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MANCHESTER

Historic Environment Assessment

Places for
Everyone Land
Allocations,
Rochdale

JPA19 Bamford/
Norden

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Summary

The Centre for Applied Archaeology has been commissioned by Rochdale Borough Council to undertake an historic environment assessment of the Bamford/Norden 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.

This report presents the detailed evidence base for the assessment of the archaeology, the built heritage and the historic landscape.

There are large areas of the proposed development site 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 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.

No designated heritage assets are located within the Bamford/Norden land allocation, however, the grade II listed Bamford United Reformed Church and the Sundial in Bamford Chapel Graveyard are located to the south of the site. Therefore, the settings of these listed buildings have been considered and it has been concluded that, due to the screening between the Church and the Site, development will not affect the setting and therefore the significance of these listed buildings. The non-designated heritage asset of Hopwood Farm has also been considered, however, development will not affect this farmstead's setting.

The analysis of the historic landscape character has found that there are a number of surviving features such as historic hedgerows 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.

1. Introduction

1.1 Introduction

In January 2020, the Centre for Applied Archaeology was commissioned by Rochdale Borough Council to undertake a detailed historic environment assessment of the Bamford/Norden land allocation area (JPA19, herein referred to as 'the Site'), which has been identified for development within Places for Everyone (PfE).

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. This 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.

1.2 Site Location and Description

The Site (centred at NGR 386068, 413173) lies on the western side of Bamford (Plate 1). The Site is 35.6ha in size and is bounded by Norden road to the east, Norford Way and Greenvale to the north and Jowkin Way to the west. The Site comprises pastureland and a cricket club as well as other playing fields and a farm complex.

The topography consists of gently undulating land, though it gently slopes away westwards towards Naden Brook. Most of the land is under pasture, however there is a cricket club as well as other playing fields and a farm complex.

The geology consists of alternating east-west bands of Pennine Lower Coal Measures Formation and varying types of sandstone. The superficial geology mostly consists of till, however there is a small area of Glacial Sands and Gravels at the southern tip of the Site (British Geological Survey 2017).

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.



Plate 1 Aerial View of the Site © Bing

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 Planning Practice Guidance – Historic Environment

The Planning Practice Guidance outlines the main legislative framework for the historic environment, which includes:

- *The Planning (Listed Buildings and Conservation Areas) Act 1990* - provides specific protection for buildings and areas of special architectural or historic interest
- *Ancient Monuments and Archaeological Areas Act 1979* - provides specific protection for monuments of national interest
- *Protection of Wrecks 1973* - provides specific protection for wreck sites of archaeological, historic or artistic interest
- *Historic Buildings and Ancient Monuments Act 1953* - makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

Furthermore, the UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1973, whilst not within the legislative frameworks, also makes provision for or the World Heritage List, which is a list of cultural and/or natural heritage sites of outstanding universal value.

1.3.5 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 (CIfA) 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

Due to the early stage of the project, the intention of this built heritage assessment is to inform the emerging masterplan for the Site.

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 chartered 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 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.
- Historic mapping.

1.6 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the Site in order to identify any evidence for surviving historic landscape features, to assess the setting of the identified built heritage, and to provide further details on the potential for below-ground remains. The site visit was undertaken in a single day in July 2020.

1.7 Report Structure

The following presents a summary of the evidence for the archaeological resource (Section 3), built heritage (Section 4) and the historic landscape (Section 5), and includes recommendations, mitigation strategies and enhancement opportunities, where appropriate. These are summarised within Section 6.

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.

2.2 Prehistoric

No prehistoric sites are known within the area of the Site, and evidence is scant across the district, with evidence deriving from upland locations, such as Ashworth Moor and Knowl Hill (Baldwin 1903; Tyson 1972). Evidence for prehistoric settlement is limited, however there are two recorded findspots, around 275m beyond the Site; a copper alloy axe head (MGM17861) and two stone heads (9669.1.0). There is an elevated area of sand and gravel towards the southern end of the land allocation, which provide favourable conditions 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).

2.3 Roman

The Site does not lie near any known Roman roads and there is little evidence for Roman occupation locally. It has been postulated that a road ran east-west along the north side of the River Roch (Heywood History 2014). It would have run along the route of what is now the Rochdale and Bury Old Road and is based on nearby antiquarian finds. A hoard of Roman coins was discovered during construction work at Crimble Hall in 1810, which was located c 0.7km to the south of the Site as well as a further hoard during construction for Plumpton Hall in 1856. It is not clear what happened to the former hoard, however the latter hoard revealed coins dating from between 258-282AD (Harland 1856, 236; Harrison 1896, 13; TLCAS 1891, 166; Pearson *et al* 1985, 112; Heywood History 2012).

2.4 Medieval - Post-medieval

Early medieval activity is scant, and only Rochdale is mentioned in the Domesday Survey (as Recedham). During the medieval period, the Site fell within the township of Birtle-cum-Bamford, which was a scattered township with several detached portions. There were few large houses, with only 56 hearths liable for tax in 1666 across the township (Farrer and Brownbill 1911). A number of hamlets and farmsteads were probably established during this period, although very few have definitive evidence for occupation until the post-medieval period.

The Site is located nearby Bamford Hall, which was first mentioned in the 13th century, during the reign of Henry III (1216-1272), when the estate was granted to Thomas de Bamford for his homage and service by Sir Adam De Bury (Baines 1868). The De Bamford family held the estate until 1779, when it was held by William Bamford, who died without a male heir. The estate then went to Robert Hesketh of Upton, who had married a relative of William Bamford

(Walker and Tindall 1985). Joseph Fenton bought Bamford Hall in 1816 and in 1826, he established the water-powered cotton spinning and weaving mill at Hooley Bridge.

Ashworth Hall is located to the west of the Site and dates to the 17th or 18th century. The hall may have adapted features of an earlier hall, which stood on the same site. Two datestones have been found within the garden of the hall, which include the dates 1641 and 1685. It is possible that the land allocation was once part of the Ashworth or Bamford estate.

The Site remained predominantly rural although farmsteads like Lower Jowkin (**HA4**) may have had post-medieval origins. Scattered farmsteads appear in the early 19th century and there is evidence for some Industrial activity in the wider area, with the establishment of mills along Naden Brook and Pit Field Mill (**HA8**). There is little to suggest coal mining took place within the Site although is evidence further afield.

2.5 Industrial

Bamford itself remains predominantly rural until suburban housing was constructed in the later 20th century and focused around Bury and Rochdale Old road. There has been little development on the Site, with the exception of playing fields and the Bamford Mews development.

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. Several sources were analysed, including historic and modern maps, the HLC data (Section 5), the results of the built heritage analysis (Section 4) and secondary sources.

3.2 Identification of Archaeological Features

There are no known archaeological remains from the Site, however the general lack of development within the Site shows that there is high potential for archaeological remains due to the lack of disturbance.

Sands and gravels are located towards the southern end of the Site and the Naden Brook is located c 0.5km to the west of the Site. 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). Therefore, there is some potential for prehistoric activity to have taken place within the Site. Cropmarks identified to the south of the Site may represent prehistoric activity. Any archaeological remains of prehistoric origins have the potential to be regionally important.

There is also potential for archaeological remains of the Lower Jowkin farmstead. The farmstead likely dates to the post-medieval period and was located within the north western area of the Site. Due to the lack of development within this area since the demolition of the farmstead in the late 19th century, remains of the farmstead likely survive *in situ*. Any remains associated within the farmstead would be of local (low) regional significance.

4. Built Heritage

4.1 Built Heritage Context

The Site and its surroundings remained predominantly rural, throughout the 19th and 20th century. Bamford is a suburban area within Rochdale, which remained relatively rural until the mid-20th century. The Pitfield Mill and Bamford Woollen Mills were located to the east of the Site, along Norden Road. Historic mapping shows little development within the Site boundary. Hopwood Farm and Lower Jowkin Farm shown within the boundary on historic mapping, however, only Hopwood Farm remains extant. Bamford Chapel was constructed to the south of the Site boundary in 1801. The Chapel is now a grade II listed building, which contains, within its graveyard, the grade II listed sundial.

4.3 Designated Heritage Assets

No designated heritage assets have been identified within the Site boundary. However, there are two designated heritage assets located within 250m of the Site boundary which have been given consideration in terms of their setting.

Asset Number				
1	Bamford United Reformed Church	11541.1.0	Grade II	1084292
2	Sundial in Bamford Chapel Graveyard	11541.2.0	Grade II	1084293

Table 1 Designated Heritage Assets identified outside Site

4.3.1 Bamford United Reformed Church

Description

The Bamford United Reformed Church was constructed in 1801 to unite the worshippers in Ashworth and Heywood, with Bamford being a central location between the two (Wiseman 2001). The associated Sunday School dates to 1861. The Church has a graveyard, in which the grade II listed sundial is located. The Church was first designated in 1985 and is a grade II listed building.

Significance

Bamford United Reformed Church derives its significance from a number of heritage values:

- Historical – The Church has links to the Kay and Fenton families of Lancashire
- Aesthetic – The Church is built of ashlar with a brick chancel and comprises a meeting hall with a three-sided gallery and small chancel. The façade is thought to be a later addition. The Church has a clear designed aesthetic.
- Communal – As a place of worship, the Church has communal value

Contribution of Setting to Significance

The setting of the Church comprises the graveyard, associated Sunday School and manse. Within this setting, key views can appreciate the aesthetic value of the Church (Plate 2). The south of the Church is partially screened from Norden Road and a farm by a tree line. Jowkin Lane, to the north of the Church, is also tree lined, which prevents views of the Church from the Site. The tree lines surrounding the Church and its associated buildings and graveyard

creates a sense of place and tranquillity and so the setting of the Church contributes to its significance. The setting of the Church is limited to the grounds of the Church, and so the Site is not considered to contribute to the Church's significance.



Plate 2: Bamford United Reformed Church, looking north from within the graveyard

Potential Impact of the Proposed Land Allocation

Development within the Site will not affect the setting of the Church, as key views of the Church will not be changed. The Church is screened from the Site by a dense tree line along Jowkin Lane.

4.3.2 Sundial in Bamford Chapel Graveyard

Description

The sundial comprises a stone shaft and metal dial and gnomon and is located within the graveyard of the Bamford United Reformed Church. The sundial was erected in the early 19th century and is inscribed with the words "Wilson and Thelwell Manchester".

Significance

The sundial derives its significance from its designed aesthetic value and its group value with the grade II listed Bamford United Reformed Church.

Contribution of Setting to Significance

The sundial is located within the setting of the Church, which adds to the sundial's significance. The setting is limited to the grounds of the Church, and so the Site is not considered to contribute to the sundial's significance.

Potential Impact of the Proposed Land Allocation

Development within the Site will not affect the setting of the sundial, as key views of the sundial will not be changed. The sundial is screened from the Site by a dense tree line along Jowkin Lane.



Plate 3: Sundial outside the Bamford United Reformed Church

4.4 Non-designated Heritage Assets

One non-designated heritage asset has been identified within the Site boundary, which is the early 19th century Hopwood Farm.

Asset Number			
3	Hopwood Farm	11541.1.0	Early 19 th century

Table 2 Non-designated heritage assets identified outside the land allocation boundary

4.4.1 Hopwood Farm

Description

Hopwood Farm dates to the early 19th century. The farm has undergone some alteration and demolition, however, the majority of the original structure appears extant. The farm is located nearby the eastern boundary of the Site.

Significance

Hopwood Farm is illustrative of the rural history of the Site, as the majority of the land within the Site is farmland. The farm also holds aesthetic value as an early 19th century farmstead.

Contribution of Setting to Significance

The farm is presently bounded by sports fields to the west, houses to the north, open land to the east and access to the south. The land to the east is beyond the Site boundary. The setting of Hopwood Farm has changed since the 19th century, with housing developments to the east and sports fields to the west. Therefore, the setting of the farm is not considered to add to the significance of the heritage asset.

Potential Impact of the Proposed Land Allocation

Development within the Site will not have a significant affect the setting of the non-designated heritage asset.

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 the small developed areas including Hopwood Farm, the Pavilion within the sports fields, Moorside Cottages, Bamford Mews, Top o' th' Lane Bungalow and Greens Nook. 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

- a rapid assessment has been carried out to identify any field boundaries depicted on historic mapping, which contribute to the historic character of the Site (see **Error! Reference source not found.**);
- Historic roads, tracks or footpaths: a rapid assessment has been carried out to identify any historic routeways that have survives in the modern landscape (see Figure 7);
- Woodland: any areas of historic woodland have been identified as these also contribute to the historic character of the Site (see Figure 7).

5.3 Broad Description of the Site Landscape

The Site slopes from north to south due to the location of the valley of the River Roch to the south of the Site. 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.

The Site, therefore, retains its historic landscape character, as many field boundaries, tracks and footpaths have remained unchanged since 1851. Many of these features may pre-date the mid-nineteenth 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.

Error! Reference source not found. shows 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 and Footpaths

No historic roads or tracks have been identified within the Site, however, roads bounding the Site, including Jowkin Lane, Lower Jowkin Lane Funban Road (formerly Dirty Lane) and Norden Road. Several footpaths within the Site have been established since the mid-19th century, and may have been routeways since the post-medieval period.

2.4 Woodlands

A small area of historic woodland has been identified along Jowkin Lane, which is also shown on the 1851 OS map.

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.

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

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, but which is still largely an 'unknown quantity' in terms of its extent, condition and significance, particularly in the case of the potential for hitherto unknown prehistoric remains, which have the potential to be of high local/regional importance. There are small areas, where later development has taken place, such as at Greens Nook and Bamford Mews, where archaeological remains will have been affected but overall the archaeological resource across large parts of these areas is currently largely unknown.

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. There is also the opportunity for community excavations, dependent on the extent and survival of remains, at Lower Jowkin.

The programme of field investigation could most usefully comprise a geophysical survey, followed by targeted archaeological evaluation trenching. The results of the geophysical survey would help to pinpoint areas of interest for targeted evaluation trenching.

The locations of the various areas of recommendations can be seen on Figure 5.

Area (see Figure 5)	Recommendations
Lower Jowkin farm area	<p>This is an area where a programme of archaeological works targeting the farmstead can be secured by planning condition and referenced in the development brief.</p> <p>Opportunities Opportunity to also carry out community-led archaeological excavations</p>
Area of cropmarks and sands and gravels to the south	<p>The area of sands and gravels and cropmarks is also an unknown quantity, however, the potential for archaeological remains is considered higher within this area. Any development within this area would require archaeological evaluation, which should be undertaken in the form of geophysics and 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.</p>
Undeveloped areas of farmland	<p>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 in the form of geophysics and 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.</p>

Table 3: Recommendations for the archaeological resource

6.2 Recommendations for the Built Heritage

The effect of development on the grade II listed Bamford United Reformed Church and the Sundial in Bamford Chapel Graveyard has been considered (Table 4, below). The effect on the non-designated heritage asset of Hopwood Farm has also been considered.

Name	Designation	HA No.	Key Issues	Requirements
Bamford United Reformed Church	Grade II	1	Potential effect on tranquillity of Church setting	Maintain the tree line along Jowkin Lane to provided screening from development.
Sundial in Bamford Chapel Graveyard	Grade II	2	No issues identified	No recommendations
Hopwood Farm	Non-designated heritage asset	3	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 Figure 7)	Recommendations and Opportunities
Historic field boundaries and footpaths	<p>The historic field boundaries highlighted on Figure 7 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.</p> <p>It is also recommended that the current network of public footpaths is maintained,</p>
Woodland	<p>There is a small area of woodland located to the north of Jowkin Lane, east of Lower Jowkin Lane, which appears on mid-19th century mapping. The retention of the woodland area is recommended as it is a long-established feature within the landscape.</p> <p>Research by the Woodland Trust has shown the benefits of preserving natural greenspace, like woodlands (2010, 3). There are opportunities to find ways to manage these woodlands sustainably and maximise public benefits through identifying their ecological potential and how to involve the community in managing and using woodland. Creating community woodlands is one possible way forward and there are a number of examples of these, such as Vert Woods and Monkton Community Woodland.</p>
Other Recommendations	<p>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 farmstead at Lower Jowkin and Hopwood Farm.</p>

Table 5: Recommendations for the historic landscape

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Acknowledgements

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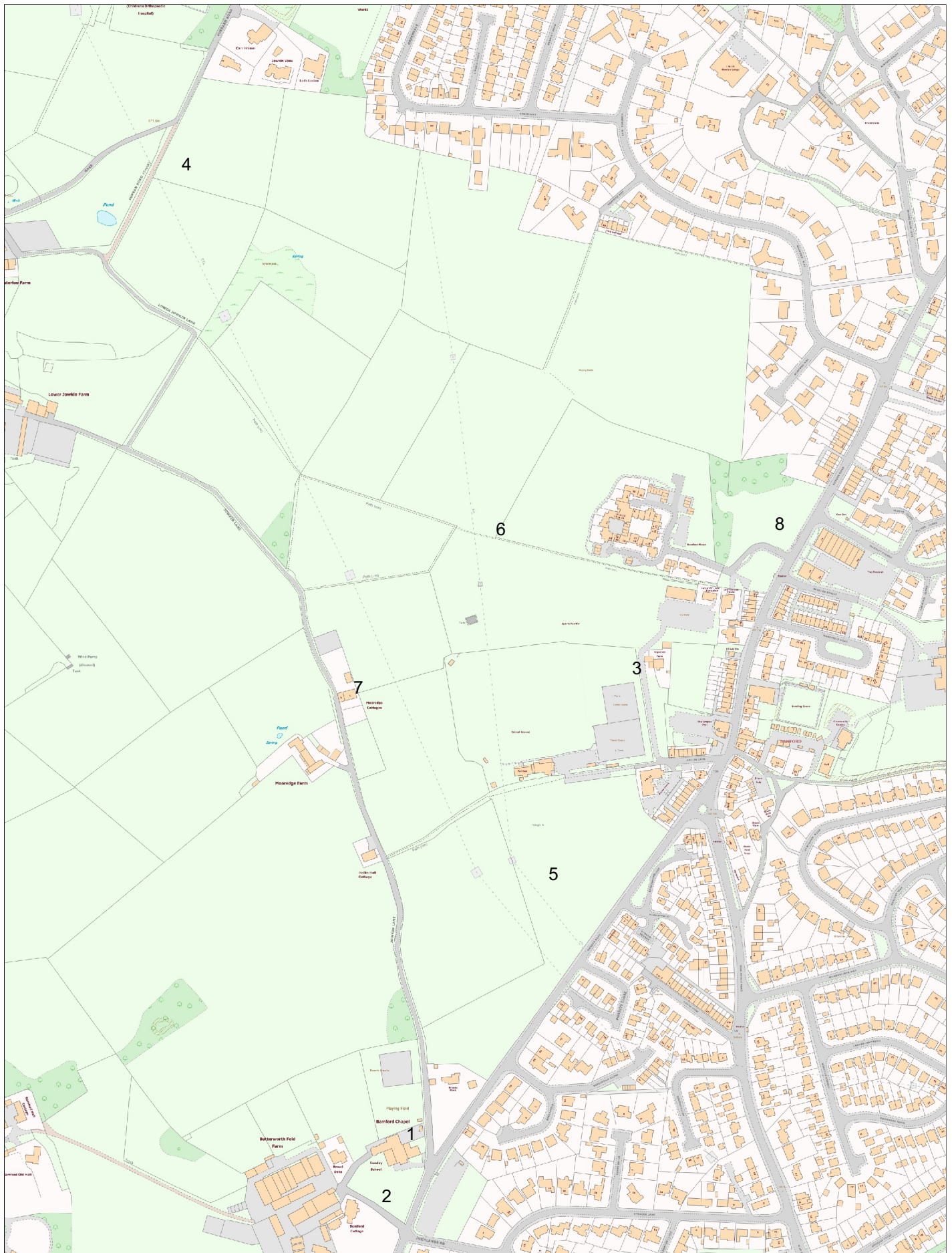
The desk-based research, reporting, mapping and illustrations were undertaken by Ashley Brogan. The Site Visit was undertaken by Steve Tamburello.

Appendix 1: Gazetteer

HA Number	Site Name	Designation	HER Ref	Period	Location (E/N)	Description
1	Bamford United Reformed Church	Grade II	11541.1.0	19th Century	385956, 412547	Congregational chapel and Sunday School. Chapel 1801 with a façade of a later date. Sunday School built 1861. Chapel is ashlar with a brick chancel; the School is built of coursed rubble and both buildings have slate roofs. Outside the land allocation.
2	Sundial in Bamford Chapel Graveyard	Grade II	11541.2.0	Early 19th Century	385954 412510	Sundial, early 19th century in date. Stone shaft with metal dial and gnomon. Plain shaft with chamfered corners which run out towards the top to form a square base for the dial. Dial is inscribed "Wilson and Thelwell, Manchester". Outside the land allocation.
3	Hopwood Farm	Non-designated heritage asset	-	Early 19th Century	386204, 413029	Farmstead, early 19th century in date. Some demolition mid-20th century however most of the original complex appears to still survive.
4	Lower Jowkin (site of)	Non-designated heritage asset	-	Possibly post-medieval	385728, 413525	Probable farmstead, shown on Yates 1786 map. Demolished by late 19th century, however site remains undeveloped.
5	Cropmarks (site of)	Non-designated heritage asset	-	Unknown	386122, 412820	A number of cropmarks are visible on a slight eminence on the LiDAR data. This appears to correspond with an area of sand and gravels however it appears to have been quarried in the past as a depression is visible in the centre. Another depression to the north may be the remnants of an old watercourse
6	Heywood Water Works Pipeline	Non-designated heritage asset	-	Early 19th Century	386044, 413173	Water works pipeline, put in in the mid-19th century to supply water from the Naden Reservoirs by the Heywood Water Works company. Only shown on first edition Ordnance Survey but runs broadly north south along the line of the electricity pylons.
7	Mooredge Cottages (site of)	Non-designated heritage asset	-	Early 19th century	385899, 412995	Row of three small cottages, shown on first edition Ordnance Survey map. Demolished mid-late 20th century and replaced with modern housing.
8	Pitfield Mill (site of)	Non-designated heritage asset		Early 19th Century	386317, 413161	Cotton mill, early 19th century in date. Complex expands during the 20th century. Demolished during mid-20th century. Mostly undeveloped and just outside land allocation.

Table 6: Gazetteer of heritage assets

Appendix 2: Figures



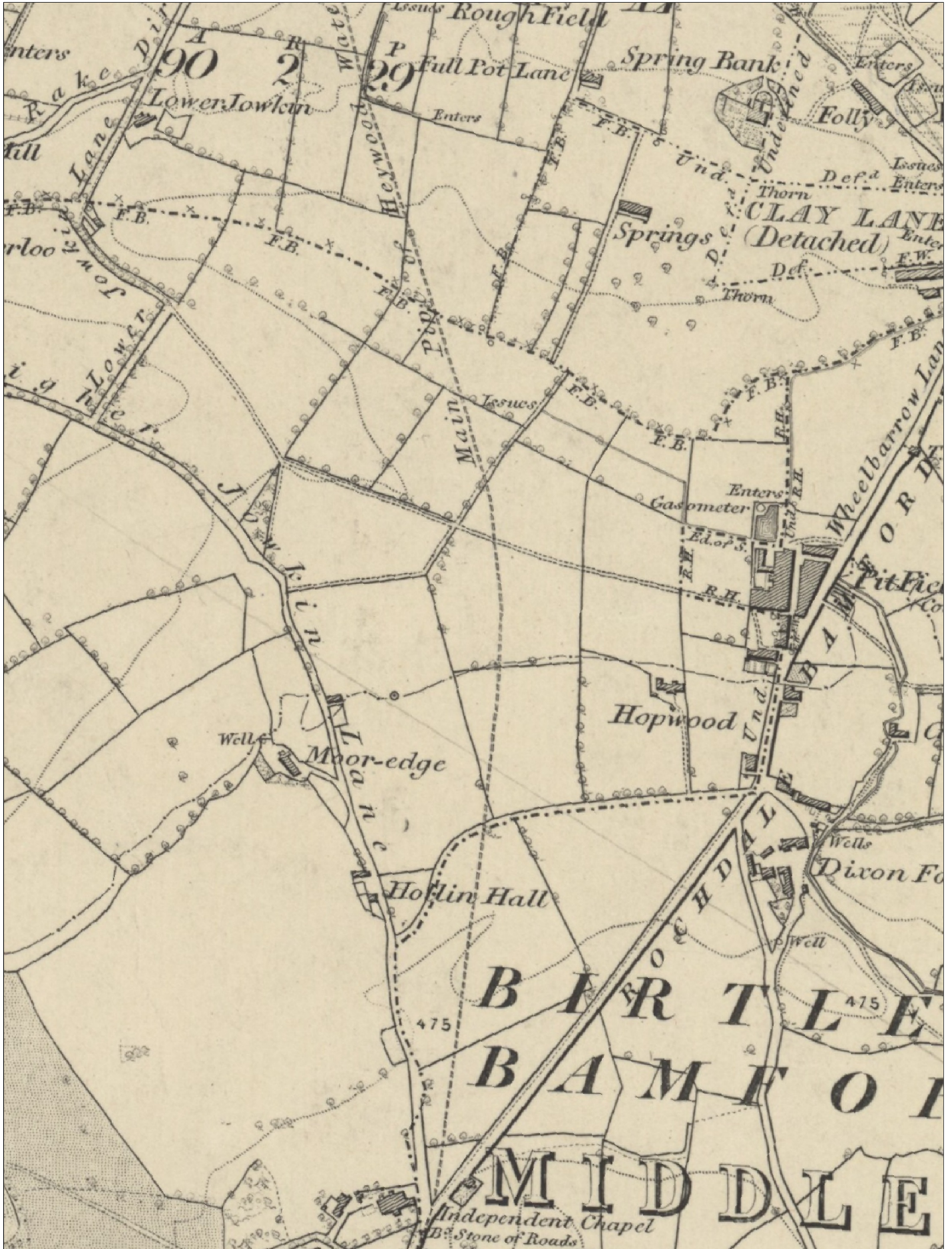
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Figure 1: Locations of heritage assets within the Site, with gazetteers numbers

Key:

- ◆ Designated heritage assets
- Non-designated heritage assets



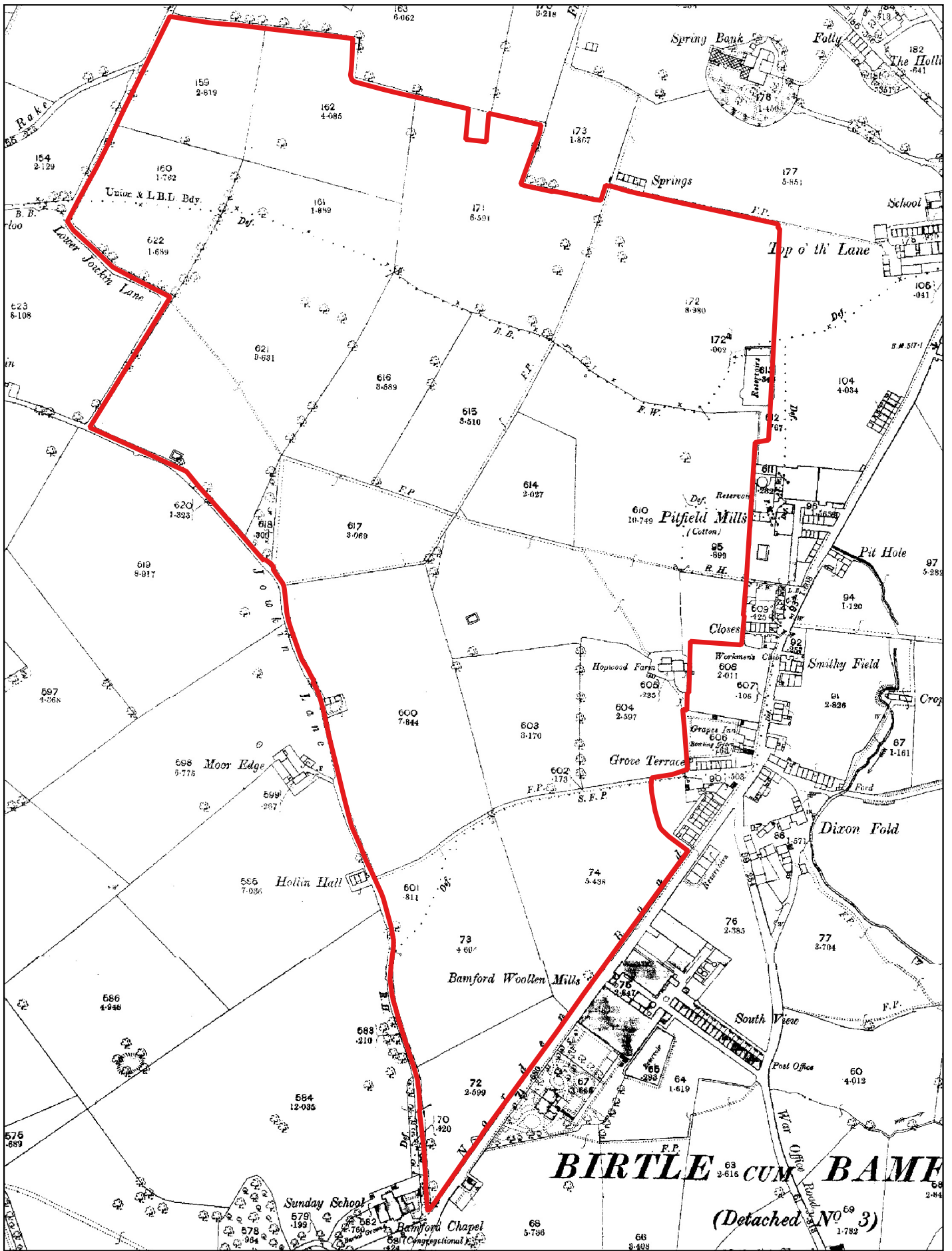
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Figure 2: Site boundary superimposed onto the first edition OS map of 1851

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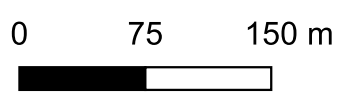
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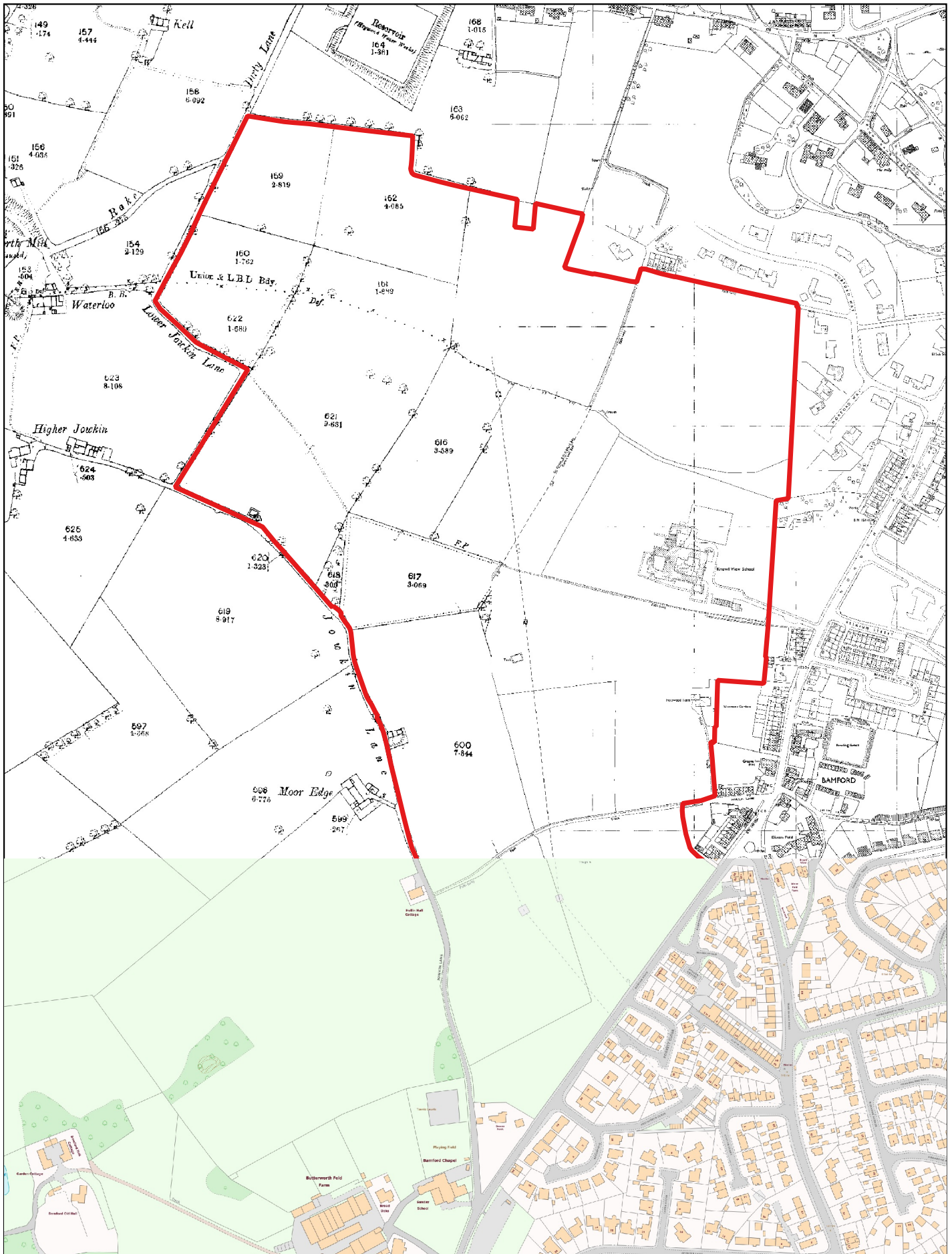


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Figure 3: Site boundary superimposed onto the 1:2500 OS map of 1893

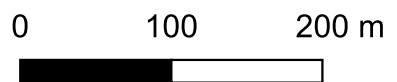


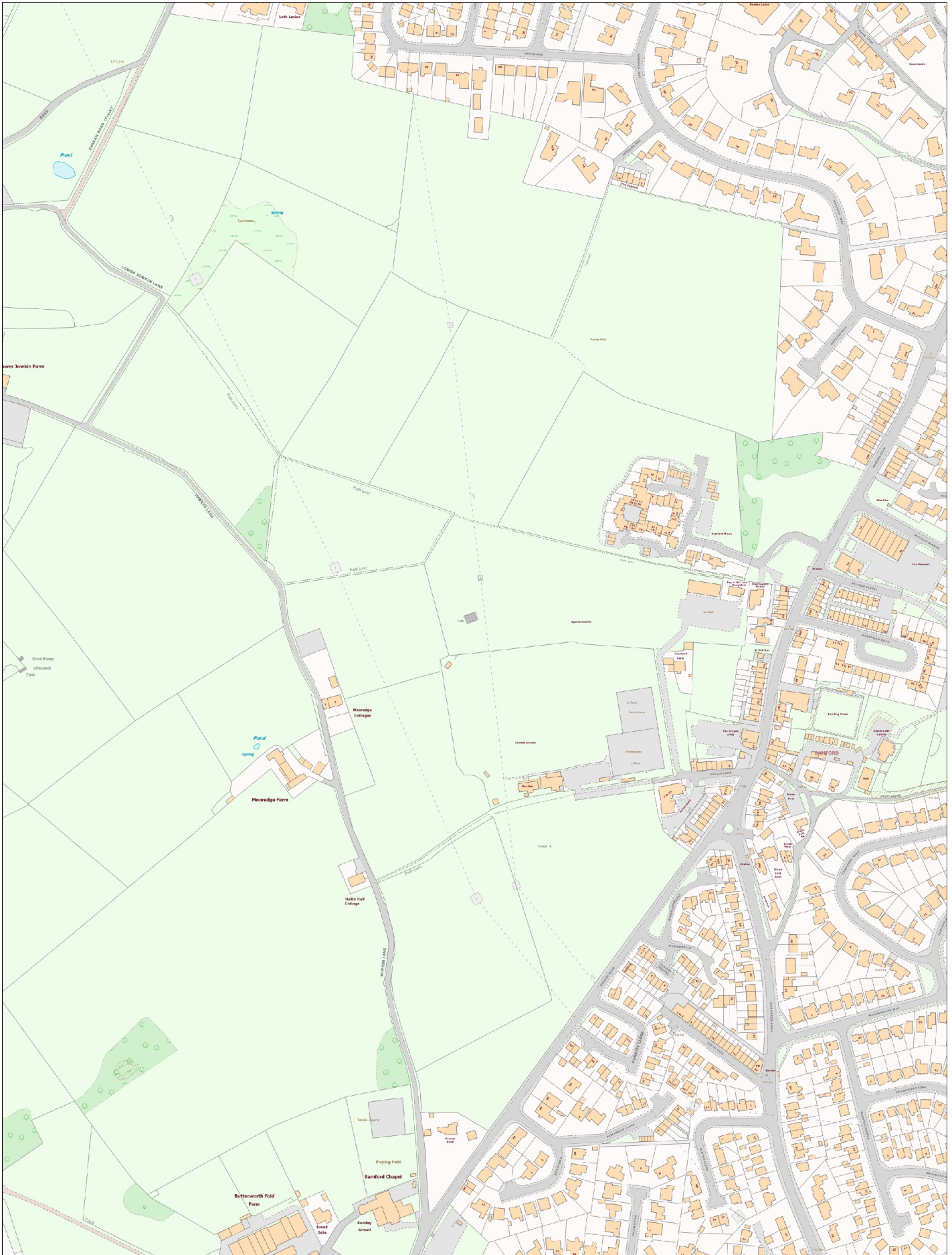


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Figure 4: Site boundary superimposed onto the 1:10000 OS map of 1977



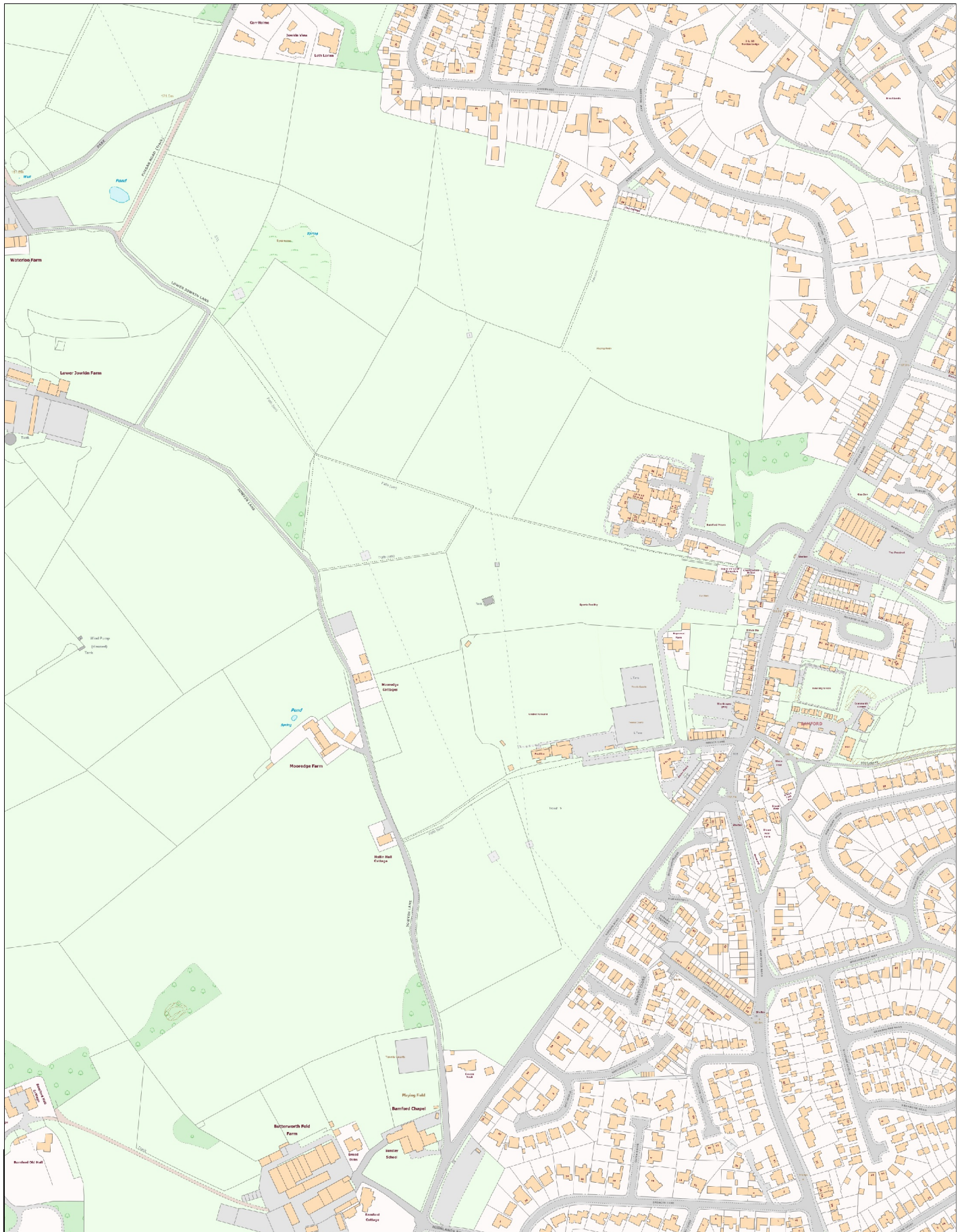


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Figure 5: Archaeological resource areas

- Undeveloped areas of farmland
- Area of cropmarks and sands and gravels
- Lower Jowkin farm area



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Figure 7: Historic landscape features within the Site

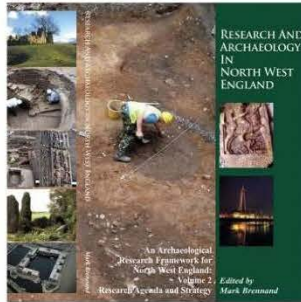
- Key:
- Historic woodland
 - Historic footpaths
 - Historic field boundaries
 - Boundary



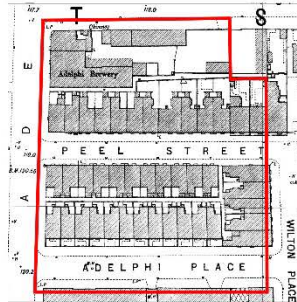
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HERITAGE ASSESSMENTS



WATCHING BRIEF & EVALUATION



EXCAVATION



BUILDING SURVEYS



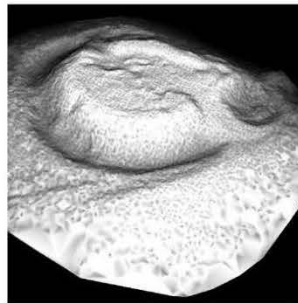
3D LASER SCANNING



COMMUNITY ENGAGEMENT



LANDSCAPE SURVEYS



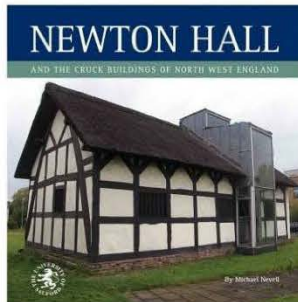
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