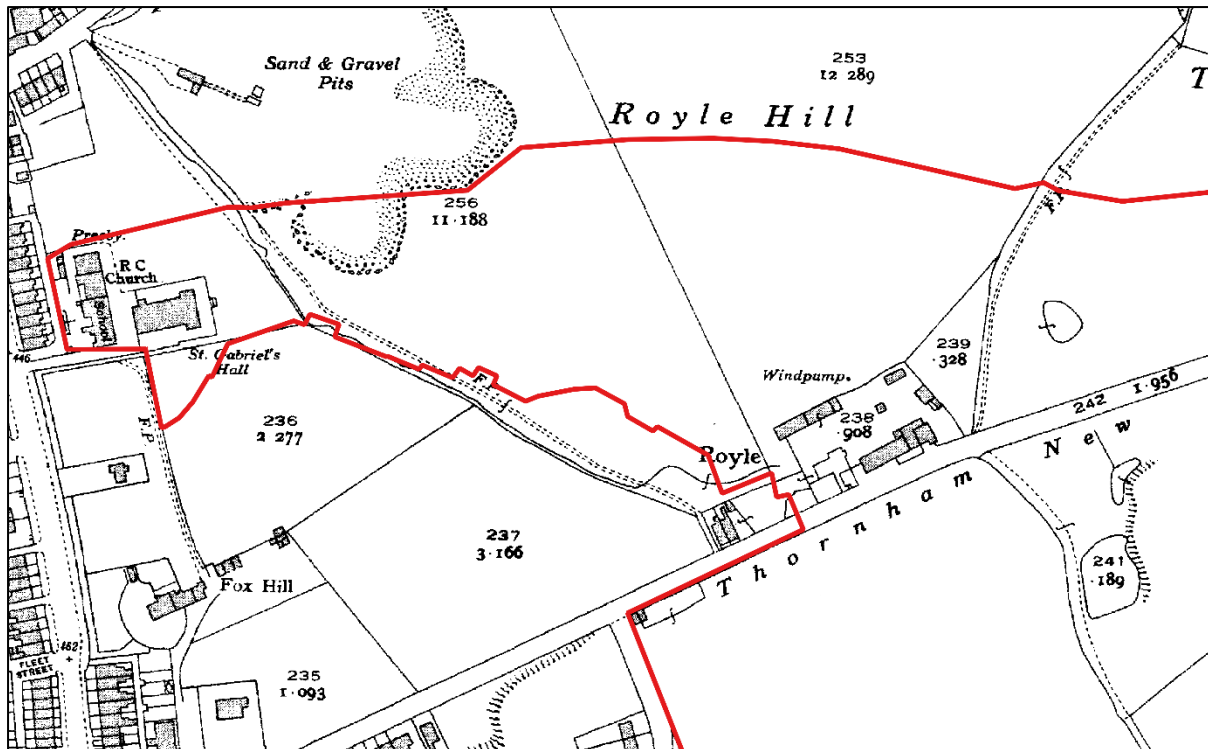


Plate 3: St Gabriel's School and Hall and Royle shown on the 1938 OS map, within the north-western area of Site 1 (Northern)

4. Built Heritage

4.1 Built Heritage Context

The Site and its surroundings remained predominantly rural throughout the post-medieval and industrial periods. Despite the presence of the Rochdale Canal and the railway lie to the west of the Site, the Site maintained its rural character. Several farms and houses dating to the 18th and 19th Centuries remain within the Site, including Black Pits, Thornham Lane Parsonage and Toll Bar Cottage. Thornham Lane Parsonage dates to c 1870 and became a vicarage after the construction of the Church of St John in 1907. The School of St John is also located within the Site and has a datestone of 1845.

4.2 Built Heritage Assets within the Site

4.3.1 Designated Heritage Assets

The Church of St John and the Thornham Parish War Memorial have been identified within the Site boundary, with seven designated heritages, including one conservation area, located within close proximity to the Site boundary (Table 1, below).

Asset Number	Asset Name	HER Number	Designation	NHLE Number
1	Church of St John (within the Site)	15288.1.0	Grade II	1390504
2	Thornham Parish War Memorial (within the Site)	-	Grade II	1452837
3	Scowcroft Farmhouse (outside the Site)	5326.1.0	Grade II	1068467
4	Manchester to Leeds Line Disused Bridge over Rochdale Canal (outside the Site)	1185.1.0	Grade II	1356431
5	Rochdale Canal Scowcroft Lane Bridge (outside the Site)	1183.1.0	Grade II	1068096
6	Rochdale Canal Lock No. 62 (Coneygreen Lock) (outside the Site)	1184.1.0	Grade II	1162492
7	Rochdale Canal Slattocks top lock (number 54) and adjoining bridge (outside the Site)	685.1.0	Grade II	1068507
8	Cinder Hill Farmhouse (outside the Site)	-	Grade II	1356428
9	Castleton (South) (outside the Site)	DGM3513	Conservation Area	-

Table 1: Designated Heritage Assets that could be affected by the development

4.3 Church of St John

4.3.1 Description

The Church of St John is located within Site 1 (Northern) and is a grade II listed building. The Church was constructed in 1907 by architect R. B. Preston after the foundation stone was laid in 1906. The north aisle and the tower of the Church were added at a later date. The Church is perpendicular in plan and has buttresses and diagonal buttresses with off-sets. The Church comprises a chancel, south vestry, chancel transepts, nave with aisle, a west baptistery projection and southwest tower. The interior of the Church includes several interesting features, including a mosaic floor, finely carved alabaster reredos and carved wooden choir stalls. The Churchyard is rectangular in plan and includes a graveyard and memorial. The Church was first listed in May 2003.

4.3.2 Significance

The Church of St John derives its significance from a number of heritage values:

- Aesthetic - the building has design value, as a consciously designed Church and a number of attractive architectural features, including the buttresses, the tower and its battlemented top and many of the internal features are ornately carved and decorated
- Communal – the Church remains open for active worship and has an associated graveyard, therefore the building holds communal value

4.3.3 Contribution of Setting to Significance

The immediate setting of the Church adds to the significance of the building due to the group association between the churchyard, graveyards, war memorial and the Church. The Church itself is located within a plot of land clearly defined by a series of trees and hedges. Views can be seen over the hedges and the trees are planted intermittently, allowing views to and from the rural landscape. The Church cannot be seen from Thornham Lane due to the dense hedgerows of Thornham Lane. Many of the key views of the Church can be observed from within the Churchyard (Plates 4 and 5).

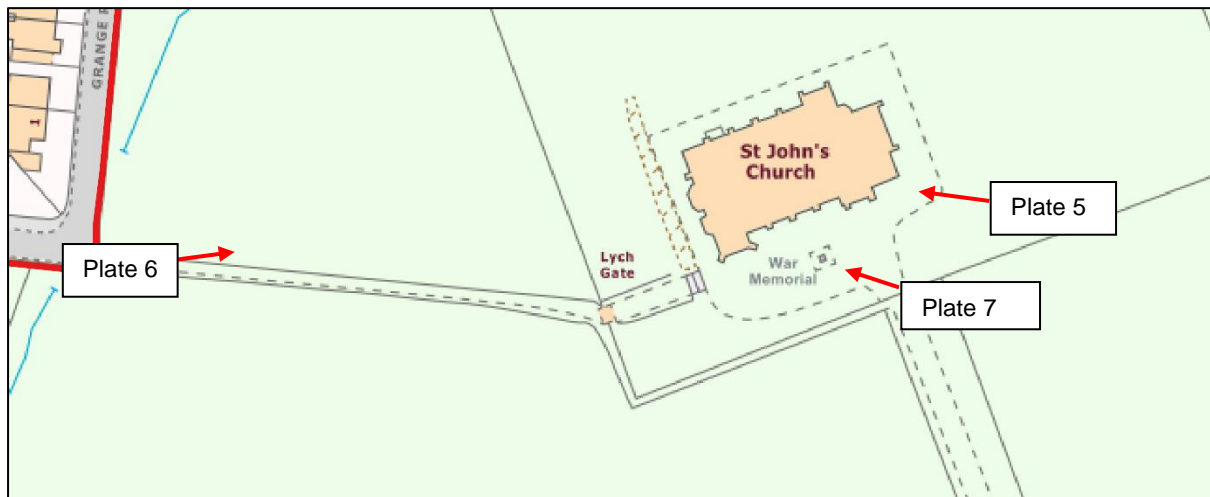


Plate 4: Key Views of the Church of St John and the Thornham Parish War Memorial

The wider landscape is predominately rural and adds to the tranquillity of the place of worship, and therefore adds somewhat to the significance of setting of the grade II listed building. The Church of St John is located off Thornham Lane and is also accessible from Church Avenue. The western elevation of the Church and the tower are visible from Church Avenue, as the road becomes a public footpath leading to the Church (Plate 6). The footpath is surrounded by farmland.



Plate 5: Key view of Church of St John from within the Churchyard



Plate 6: Key view of Church of St John from the footpath at Church Avenue

4.3.4 Potential Impact of the Development

The development has the potential to affect the view of the Church from Church Avenue and the affect the tranquillity of the place of worship. Key views of the Church from within the Churchyard will not be significantly affected by the proposed development.

4.3.5 Measures to Reduce/Remove Harm

The tranquillity of the Church could be retained through screening the Church from the wider development through increasing the density of the tree lines currently surrounding the Church. Low level, dispersed development would also retain the tranquillity of the Church.

The footpath from the Church to Church Avenue could be maintained, with either side of the developed as an open public space. This would add to the tranquillity of the Church and prevent to loss of the view from this footpath.

4.4 Thornham Parish War Memorial

4.4.1 Description

The Thornham Parish War Memorial is located within Site 1 (Northern), within the Churchyard of the Church of St John, and comprises a granite cross on a paved podium. The war memorial was erected in 1921 to remember those from the Thornham Parish who died during the First World War. However, after the Second World War, the memorial was adapted, with the years '1939-1945' added to the base and an 'S' added to the end 'War' to becomes "Wars". Metal lettering on the front panel of the pedestal reads: TO THE GLORY OF GOD / AND IN MEMORY OF / THE MEN OF THIS PARISH / WHO DIED FOR THEIR COUNTRY / IN THE GREAT WARS / 1914 – 1919; 1939-1945.

The memorial is designated as a grade II listed building and was first designated in 2018.

4.4.2 Significance

The Thornham Parish War Memorial derives its significance from a number of heritage values:

- Historic - as an eloquent witness to the tragic impacts of world events on Thornham Parish, and the sacrifices it made in the conflicts of the 20th century and for the unusual approach taken to the re-dedication of the memorial following the Second World War.
- Aesthetic/architectural interest – the memorial is a dignified monument executed in good quality materials, which provides an elegant and fitting tribute to the Fallen of the district from both World Wars

The Thornham Parish War Memorial also have a group value with the Church of St John.

4.4.3 Contribution of Setting to Significance

The memorial is located to the south of the Church, nearby the entrance, which is a prominent location to be seen by visitors to the Church. The setting of the memorial is therefore the Churchyard, with the Church forming the backdrop for the memorial, as key views of the memorial look towards the Church (Plate 7). The setting of the memorial is therefore significant to the grade II listed building, however, the setting is listed to the southern area of the churchyard.



Plate 7: Key view of the Thornham Parish War Memorial

4.4.4 Potential Impact of the Development

There is a visual connection between the Church and the Thornham Parish War Memorial, which will not be affected by the proposed development. Therefore, the proposed development is highly unlikely to affect the significance of the memorial.

4.5 Designated Heritage Assets outside the Site Boundary

Six listed buildings and a conservation area have been identified within the wider landscape for further assessment, as their settings may be affected by the proposed development within the Site. A brief summary of these heritage assets and their settings is given below.

4.5.1 Scowcroft Farmhouse

Scowcroft Farmhouse dates to the 16th or 17th century and is an altered timber-framed house located approximately 200m to the southwest of the Site. The farmhouse was first listed in 1987. The setting of the farmhouse is limited to its immediate surroundings, which include the present farm and rural landscape to the south. The farmhouse is isolated from long views due to the extensive tree coverage surrounding the farm. The railway line is located c 30m to the east of the farmhouse and a housing estate is located c 60m to the north of the farmhouse. The setting of the wider landscape does therefore not add to the significance of Scowcroft Farmhouse.

4.5.2 Manchester to Leeds Line Disused Bridge over Rochdale Canal

The Manchester to Leeds Line Bridge is designated as a grade II listed building. The bridge is disused due to being replaced by the later, adjacent, bridge, which is not included in the listing entry. The bridge dates to the late 19th century. The bridge is located adjacent to the present railway line and therefore has a group value with the railway and the Rochdale Canal. Therefore, the setting of the bridge is directly associated with this group of assets. The significance of the bridge is therefore enhanced by the setting, however, this setting is limited to the canal and associated canal features.

4.5.3 Rochdale Canal Scowcroft Lane Bridge

The Rochdale Canal Scowcroft Lane Bridge was constructed between 1794 and 1804. The bridge is located approximately 100m to the southwest of Site 2 (Southern). The bridge has a close association to the construction of the Rochdale Canal and the bridge can mainly be appreciated from the canal towpath, which allows views of the hammer-dressed stone bridge. The significance of the bridge across the canal is therefore enhanced by the setting, however, this setting is limited to the canal and associated canal features.

4.5.4 Rochdale Canal Lock No. 62 (Coneygreen Lock)

The Rochdale Canal Lock was constructed between 1794 and 1804. The lock is located approximately 100m to the southwest of Site 2 (Southern) c 70m to the east of the Rochdale Canal Scowcroft Lane Bridge. The lock can be seen from the canal towpath and its significance derives from its group association with the canal and other canal features, such as the canal bridge. The significance of the lock is therefore enhanced by the setting, however, this setting is limited to the canal and associated canal features.

4.5.5 Rochdale Canal Slattocks top lock (number 54)

The Rochdale Canal Slattocks top lock is located approximately 140m to the west of Site 2 (Southern). The lock was constructed between 1794 and 1804 and the lock retains its double upper gates and parts of winding gear, however, the lower gates have been removed. The lock can be seen from the canal towpath and its significance derives from its group association with the canal and other canal features. The significance of the lock is therefore enhanced by the setting, however, this setting is limited to the canal and associated canal features.

4.5.6 Cinder Hill Farmhouse

Cinder Hill Farmhouse was built in the early 18th century of hammer-dressed stone. The farmhouse is located c 200m to the east of Site 2 (Southern) at Cinder Hill Lane. The farmhouse is grade II listed and is surrounded by later farm buildings, which are still in use. The farmhouse is surrounded by a farmland, which reflect the rural character of the farmhouse. The setting of the farmhouse therefore contributes to the significance of the designated heritage asset.

4.5.7 Castleton (South) Conservation Area

The Castleton (South) Conservation Area is located c 100m to the north of Site 1 (Northern). The character of the conservation area is a result of the industrial development of Castleton throughout the 19th century, particularly after the arrival of the Manchester & Leeds railway in 1839. The special architectural and historic interest of the Castleton (South) Conservation area lies predominantly in its distinctive townscape as a result of this rapid expansion in the industrial revolution.

4.5.8 Potential Impact of the Development

Scrowcroft Farmhouse and Cinder Hill Farmhouse both have rural settings beyond the Site boundary and are both isolated from views towards the Site due to other farm buildings and tree lines. Therefore, development within the Site will not affect views of these buildings or their rural settings.

The listed buildings associated with the canal and railway, including the Manchester to Leeds Line Disused Bridge over Rochdale Canal, Rochdale Canal Scowcroft Lane Bridge, Rochdale Canal Lock No. 62 (Coneygreen Lock) and Rochdale Canal Slattocks top lock (number 54) share a group value. The settings of these heritage assets include the associated canal and railway line, and therefore the settings mainly comprise of these industrial transport systems. The canal and the railway line will not be affected by the proposed development, and views from the towpath of the canal will not be affected by development within the Site.

The Castleton (South) Conservation Area represent the industrial development of Castleton, and therefore the farmland within the Site does not contribute to the industrial character of this conservation area. The southern limit of the conservation area, the area closest to the Site, is screened from the M62 by a dense tree line, which also restricts views into and out of the Site. Therefore, the development within the Site will not affect the significance of the Castleton (South) Conservation Area.

4.6 Non-designated Built Heritage Assets

Four undesignated buildings and structures have been identified within the Site as having a degree of heritage significance (Table 2, below). These are classed as ‘undesignated heritage assets’ and have been subject to considerations of significance and an assessment of the potential impact of any proposed development. A brief summary of these heritage assets and their settings is given below.

Name	HA Number	Date	Significance
Black Pits	20	Early 19 th century	Local
St John’s CE Thornham Primary School	21	Mid-19th Century	Local
Thornham Lane Parsonage	22	Late 19th Century	Local
Toll Bar Cottage	26	Possibly 18th Century	Local

Table 2: List of undesignated built heritage assets, including their significance

4.6.1 Black Pits

Black Pits is a farmstead, which likely dates to the early 19th century. The farmstead was expanded during 20th century. Name implies that there may be evidence for coal mining nearby, possibly early in date. Black Pits is located within a relatively rural areas, with the more modern farmsteads of Acres Farm and Lower Acres Farm and Casa De Emilia located to the south. The Stakehill industrial estate is located c 270m to the north of Black Pits. A dense tree line screens Black Pits from views to the southeast, however, the farmstead retains views to the northwest, which includes views of the Stakehill Industrial Estate.

4.6.2 St John's CE Thornham Primary School

St John's School has a datestone of 1845 and was extended in the 20th century. The school is bounded by the Thornham Lane Parsonage to the east and by a playing field to the west. The farmland surrounding the school does not have a group association with the school, and rural views from the school are fortuitous rather than designed.

4.6.3 Thornham Lane Parsonage

The Thornham Lane Parsonage dates to c 1870 and became the parsonage after the construction of St Johns Church. The parsonage is bounded by St John's School to the west and farmland to the east and north. The house does not seem to have a group value with the farmland and the views across the farmland are fortuitous rather than designed. Furthermore, the house is partially isolated by the partial treeline and hedgerows that mark the perimeter of the Thornham Lane Parsonage.

4.6.4 Toll Bar Cottage

The date of Toll Bar Cottage is unknown, however, the cottage is shown on 19th century mapping, including the 1851 and 1893 OS maps (Figures 2 and 4). The cottage has since been extended. The relationship between the cottage and the private lane towards Thornham Fold is significant as the cottage collected tolls from those using the road. Therefore, the setting of the cottage along Thornham Lane is significant. The cottage has a dense treeline and hedgerow to the rear which screens the cottage from the farmland to the east and south.

4.6.5 Potential Impact of the Development

Many of the non-designated built heritage assets within the Site have their own associated land, which is screened from the wider landscape through the use of tree lines and hedgerows. The school, parsonage and Toll Bar Cottage do not have a direct association with the farmland within the Site, and therefore the farmland within the Site does not contribute to the significance of these non-designated heritage assets.

5. Historic Landscape

5.1 Introduction

The rural landscape reflects past human activity as well as topographical and geographical influences. The landscape of an area has many qualities and values including visual character, biodiversity, recreation and economic value. The Site has a varied historic landscape which reflect different influences and patterns of use.

The landscape across the Site is predominantly rural agricultural land, with dispersed farmsteads, a school and Church located within the Site. As part of the analysis of the historic landscape, a rapid assessment was carried out on the field boundaries, hedgerows and other visual remnants relating to the historic land use of the Site. This was to characterise the extent of surviving field systems and to analyse the preservation of historic character within the present landscape. Other features highlighted include longstanding public footpaths and tracks, as well as areas of woodland.

5.2 Approach to Assessment

The approach included consideration of the following:

- Field boundaries/hedgerows: a rapid assessment has been carried out to identify those boundaries depicted on historic mapping and which contribute to the historic character of the Site (see Figures 10 and 11);
- Historic tracks: a rapid assessment has been carried out to identify historic tracks or roads within the Site, either as main roads or tracks/footpaths in the modern landscape (see Figures 10 and 11);
- Woodland: any areas of historic woodland have been highlighted that also contribute to the historic character of the Site.

5.3 Broad Description of the Site Landscape

The Site comprises undulating land, which gradually slopes towards to south, towards to River Irk. Most of the landscape is predominantly pastoral with field boundaries, footpaths and tracks. Many of the extant field boundaries are shown on the 1851 OS map, with several of the field boundaries part of a late 19th century reorganisation of the landscape. Several ponds and reservoirs, likely associated with the former bleach works that was located to the west of Site 2 (Southern) survive within the Site.

The Site, therefore, retains its historic landscape character, as many field boundaries, tracks and footpaths have remained unchanged since 1851, with many of these features potentially pre-dating the mid-19th century.

5.3.1 19th Century and Earlier Field Boundaries

The assessment has highlighted those hedgerows which, based on historic map evidence, have 19th century or earlier origins. Such hedgerows are considered to possess some historic and archaeological significance and are worthy of retention as far as possible. The incorporation of 'old' hedgerows within the scheme will help to enhance the time depth and sense of place of the local landscape. It should be noted that the assessment has not attempted to ascertain whether any of the hedgerows located within the Site may be classed

as 'Important' according to the Hedgerow Regulations 1997, as this was beyond the agreed scope of the assessment. Therefore, any references within this assessment to 'historic field boundaries', or 'historic hedgerows' relates to any hedgerows that have been attributed a 19th century or earlier date.

Figures 10 and 11 show the field boundaries identified that can be seen on the First Edition Ordnance Survey map (published 1851). Those hedgerows that are not species rich and/or consist predominantly of hawthorn, are likely to have belonged to the phase of parliamentary/surveyed enclosure, which took place between 1760 and 1820. Those identified with a number of species, including mature trees, are likely to predate this and could be medieval/post-medieval in origins. Field boundaries running along roads and natural features such as cloughs and watercourses were hard to define and it is not clear whether these would have been present historically.

2.3 Historic Roads

Several historic routeways which appear on 19th century mapping have been identified within the Site. These tracks likely have origins pre-dating the 19th century. These historic tracks include: the track leading to Thornfields, Thornham Lane, Stakehill Lane, the track at Higher Stake Hill, Hough Lane and the track to Black Pits and Acres. Thornham New Road appears on the 1893 OS map (Figure 4), but not the 1851 OS map (Figure 2), indicating that this road was, as the name implies, later, and was constructed between 1851 and 1893.

2.4 Woodlands

There are no areas of woodland within the Site.

6. Recommendations

6.1 Recommendations for the Archaeological Resource

Specific recommendations have been provided in Table 3, below, which provide a guide for the next stages of archaeological investigations in relation to taking the development forward. Figure 8 show the locations of the archaeological resource areas.

This assessment has considered all the land within the Site. However, it may be the case that not all of the land within the Site will be proposed for development and therefore the recommendations are only relevant to those areas which are proposed for development.

The basis for defining the strategy for dealing with the archaeology for the Site is the archaeological sensitivity of different areas of the Site, which have been identified through this assessment. These different areas include: the buried remains of farmsteads within Site 1 (Northern); buried remains of St Gabriel's Chapel within Site 1 (Northern); the peat resource within Site 1 (Northern); the undeveloped areas of farmland within Site 1 (Northern); the undeveloped areas of farmland within the Site 2 (Southern).

The recommendations have been split into the following categories

- Areas where the requirement for further work should be set out in the development brief and the work completed pre-application
- Areas where a programme of archaeological works can be secured by planning condition and referenced in the development brief
- Areas where no further archaeological work is anticipated to be required

There are large areas of the Site where there is archaeological potential for prehistoric remains, but which have not been confirmed. Any such remains that do exist have the potential to be of high local/regional importance. There are small areas, especially within Site 1 (Northern) where any archaeological remains will have been destroyed by later sand and gravel quarrying activities, however any buried remains across the majority of the Site are likely to be well-preserved. These areas should be subject to a programme of archaeological field investigation pre-application, and ideally will be undertaken at an early enough stage that the results can feed into the emerging masterplan. The benefit of undertaking this work pre-planning is that the results of the field investigation will give a much clearer picture of the archaeological resource within the Site, and this information can then be considered and fed into the designs for the new development and allow for the appropriate treatment for any archaeological remains. This treatment could take the form of *in situ* preservation, where any highly significant buried archaeological remains are incorporated into the 'green infrastructure' of the new development, or, for remains of lesser importance, an archaeological excavation in advance of development, where the buried remains are excavated and recorded prior to their ultimate loss.

Area (see Figure 8)	Recommendations	Opportunities
Site 1: Northern: Buried remains of farmsteads (HA14; 15; 17) (Rochdale)	This is an area where a programme of archaeological works targeting the farmsteads can be secured by planning condition and referenced in the development brief.	Opportunity to also carry out community-led archaeological excavations,
Site 1: Northern: Buried remains of St Gabriel's Chapel (HA29) (Rochdale)	This is an area where a programme of archaeological works targeting the chapel can be secured by planning condition and referenced in the development brief.	Opportunity to also carry out community-led archaeological excavations,
Site 1: Northern: Peat resource (HA10) (Rochdale)	An archaeological investigation to establish the depth and condition of the peat across this area should be undertaken pre-application and set out in the development brief. Any further required archaeological works can be secured by planning conditions and referenced in the development brief. This could include further detailed work on the peat archive, including pollen analysis and radiocarbon dating and archaeological watching briefs on any peat removal.	
Site 1: Northern: Undeveloped areas of farmland (Rochdale)	This is a large area of archaeological potential where the presence or absence of archaeological remains has not been defined. The masterplan should identify broad areas of where development might take place and then archaeological evaluation should be undertaken through trenching to establish if and where any significant archaeology should be preserved <i>in situ</i> through sympathetic planning within those developable areas, and those areas where the archaeology can be removed but first of all recorded through a planning condition.	
Site 2: Southern: Undeveloped areas of farmland (Rochdale and Oldham)	This is a large area of archaeological potential where the presence or absence of archaeological remains has not been defined. The masterplan should identify broad areas of where development might take place and then archaeological evaluation should be undertaken through trenching (including targeting features identified on Lidar) to establish if and where any significant archaeology should be preserved <i>in situ</i> through sympathetic planning within those developable areas, and those areas where the archaeology can be removed but first of all recorded through a planning condition.	

Table 3: Recommendations for the archaeological resource

6.2 Recommendations for the Built Heritage

The effects of development on the grade II listed Church of St John and Thornham Parish War Memorial have been considered, and recommendations have been made to enhance the significance and setting of the listed building (Table 4, below). The settings of designated heritage assets beyond the Site boundary and non-designate heritage assets within the Site boundary have also been considered (Figure 9).

Name	Designation	HA No.	Key Issues	Requirements
Church of St John (Rochdale)	Grade II	1	Effect of development on tranquillity of church; effect on view from Church Avenue	Preserve key view of the Church from the footpath at church Avenue; consider plan and design, green space and density to maintain the tranquillity of the Church.
Thornham Parish War Memorial (Rochdale)	Grade II	2	No issues identified	No recommendations
Designated heritage assets outside of the Site boundary (Rochdale and Oldham)	Grade II Conservation area	3-9	No issues identified	No recommendations
Non-designated heritage assets within the Site boundary (Rochdale and Oldham)	Non-designated	20-22; 26	No issues identified	No recommendations

Table 4: Recommendations for the built heritage

6.3 Recommendations for the Historic Landscape

The analysis of the historic landscape character has found that there are a number of surviving features which could be incorporated into any future development to help create a sense of place and maintain a visual and tactile link with the Site's past (Table 5, below).

Historic Landscape Features (see Figures 10 and 11)	Recommendations and Opportunities
Historic Field Boundaries (Rochdale and Oldham)	The historic field boundaries highlighted on Figure 10 and 11 are recommended, where practical, for retention and incorporation into the masterplan, as part of the green infrastructure for the scheme and for use as ready-made, existing, boundaries between development plots. Hedgerows are a rapidly diminishing resource across this area and as well as contributing to the historic and rural character of the area and, therefore it is recommended that the masterplan reflects the 'grain' of the existing landscape character, as far as possible, in order to retain a sense of locality, time-depth, and authenticity within the new development.
Historic Trackways (Rochdale and Oldham)	It is recommended that the current network of public footpaths is maintained as well as the character of the historic trackways, which contribute to the wider rural landscape setting.
Other Recommendations (Rochdale and Oldham)	The results of the archaeological mitigation, along with further research and information on the built heritage, can be incorporated into heritage trails across the Site as well as interpretation points. Subjects highlighted include the farmsteads at Royle (HA14), Cinder Hill Gate (HA15), Hopwood's Farm (HA16), Carr Gates (HA17), Mount Pleasant Farm (HA18), Thornfields (HA23), Acres (HA24) and Saplin (HA25).

Table 5: Recommendations for the historic landscape

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Appendix 1: Gazetteer

HA Number	Site Name	Designation	Borough	HER Ref	Period	Location (E/N) (Figure 1)	Description
1	Church of St John	Grade II	Rochdale	15288.1.0	19th Century	388723, 408845	Church. 1907. By RB Preston. Rock-faced snecked sandstone with ashlar dressings and slate roofs with stone-coped gables and finials. Perpendicular style with buttresses and diagonal buttresses with set-offs. Chancel, south vestry, chancel transepts, nave with aisles, west baptistery projection and south west tower. Also accompanied by a graveyard. Within the Site.
2	Thornham Parish War Memorial	Grade II	Rochdale	-	20th Century	388728, 408829	War memorial, erected in 1921. Plain granite crucifix surmounted by a wheel cross with a central laurel wreath carved in relief. The shaft has a stepped base and is mounted on a pedestal with a plain cornice. Within the Site.
3	Scowcroft Farmhouse	Grade II	Oldham	5326.1.0	Post-medieval	388682, 406526	Farmhouse, 16th or 17th century timber-framed house and has been successively rebuilt and altered in later centuries. Walls are all rendered or rebuilt in brick with a graduated stone slate and 20th century tile roof. H-Shaped 2-storey plan with wing to rear. Gabled crosswings project to left and right. Outside the Site.
4	Manchester to Leeds Line Disused Bridge over Rochdale Canal	Grade II	Oldham	1185.1.0	19th Century	388725, 406593	Railway bridge over Rochdale Canal. 1863 for the Manchester to Leeds Railway Company. Cast-iron with stone abutments and wrought-iron remedial work of later 19th century. Skew bridge. Outside the Site.
5	Rochdale Canal Scowcroft Lane Bridge	Grade II	Oldham	1183.1.0	18th Century	388775, 406542	Road bridge built between 1794 and 1804, William Jessop engineer. Hammer-dressed stone, skew elliptical arch. Continuous band. Parapet walls have round-topped copings and square terminating piers. Outside the Site.
6	Rochdale Canal Lock No. 62 (Coneygreen Lock)	Grade II	Oldham	1184.1.0	18th Century	388844, 406493	Lock. Between 1794 and 1804. William Jessop engineer. Hammer-dressed stone. Gates and winding gear no longer exist otherwise the lock is complete. Retaining walls sweep down at lower end incorporating boatman's steps. Outside the Site.
7	Rochdale Canal Slattocks top lock (number 54) and adjoining bridge	Grade II	Oldham	685.1.0	18th Century	388461, 408457	Lock and adjoining bridge. Between 1794 and 1804. William Jessop engineer. Dressed stone. Double upper gates and parts of winding gear remain whereas the lower gates have been removed. Parts of the lock walls have been repaired in C19. segmental-arched bridge with stone band and triangular-topped coping. Boatman's steps adjoin at the lower end. Outside the Site.

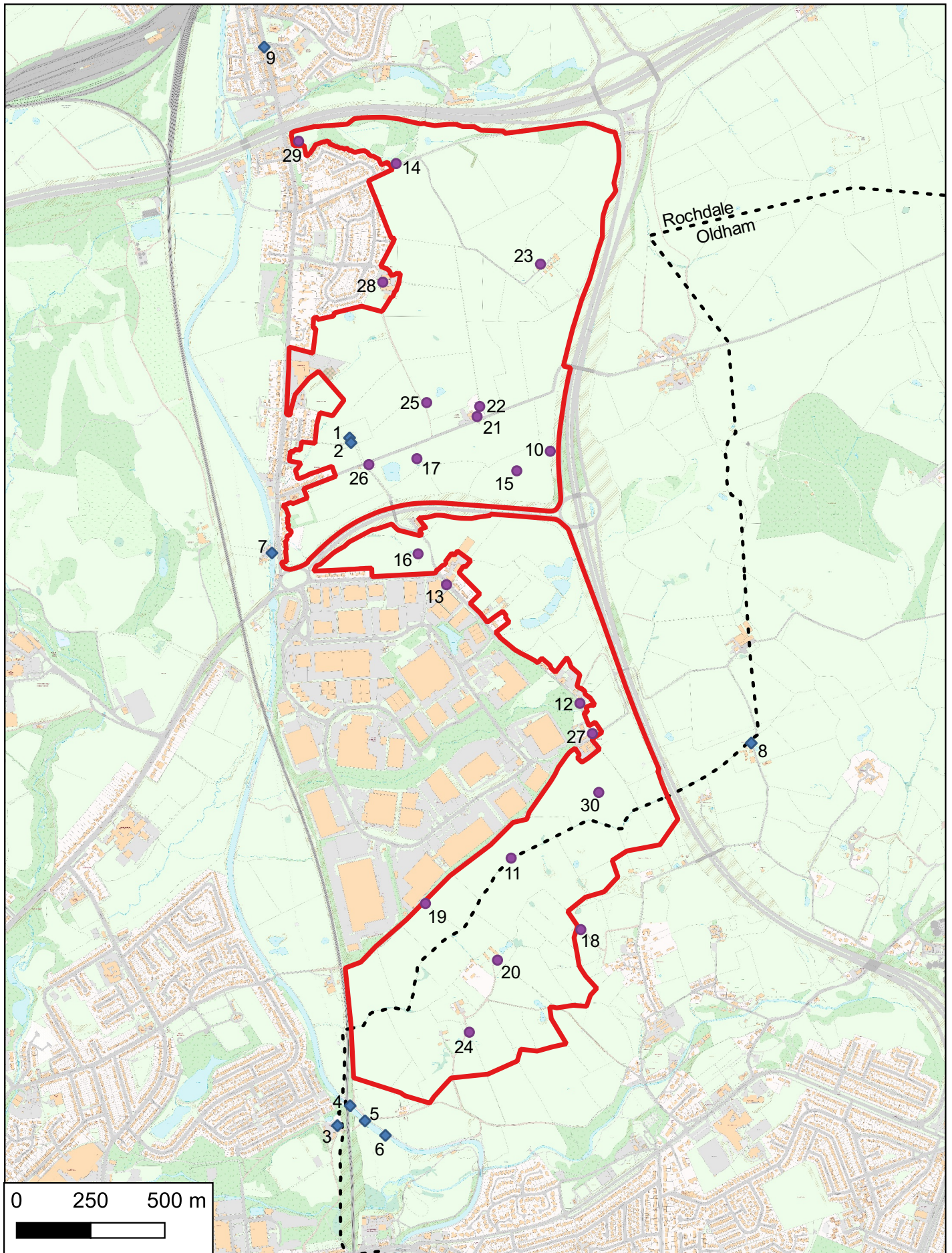
8	Cinder Hill Farmhouse	Grade II	Oldham	-	18th Century	390078, 407816	Early C18. Hammer-dressed stone with graduated stone slate roof. 2-unit 2-storey plan with C20 additions to rear. Outside the Site.
9	Castleton (South)	Conservation Area	Rochdale	DGM3513	19th Century	388435, 410163	Settlement characterised by its Victorian and Edwardian townscape with grid-plan residential streets of two storey terraces. Development focuses around the canal and railway. Outside the Site.
10	Slattocks Peat	Non-designated heritage asset	Rochdale	5085.1.0	Unknown	389400, 408800	Small parcel of peat, overlying glacial sands and gravels. Although included within Wetlands Study in the 1990s, it has not been surveyed.
11	Oldham/Rochdale LA Boundary	Non-designated heritage asset	Oldham/Rochdale	-	Possibly medieval	389268, 407428	Formerly the township boundary between Thornham and Chadderton; now divides the local authority areas of Oldham and Rochdale. Follows the line of a stream within the landscape.
12	Higher Stake Hill	Non-designated heritage asset	Rochdale	5047.1.0	Post-medieval	389500, 407950	Possible Post-medieval hamlet, shown on Yates map, later farm complexes. Originally a cluster of buildings north of Whit Brook. Most of the buildings have since been demolished although a couple of <i>circa</i> early 19th century buildings appear to still stand.
13	Lower Stake Hill	Non-designated heritage asset	Rochdale	5233.1.0	Post-medieval	389050, 408350	Possible Post-medieval hamlet, shown on Yates map, later farm complexes. A number of buildings still survive.
14	Tollbars, Royle (site of)	Non-designated heritage asset	Rochdale	2358.1.0	Post-medieval	388880, 409770	Toll Bars is reported to have had datestones of 1630 and 1670, later converted into a farmhouse. Part of a bigger farm complex. Demolished later 20th century, site now scrubland.
15	Cinder Hill Gate (site of)	Non-designated heritage asset	Rochdale	-	Early 19th Century	389287, 408734	Probable farmstead, early 19th century in date. Demolished by the later 19th century although a small, unlabelled structure can be seen just to the north on subsequent mapping. This too was cleared in the late 20th century. Site remains undeveloped.
16	Hopwood's Farm (site of)	Non-designated heritage asset	Rochdale	-	Possibly Post-medieval	388954, 408454	Farmstead, possibly shown on Yates 1786 map. Not named until late 19th century mapping. Demolished late 20th century. Site remains undeveloped.
17	Carr Gates (site of)	Non-designated heritage asset	Rochdale	-	Early 19th Century	388950, 408775	Farmstead, probably early 19th century in date. Demolished later 20th century, partly redeveloped.
18	Mount Pleasant Farm (site of)	Non-designated heritage asset	Oldham	-	Early 19th Century	389503, 407187	Possible farmstead, early 19th century in date. Demolished late 20th century and remains undeveloped.
19	Boarshaw Lane Cottages (site of)	Non-designated heritage asset	Rochdale	-	Early 19th Century	388979, 407275	Possible cottages, shown on the first edition OS mapping however cleared by the later 19th century. Site remains undeveloped.
20	Black Pits	Non-designated heritage asset	Oldham	-	Early 19th Century	389222, 407084	Farmstead, probably early 19th century in date. Expanded during 20th century, original complex appears to still survive. Name

							implies that there may be evidence for coal mining nearby, possibly early in date.
21	St John's CE Thornham Primary School	Non-designated heritage asset	Rochdale	-	Mid-19th Century	389153, 408917	School, datestone of 1845. Expanded during the 20th century. Still survives.
22	Thornham Lane Parsonage	Non-designated heritage asset	Rochdale	-	Late 19th Century	389162, 408951	House, probably 1870. When St. John's Church was built, became the vicarage. Still standing.
23	Thornfields (site of)	Non-designated heritage asset	Rochdale	-	Early 19th century	389367, 409431	Farmstead, probably early 19th century in date. Expanded during the 20th century but now demolished. Partly redeveloped.
24	Acres (site of)	Non-designated heritage asset	Rochdale	-	Early 19th Century	389127, 406841	Possible farmstead, early 19th century in date. Consists of a number of scattered buildings which appear to have become three separate farmsteads in the early 20th century. All have since been demolished and only one has not been redeveloped.
25	Saplin (site of)	Non-designated heritage asset	Rochdale	-	Early 19th Century	388983, 408964	Cottage, probably early 19th century in date. Demolished mid-20th century. Site remains undeveloped.
26	Toll Bar Cottage	Non-designated heritage asset	Rochdale	-	Possibly 18th Century	388788, 408755	Cottage, date unknown but present structure appears to be 20th century rebuild. Tolls were paid here to use the private road towards Thornham Fold.
27	Three Gates	Non-designated heritage asset	Rochdale	-	Late 18th Century	389542, 407848	Farmstead, probably 18th century in date. Still survives, although heavily altered. Outside the Site.
28	Newhey Farm	Non-designated heritage asset	Rochdale	-	Early 19th Century	388835, 409370	Farmstead, probably early 19th century in date. Expanded during the 20th century although part of the original complex appears to still survive. Lies just outside the Site.
29	St Gabriel's Chapel, School and Hall (site of)	Non-designated heritage asset	Rochdale	-	Mid-late 19 th century	388554, 409841	St Gabriel's Chapel was constructed between 1851 and 1893 and became a school in the early 20 th century. The original chapel building was extended and St. Gabriel's Hall was added to the east of the school by 1937. The school and hall were demolished in the second half of the 20 th century
30	Features shown on lidar imaging, like field boundaries	Non-designated heritage asset	Rochdale	-	Pre-1851	389559, 407650	Features identified on lidar imaging that do not correspond to field boundaries or features shown on the available historic mapping. Features includes linear features and a depression to the south

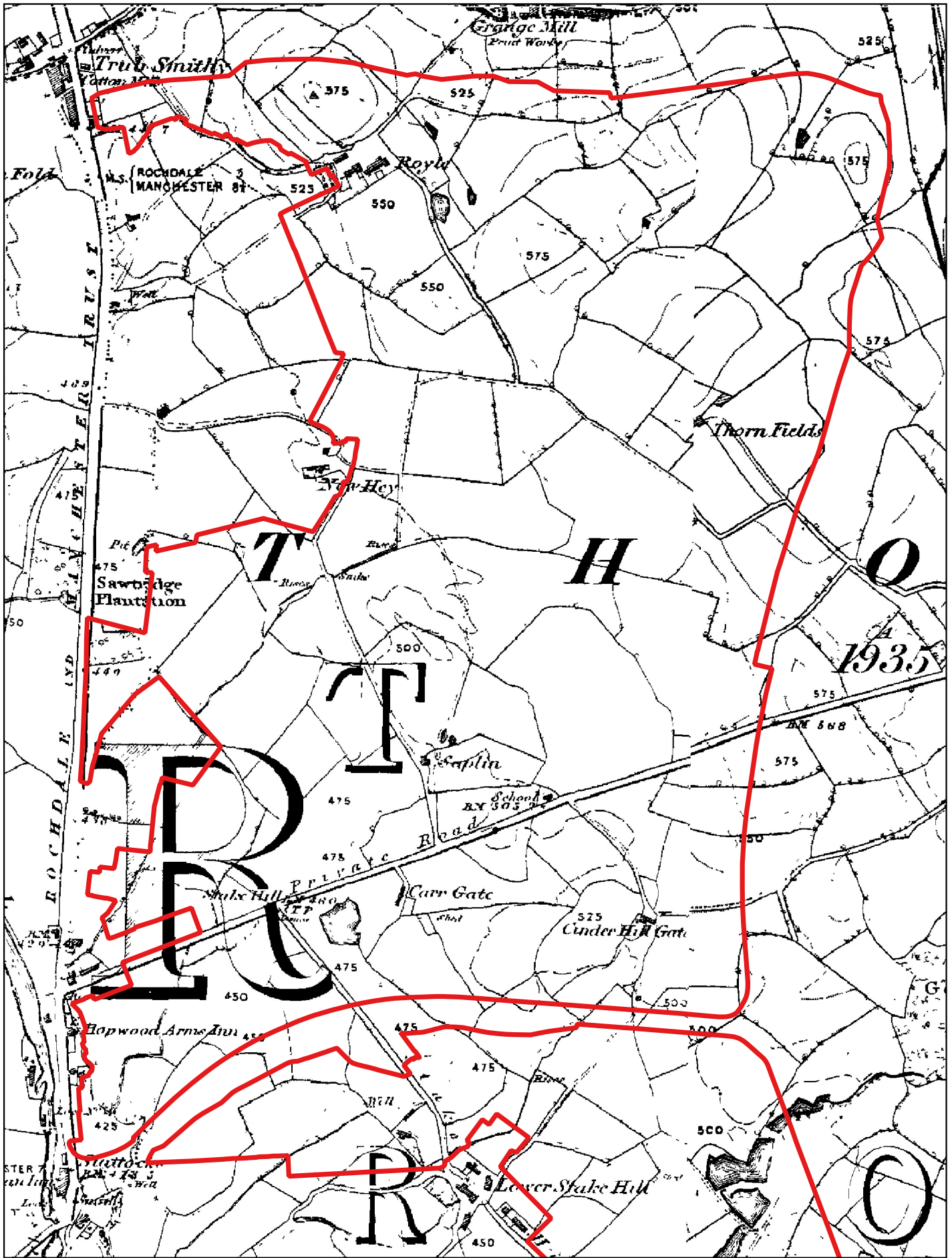
Table 6: Gazetteer of heritage assets

Appendix 2: Figures

- Figure 1: Locations of heritage assets within the Site, with gazetteer numbers
- Figure 2: Site 1 (Northern) boundary superimposed onto the first edition OS map of 1851
- Figure 3: Site 1 (Southern) boundary superimposed onto the first edition OS map of 1851
- Figure 4: Site 1 (Northern) boundary superimposed onto the 1893 1:2500 OS map
- Figure 5: Site 2 (Southern) boundary superimposed onto the 1893 1:2500 OS map
- Figure 6: Site 1 (Northern) boundary superimposed onto the 1:10560 OS map of 1956
- Figure 7: Site 2 (Southern) boundary superimposed onto the 1:10560 OS map of 1956
- Figure 8: Archaeological resource areas
- Figure 9: Designated and non-designated built heritage assets, with gazetteer numbers
- Figure 10: Historic landscape features identified within Site 1 (Northern)
- Figure 11: Historic landscape features identified within Site 2 (Southern)



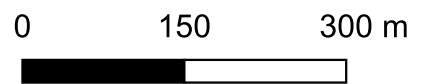
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Figure 1: Locations of heritage assets within the Site, with gazetteer numbers

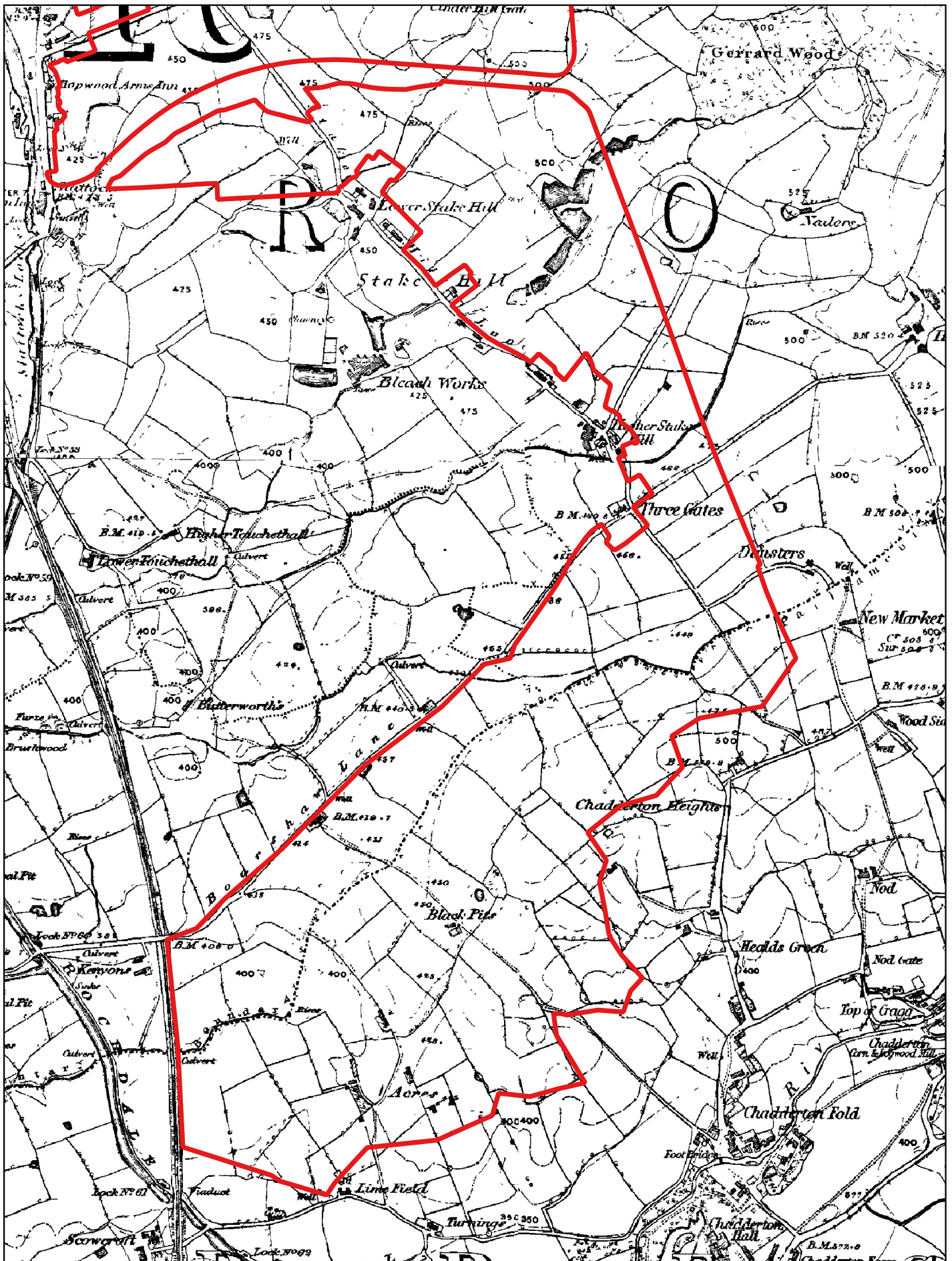


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Figure 2: Site 1 (Northern) boundary superimposed onto the first edition OS map of 1851





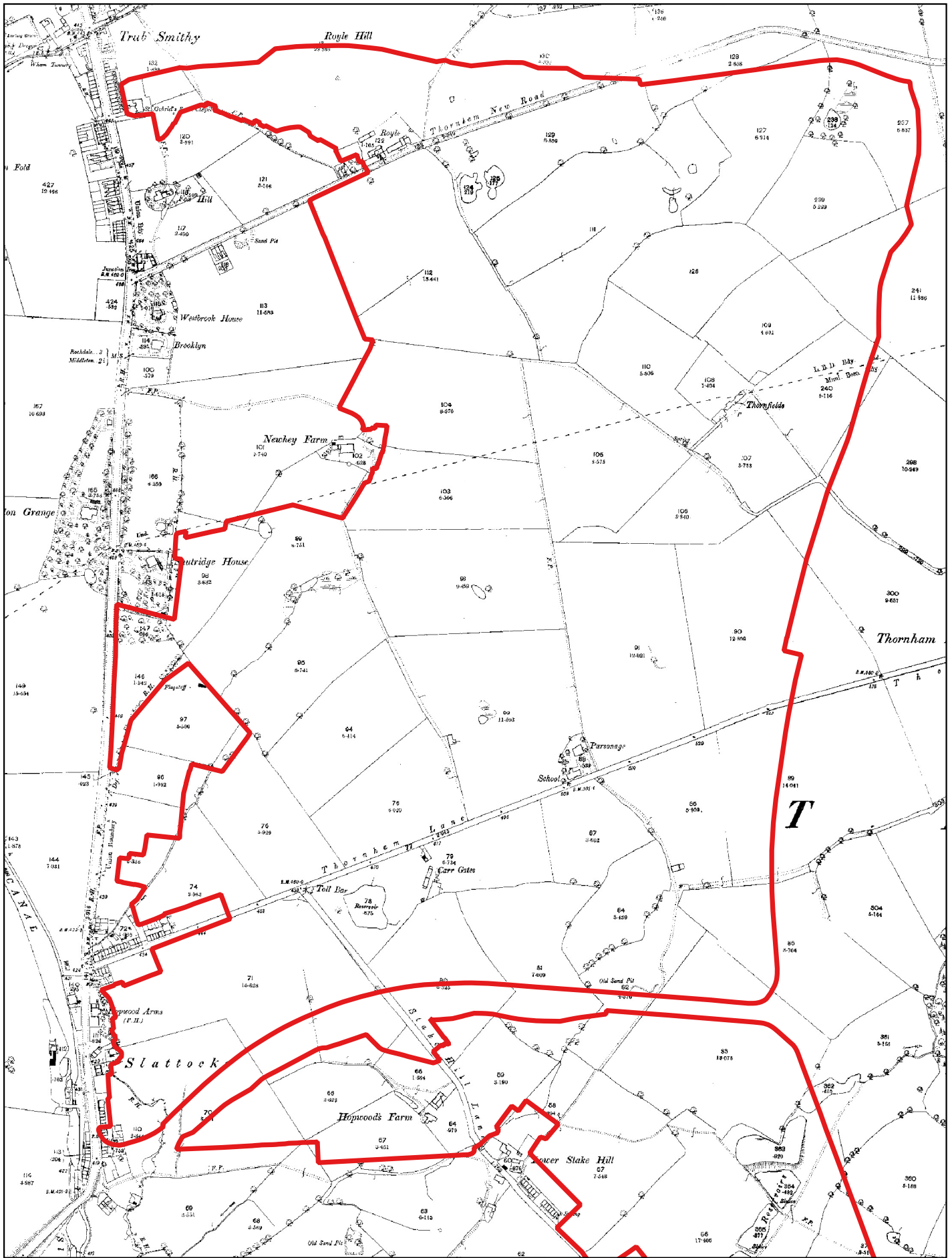
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Figure 3: Site 2 (Southern) boundary superimposed onto the first edition OS map of 1851

0 200 400 m





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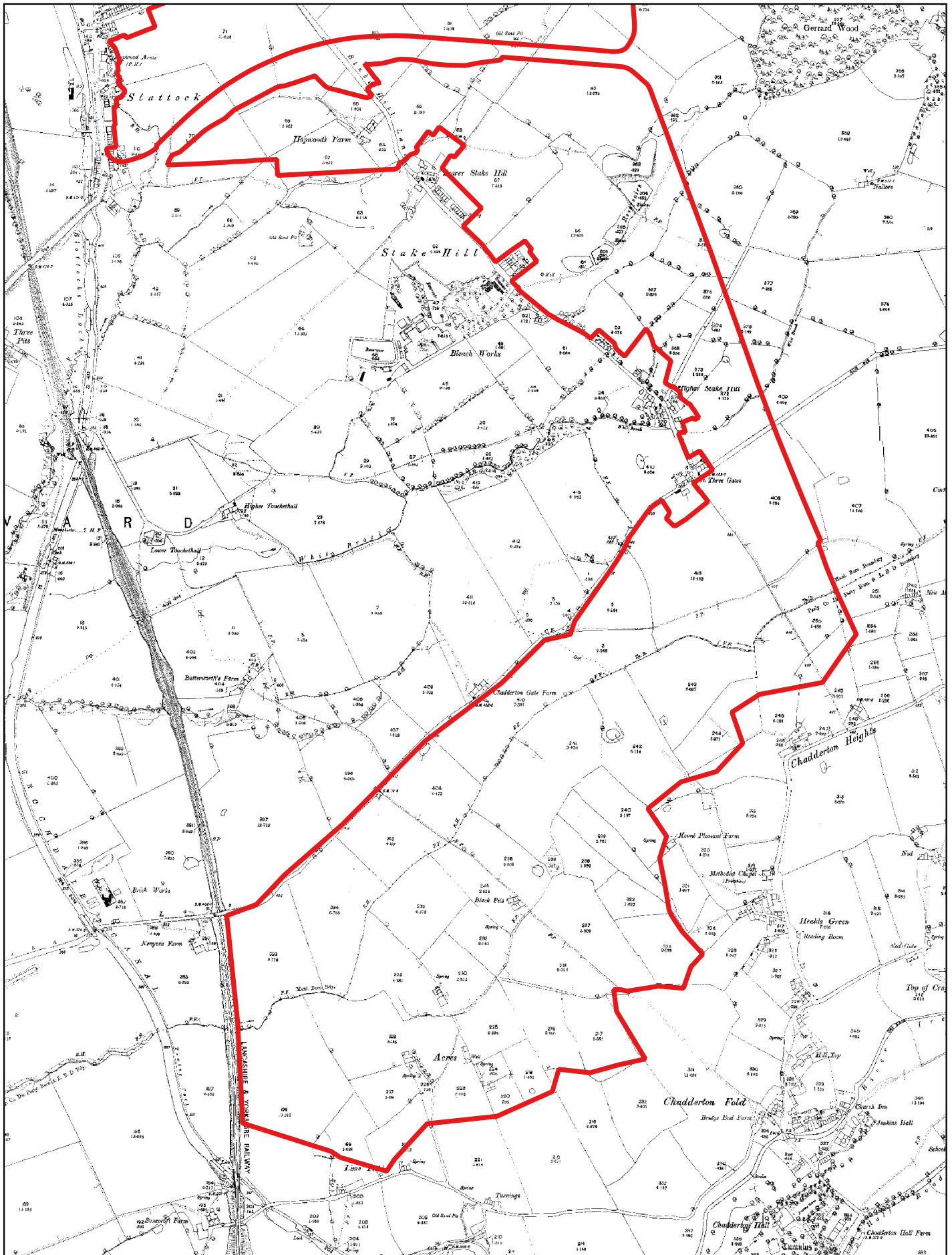
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Figure 4: Site 1 (Northern) boundary superimposed onto the 1893 1:2500 OS map

0 150 300 m





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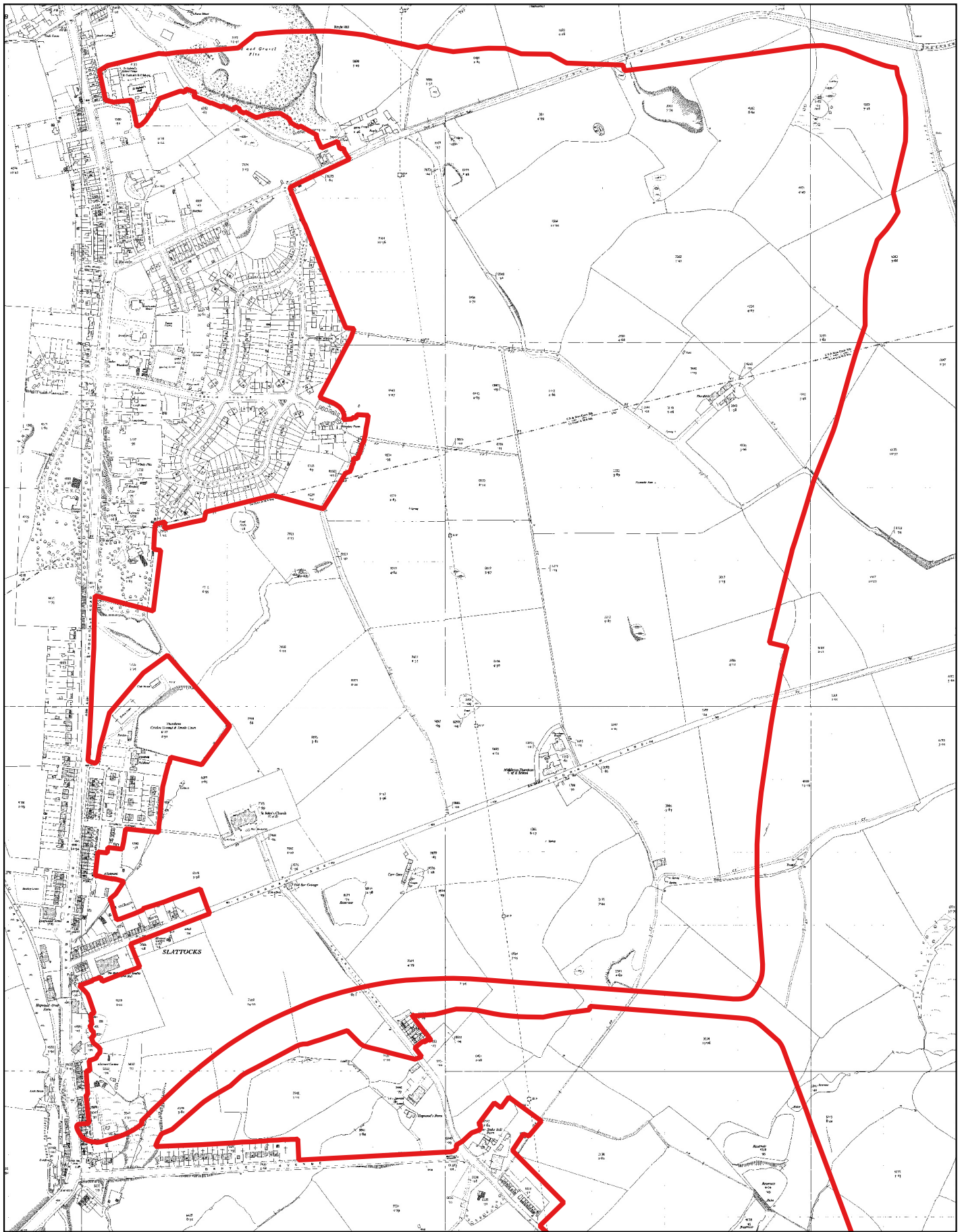
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Figure 5: Site 2 (Southern) boundary superimposed onto the 1893 1:2500 OS map

0 200 400 m





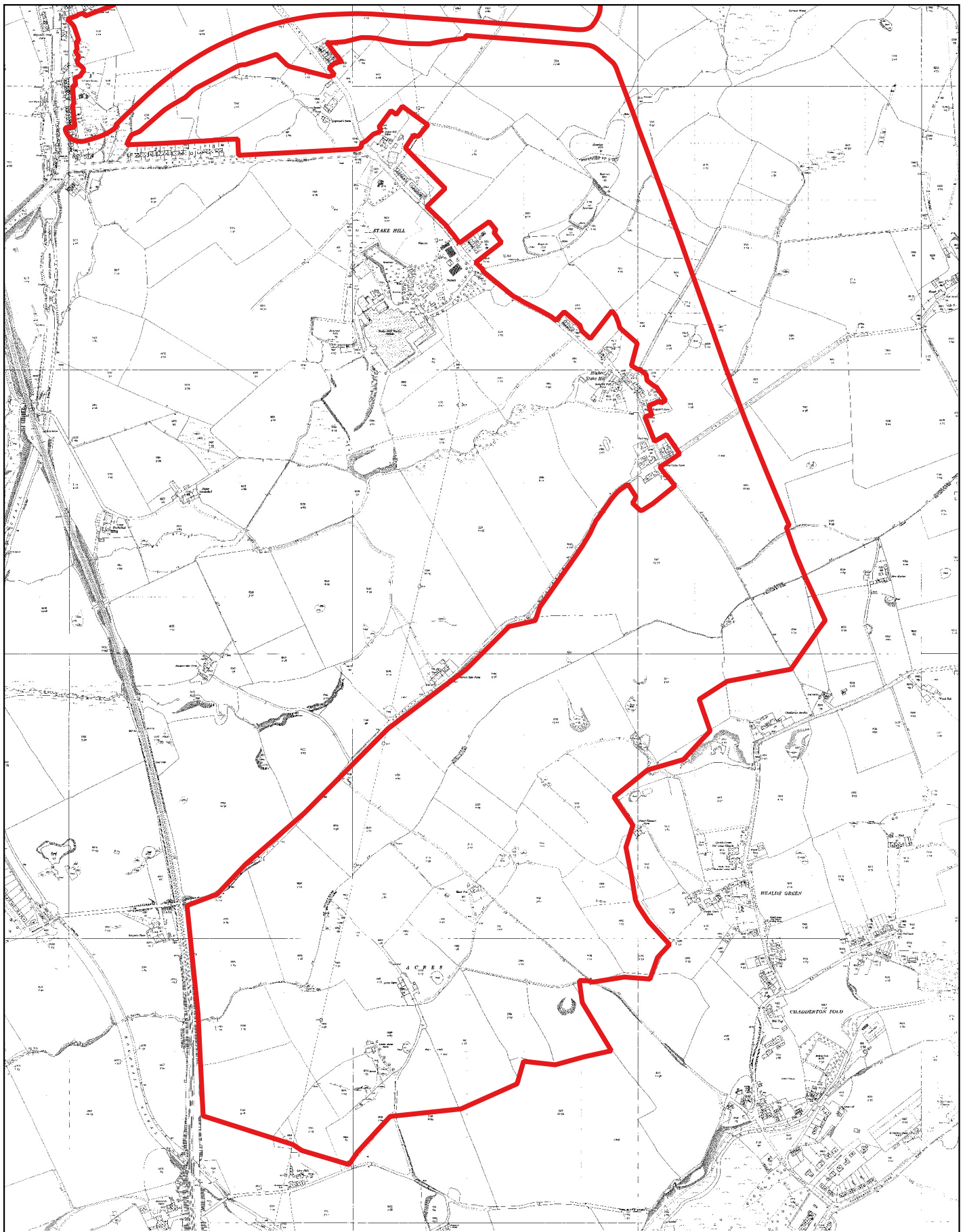
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Figure 6: Site 1 (Northern) boundary superimposed onto the 1:10560 OS map of 1956

0 150 300 m





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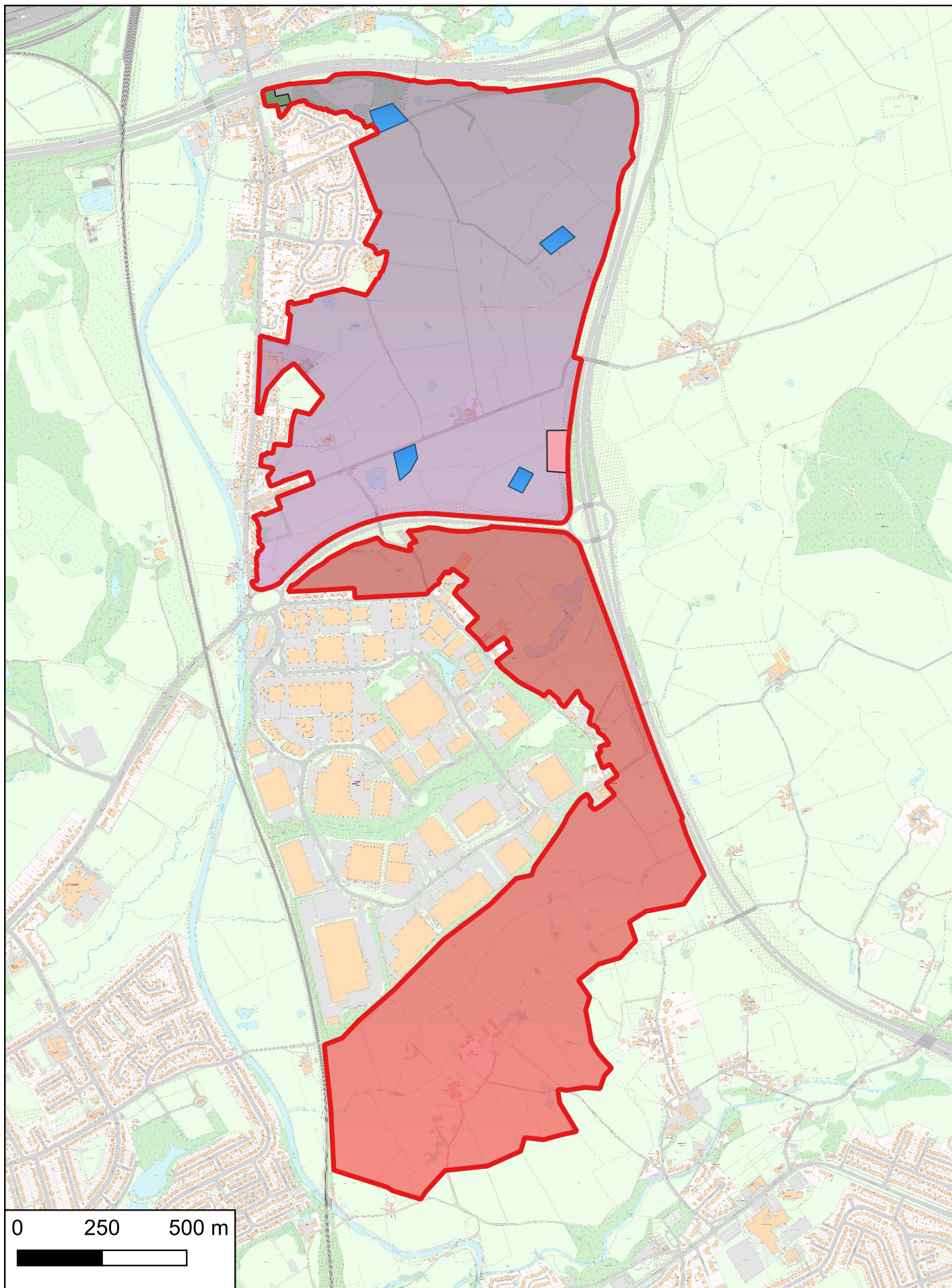
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Figure 7: Site 2 (Southern) boundary superimposed onto the 1:10560 OS map of 1956

0 200 400 m





0 250 500 m








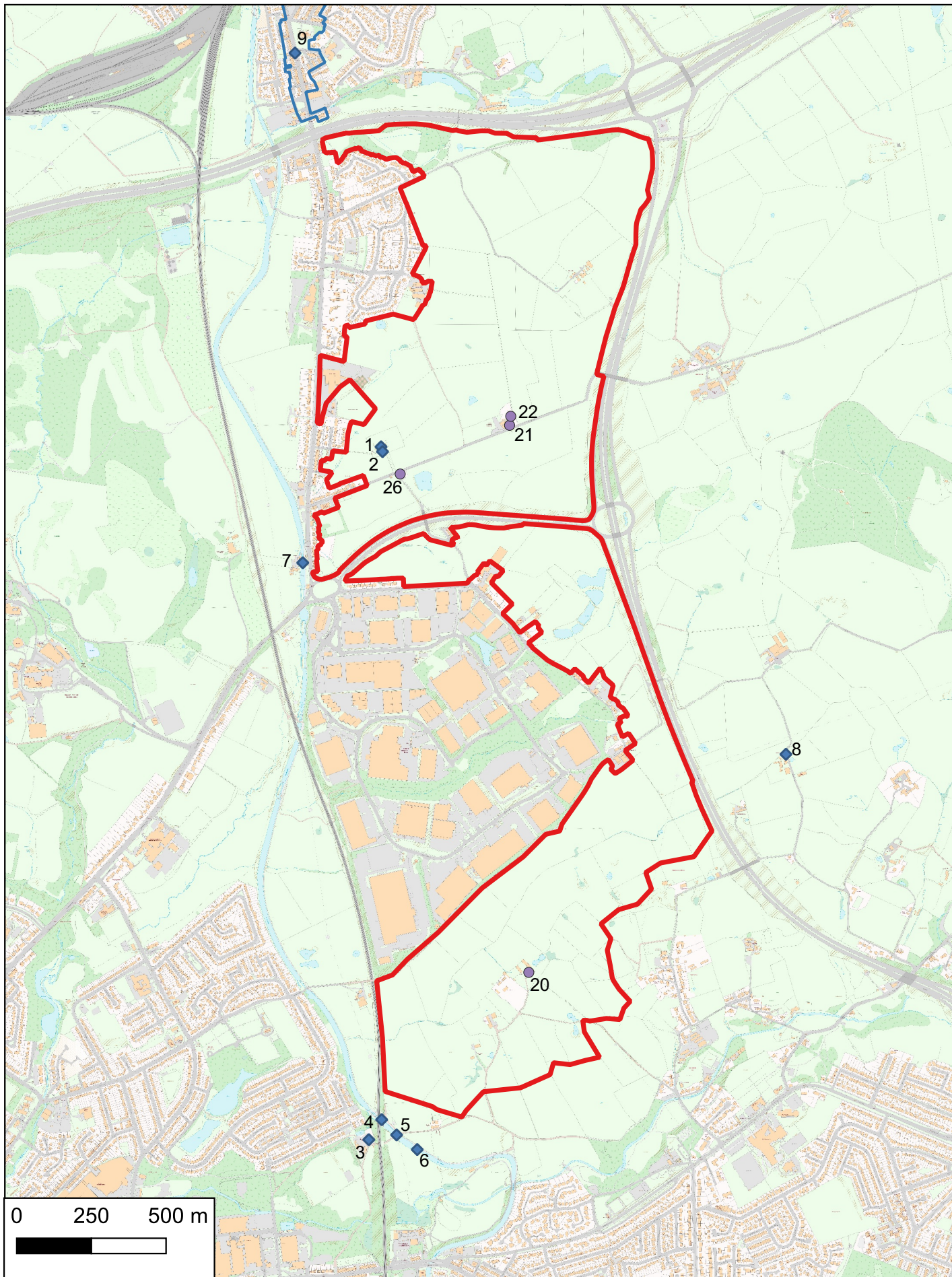
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Figure 8: Archaeological resource areas

Key:	
	Peat Resource (HA10)
	Buried remains of St Gabriel's Chapel (HA29)
	Buried remains of farmsteads (HA14; 15; 17)
	Undeveloped farmland - North allocation
	Undeveloped farmland - South allocation



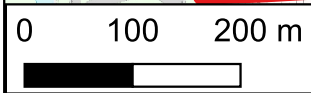
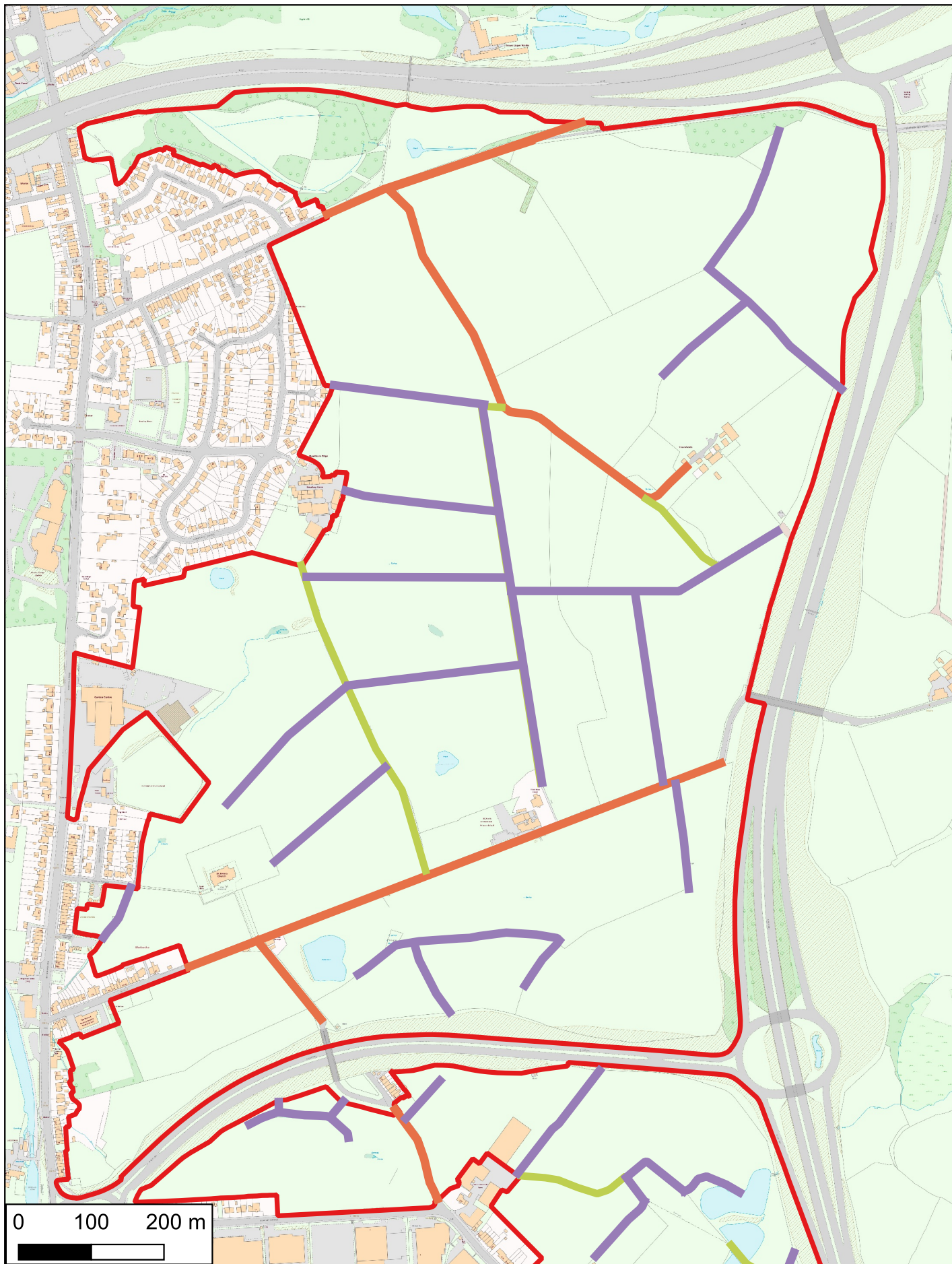
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Figure 9: Designated and non-designated built heritage assets, with gazetteer numbers

Key:

- Non-designated built heritage assets
- ◆ Designated heritage assets
- Castleton (South) Conservation Area



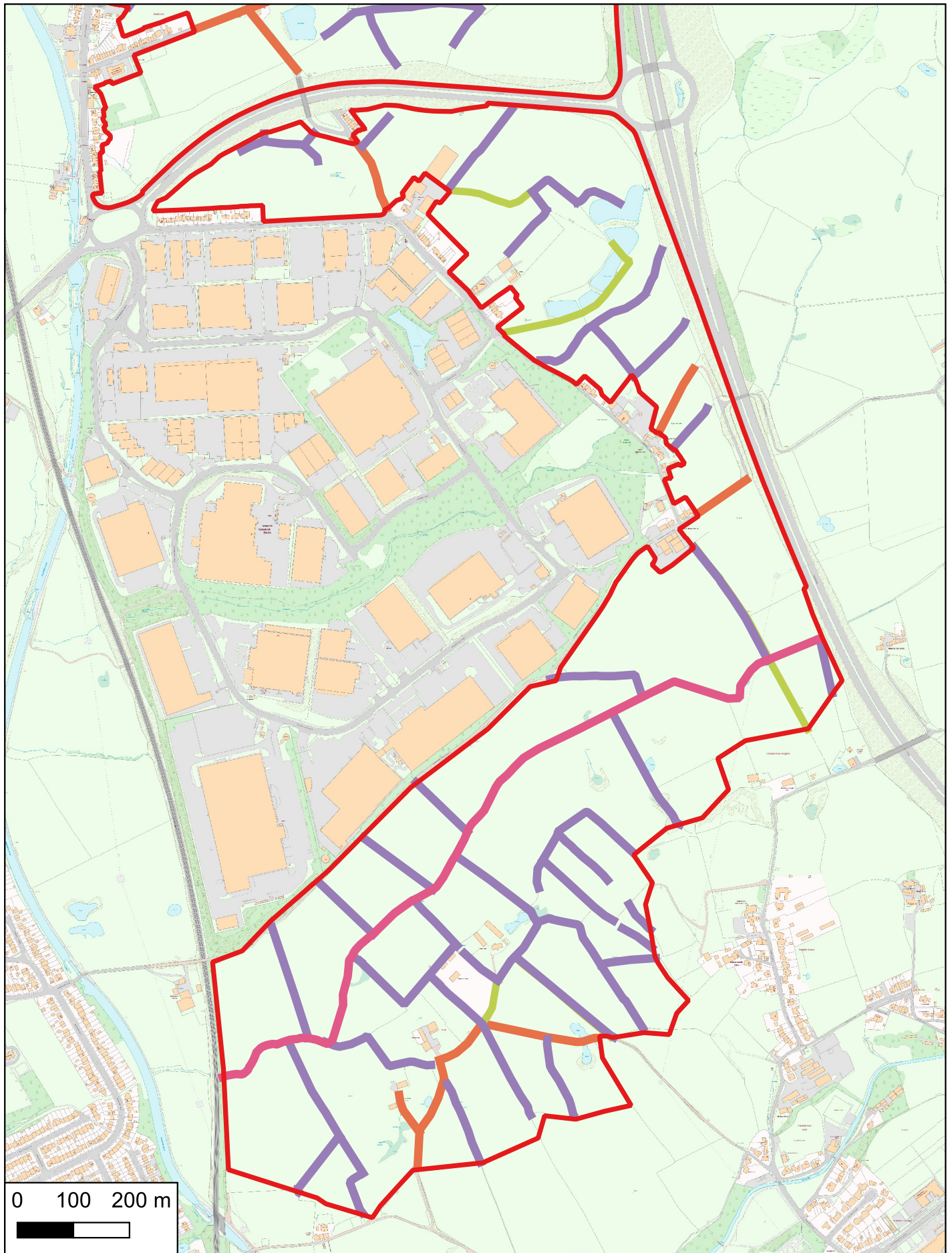
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Figure 10: Historic landscape features identified within Site 1 (Northern)

Key:

- Historic field boundaries (pre-1851)
- Historic footpaths (pre-1851)
- Historic tracks (pre-1851)



0 100 200 m



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Figure 11: Historic landscape features identified within Site 2 (Southern)

Key:

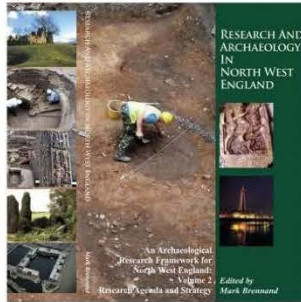
- Borough boundary
- Historic field boundaries (pre-1851)
- Historic footpaths (pre-1851)
- Historic tracks (pre-1851)



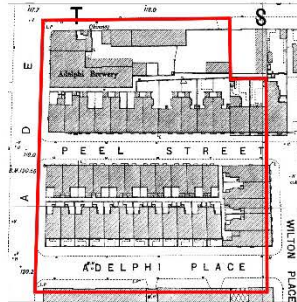
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HERITAGE ASSESSMENTS



WATCHING BRIEF & EVALUATION



EXCAVATION



BUILDING SURVEYS



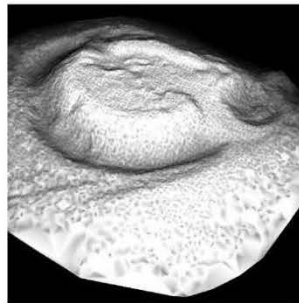
3D LASER SCANNING



COMMUNITY ENGAGEMENT



LANDSCAPE SURVEYS



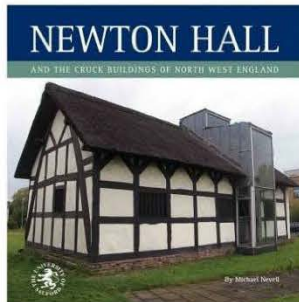
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