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MANCHESTER

Historic Environment Assessment

Places for
Everyone Land
Allocations,
Rochdale

JPA22 Land North
of Smithy Bridge

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Introduction

This brief statement is designed to aid planners in setting out future development parameters relating to the historic environment in relation to the Land North of Smithy Bridge land allocation (JPA22; herein referred to as ‘the Site’) which has been identified for development within Places for Everyone (PfE). The summary statement provides recommendations for the buried archaeological resource, built heritage, and historic landscape.

This document should not be treated as a Heritage or Archaeology Impact Assessment to be relied upon for any current or future planning application.

Built Heritage

There are no designated heritage assets within the Site, however a designated heritage asset has been identified in the vicinity of the Site, whose setting could potentially be affected by development within the Site. In addition, there is the undesignated Lower Cleggswood farm within the Site. The built heritage assets described in Table 1, below. Figure 1 identifies the locations of these buildings.

Gazetteer Number (see Figure 1)	Asset Name	Designation	Description
1	Lodge Bridge	Grade II	Lodge Bridge, now a footbridge built between 1794 and 1798; designed by William Jessop. Constructed of hammer-dressed stone. Hump-backed bridge. Located outside the Site.
2	Lower Cleggswood	Non-designated heritage asset	Farmstead, early 19th century in date. Some later 20th century additions but most of the original complex still appears to survive.

Table 1: Built heritage assets identified within, or in the vicinity of, the Site

Lodge Bridge

Former road bridge, now footbridge which crosses the Rochdale Canal. The bridge was built between 1794 and 1798, overseen by the engineer William Jessop and is part of the canal which runs for 32 miles between Manchester and Sowerby Bridge. The bridge has both illustrative and associative historical values, as well as design aesthetic value.

The canal sits at a low point in the landscape and until recently there has been relatively little development and this area marks the transition from a more open to a densely developed landscape. The bridge can only be visually appreciated from close up and there are no long range views due to the low lying nature and curves in its course. The immediate setting makes a minor positive contribution to the significance of the canal and the structures. The Site itself however, does not form part of the setting of the designated assets, nor will development within the Site affect the significance of its setting.

Lower Cleggswood Farm

There is evidence to suggest that Lower Cleggswood has been occupied since at least the mid-17th century. The historic buildings of interest consist of an attached farmhouse and barn, which appear to be predominantly late 18th century. The current owners suggested that these buildings replaced an earlier complex which had been ravaged by fire.

The farm is built on a linear, laithe-house plan and consists of an attached farmhouse and barn and appears to be of a single building phase. A description from the late 19th century

describes the farm as a dairy farm, with the dairy located in the cellar of the farmhouse. The shippon had 13 stalls and a modified, former cartshed survives to the east. There have been a number of late 20th century additions, including a northern extension to the barn, which was added in 1919. The historic buildings are considered to be of local (low) significance.

The farm is built into the side of a slope and there are long range views across the Site, to and from the farm. The Site has remained predominantly in agricultural use and the setting makes a positive contribution to the significance of the farm. Key views of the farmstead include those seen from the footpath to the north of the Site, looking south (Plate 1), and those within the immediate vicinity of the farmyard looking towards the farm (Plate 2).

Development to the rear of the farmhouse should avoid dominating the view of the farmhouse seen in Plate 2, this could be achieved by low-level and low-density construction to the northwest of the farmhouse and through appropriate screening. The footpath to the north, and its associated walls could be retained to preserve views approaching the farmhouse, and to provide a sense of time-depth to the landscape.



Plate 1: Looking south towards Lower Cleggswood Farm from the footpath to the north



Plate 2: Looking west towards Lower Cleggwood Farm from Heald Lane

Archaeological Resource

Desk-based research has shown:

- The superficial geology is generally not favourable for prehistoric activity, however there is still some potential due to the overall lack of disturbance and development
- There is potential for archaeological remains of two possible farmsteads/cottages at Brown Bank Top and Heald. The date of their origins is unknown, however they are shown on the first edition Ordnance Survey mapping. There may be earlier buildings at Lower Cleggwood Farm, as it is recorded from the 17th century onwards (see also Built Heritage)
- Evidence for coal mining. There is evidence for seams being worked beneath the Site however shaft entrances are located outside the Site. There is an arch built into a drystone wall within the northern part of the Site, which may represent the remains of a coking oven (Plate 3)
- There has been a small amount of disturbance within the Site, including the construction of a conduit running between Hollingworth Lake and Rochdale Canal. There is evidence for small scale quarrying within the northern part of the Site during the early-mid 19th century. There is also a small late 19th century reservoir. A small car park (part of the former Azko Nobel site) also encroached on the Site though this is no longer visible. There is a public car park at the SE corner of the Site as well.



Plate 3: Arch built into drystone wall, possible coke oven remains.

There has been no known archaeological work carried out on the Site, therefore the desk-based research cannot fully determine the extent and significance of any potential remains. It is recommended that a programme of archaeological works be secured by planning condition and set out in the development brief. This would usefully consist of programme of archaeological trenching in order to determine by the presence and extent of archaeological remains, and if required an archaeological excavation to record any remains before their ultimate loss. This should also include the sites of Brown Bank Top (partially falls within the Site) and Healds.

Depending on the proposals for Lower Cleggswood Farm, a programme of archaeological building survey and evaluation is recommended. This can be secured by a planning condition and referenced within the development brief and the scope should be agreed with GMAAS. However, it is strongly recommended that the historic buildings are retained (see below).

Where areas have been subject to disturbance (the car park, for example), no further archaeological work is recommended.

Gazetteer Number (see Figure 1)	Site Name	Significance	Period	NGR	Description
3	Healds (site of)	Local (low)	Early 19th century	393498, 415327	Probable farm, early 19th century in date. Partially demolished in the early 20th century before being cleared by the 1930s. Site partially developed.
4	Brown Bank Top (site of)	Local (low)	Early 19th Century	393245, 415565	Row of cottages, probably early 19th century in date. Partly demolished by the 1930s then completely cleared by the 1960s. Lies partially within the Site.

Table 2: Archaeological resource within the Site

Historic Landscape

A number of features relating to historic use of the landscape are visible within the Site. These include a number of historic field boundaries, consisting of drystone walls, surviving from the period of surveyed enclosure (post-dating 1760). There are also a number of public footpaths, which have existed since at least the mid-19th century, and a late 19th century former reservoir exists within the Site. It is recommended that the field boundaries (including drystone walls) and public footpaths are incorporated within new development, to provide historic interest, a sense of time-depth to the landscape, and 'ready-made' divisions within the Site, within which the masterplan design can be extrapolated. The reservoir could be repurposed as a community wildlife pond or for some other recreational or leisure purpose.

Gazetteer Number (see Figure 1)	Site Name	Period	NGR	Description
5	Reservoir and Conduit	Later 19th century	393505, 415562	Reservoir, constructed late 19th century, constructed near the former conduit between Hollingworth Lake and the Rochdale Canal. Still survives today.

Table 3: Heritage assets within gazetteer that contribute to the historic landscape

Recommendations for the Historic Environment

Heritage Area	Key Issues	Recommendations
Archaeology	<p>Potential for prehistoric activity</p> <p>Potential for workers' cottages (Brown Bank Top), a possible farmstead at Healds and earlier buildings at Lower Cleggswood Farm.</p>	<p>Programme of archaeological evaluation to determine extent and significance of the resource across the Site. Depending on the results of the evaluation, archaeological excavation may be warranted to mitigate the loss of the remains. . This is work which can be secured by planning conditions and referenced in the development brief.</p> <p>Archaeological building survey and evaluation at Lower Cleggswood Farm if demolition proposed. This is work which can be secured by planning conditions and referenced in the development brief.</p>
Built Heritage	<p>No impact on nearby Grade II listed Lodge Bridge</p> <p>Lower Cleggswood farm, late 18th century laithe house plan farm. High local significance</p>	Retention of historic buildings is recommended. It is also recommended that development within the Site generally respects the density and height Lower Cleggswood Farm and the residential area to the west at Smithy Bridge.
Historic Landscape	Survival of historic field boundaries (drystone walling); survival of longstanding public footpaths and tracks; late 19 th century reservoir	Integration of field boundaries and public paths into the design of the new development. Opportunity to create community wildlife pond at the former reservoir.

Table 4: Overview of heritage recommendations

Sources

Fishwick, H. 1889 *The History of the Parish of Rochdale in the County of Lancaster*

The Epidemic of Typhoid Fever *The Rochdale Observer* 16th October 1880

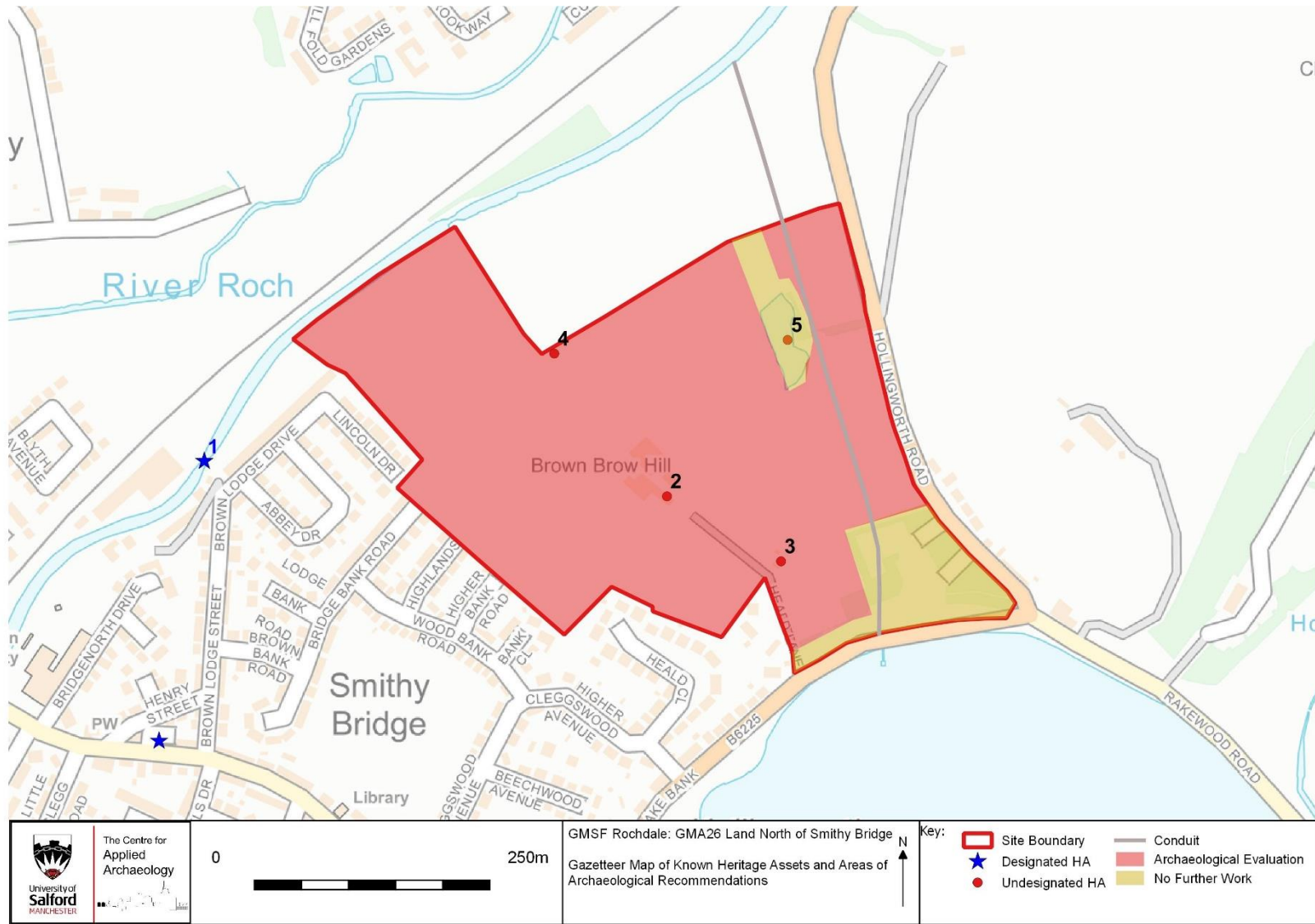
Draft GMSF: Supporting Documents 2016 (Response dated 13th January 2017 to GMA26)

WCW/Infra/C1415/95 Will of John Watmough, Lower Cleggswood, Butterworth, Rochdale 16th July 1748

WCW/Supra/C178A/45 Will of Sarah Jones, Lower Cleggswood, Butterworth, Rochdale 3rd September 1669

WCW/Supra/C285A/81 Will of Richard Ingham, Lower Cleggswood, Butterworth, Rochdale 19th October 1706

WCW/Supra/C549C/24 Will of John Whatmough , Lower Cleggswood, Butterworth, Rochdale, 4th April 1793



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Figure 1 Gazetteer Map and archaeological recommendations