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Places for Everyone
Land Allocations,
Rochdale

JPA25 Trows Farm

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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 Trows Farm 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.

No designated or non-designated built heritage assets are located within the proposed development area and the proposed development will not have any impact on any built heritage assets. Three non-designated built heritage assets have been identified within close proximity to the land allocation, including The Grange, Grange Mill and Trows House, however, development within the land allocation area will not affect the setting of these buildings.

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 hedgerows and a routeway along the western boundary of the land allocation formerly known as Lower Trows Lane.

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 Trows Farm land allocation area (JPA25, 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 389205, 410277) lies the south-west of Castleton (Plate 1). The Site is 21.18ha in size and is bounded by Cripple Gate Lane to the north, A627(M) to the east, reservoirs, ponds and Grange Mill to the south and Leander Drive to the west. The Site occupies undulating, marginal farmland and lies at approximately 165m above Ordnance Datum, which generally rises from south (Plate 2).

The overlying drift geology, as mapped by the OS Geological Survey, comprises of Hummocky glacial deposits. The underlying solid geology comprises of Pennine Lower Coal Measures, interspersed with bands of Old Lawrence Rock, which run in a south-east to north-west direction (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



Plate 2: Undulating landscape of the Site, looking west towards Castleton

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 Practise 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 (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 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

There are no recorded prehistoric remains within, or near the Site. The earliest recorded prehistoric finds recovered from within Rochdale date to the Mesolithic Period and were found within the high uplands in the north and west of the Borough (Pearson *et al* 1985, 105-108). These upland sites are part of a wider group of upland sites which have been identified across the Central Pennines. The finds recovered from these contexts consist of lithic assemblages comprising worked flints, waste flakes and cores. Lowland evidence of Mesolithic activity within the region is rare, which is likely due to the vulnerable nature of the evidence (Arrowsmith and Isherwood 2010, 6).

Evidence of later prehistoric activity is also rare within the region, with sites often sporadic and identified through chance finds. Known prehistoric sites do, however, seem to be concentrated nearby watercourses and wetlands and on sands and gravels. Within Rochdale, finds appear to follow this pattern, with many identified along the courses of the River Roch and its tributaries. Finds dating to the Neolithic period comprise a small number of polished stone axes, whereas Bronze Age finds include stone axe-hammers and metalwork. Barrows dating to the Bronze Age have been identified within the region and tend to be located in the uplands (Arrowsmith and Isherwood 2010, 6). A possible barrow has been identified at Thornham Fold (c.1km south-east of the Site). An Iron age bronze torque has also been found within the Borough, which is a rare find within the region (Pearson *et al* 1985, 109-11).

Despite the lack of finds within close proximity to the Site, the geology of the Site, coupled with the presence of Trub Brook, indicate that the higher lying areas of the Site could have been favourable for prehistoric activity.

2.3 Roman

There is little evidence for Roman activity from the Site and its surroundings. Within the Borough, Roman activity is most commonly associated with the paved road over Blackstone Edge, which is of an uncertain date. The distribution of a series of finds within the Borough may suggest the presence of a Roman road, which may have run north-south through Buersill (Pearson *et al* 1985, 112-13). Within closer proximity to the Site, a number of coins were reportedly found at Royle Hill and Slattocks over to the south-east (Wardell Armstrong 2013, 11).

2.4 Medieval - post-medieval

Early medieval activity is scant within the Borough, and only Rochdale is mentioned in the Domesday Survey (as Recedham). Rochdale lay within the Salford Hundred by the late Anglo-Saxon period, which was an administrative district between the Mersey and Ribble. Rochdale,

or *Recedham*, was one of the few places to be named within the Domesday Survey. The *ham* element of the name likely derived from the Old English *ham*, meaning ‘settlement’. Names ending with *-ham* in the northwest are often associated with early Anglo-Saxon colonization during the 7th and 8th centuries (Ekwall 1922, 55). The origin of the term *Reced* is less certain and it has been suggested that the name derived from the Celtic name of the River Roch, however, the name may also have derived from “Rheged”, a pre-Anglo-Saxon kingdom in north-west England (Pearson *et al* 1985, 114-15).

The Domesday records indicate that, prior to the Norman Conquest, Rochdale was held by Gamel, under King Edward Confessor (Arrowsmith and Isherwood 2010, 7). It is possible that the parish church to St Chad, a 7th century cleric, may have Anglo-Saxon origins (Pearson *et al* 1985, 115). It can therefore be inferred that Rochdale had been a long-established settlement of some local significance by 1066.

The name of Balderstone, located to the northeast of the Site, may derive from the Old English personal name ‘Baldhere’, combined with the Old English *-tun*, meaning farmstead or settlement (Ekwall 1922, 55). Some place names ending with *-tun* may be later, as with Castleton, which derives its name from the castle constructed after the Norman Conquest, which once lay 2.5km to the north of the Site.

The manor of Rochdale was held by the de Lacy family in the late 12th century, who were major landowners within northern England and held the Honour of Clitheroe in north-east Lancashire and the Honour of Pontefract in west Yorkshire within their estate. The manor of Rochdale descended through the de Lacy family to Thomas, Earl of Lancaster, who was found guilty of high treason in 1322 and subsequently executed and his estates handed over to the crown. From the mid-15th century until 1649, the manor was leased to the Byron family, who were local landowners. By 1635, the manor was sold by Charles I to Sir Robert Heath, Attorney General, who had a detailed survey of the manor carried out. In 1638, Heath sold the manor to Sir John Byron and the manor remained under the Byron family until 1823, when the poet, Lord Byron, sold the manor (Farrer and Brownbill 1911, 190-1).

From the medieval period, the parish of Rochdale was divided into four townships: Spotland, Hundersfield, Butterworth and Castleton. Castleton is the smallest of these divisions and is located to the southwest of Rochdale. The motte and bailey castle at Castleton was located to the south of the River Roch at what is now Castle Hill Crescent, 2.5km to the north of the Site.

Robert Holt was the owner of the estate in Castleton in 1625, which included the land given to Stanlaw Abbey by the de Lacy family in the 13th century. Stanlaw Abbey was a Cistercian monastery located near the Mersey at Runcorn, in Cheshire. The land given to the abbey totalled 9 oxgangs (1 oxgang being the amount of land an ox could plough in one season), which were handed over through two grants. The first grant comprised 4 oxgangs and was given to the abbey in the late 12th or early 13th century by Roger de Lacy. The second grant, comprising 5 oxgangs, was given to Stanlaw Abbey in 1277 by Roger’s great grandson, Henry de Lacy. This second grant included the land in Castleton which was already leased to the monks as ‘tenants of will’ (Farrer & Brownbill 1911, 196-7, 202). Over the course of the 13th century, further landholdings were granted to Stanlaw Abbey, including land at Marland. In the 1290s, a new abbey was constructed at Whalley, and so the abbots and monks left Stanlaw.

They Abbey’s landholdings were likely managed as a single manor and, in accordance with common Cistercian practice, a grange was likely established from where demesne land would

have been farmed by lay brothers from the abbey. The location of the grange may fall within the Site, as group of names containing 'Grange' are located within close proximity to the Site, including Grange Barn to the north of the Site, and Grange to the south. However, there is little historical evidence to back this up and there is reference to a possible Grange at 'Gooselane' (Fishwick 1889, 321) and also at Marland. During the 14th century, granges were leased out to tenant farmers, with only a small number of granges, often those closest to abbeys, remained under monastic control (Platt 1969, 94).

Whalley Abbey was seized by the crown in 1537 as a result of the Dissolution of the Monasteries. The lands of the abbey were leased out then, in 1542, sold to Robert Holt, who was a local man living at Stubley Hall near Littleborough. In the late 16th or late 17th century, the Holt's built a new residence at Castleton and in 1625 a survey of the Holt's land was undertaken, which included land to the east of the Site, including Gorehill, Hill Top and Hartley.

2.5 Industrial

The area is generally difficult to track in any documentary evidence pre-dating the late 18th century. Yates' Map of 1786 shows a number of buildings within the general area, however, these buildings are not detailed nor labelled. Greenwood's Map of 1818 only names Trows Farm (**HA1**) but the arrangement of buildings generally corresponds with those shown on Yates's Map. The first edition Ordnance Survey shows two farms (Higher Trows and Grange (**HA4**)) as well as two textile production sites along the stream (Trows Fulling Mill (**HA6**) and Grange Print Works (**HA7**)), as well as a tenter field (**HA2**) for the latter (Plate 3). Documentary evidence also alludes to the supply of 'fine spring water' from the higher ground, as well as reference to the Grange Barn estate, which appears to encompass most of the Site.

Little changes on subsequent mapping (Figures 2 to 4), with the exception of the expansion and contraction of the farms and industrial complexes and the addition of the M62 and A627(M) to the south and east during the late 1960s and early 1970s. The Site remains predominantly rural.

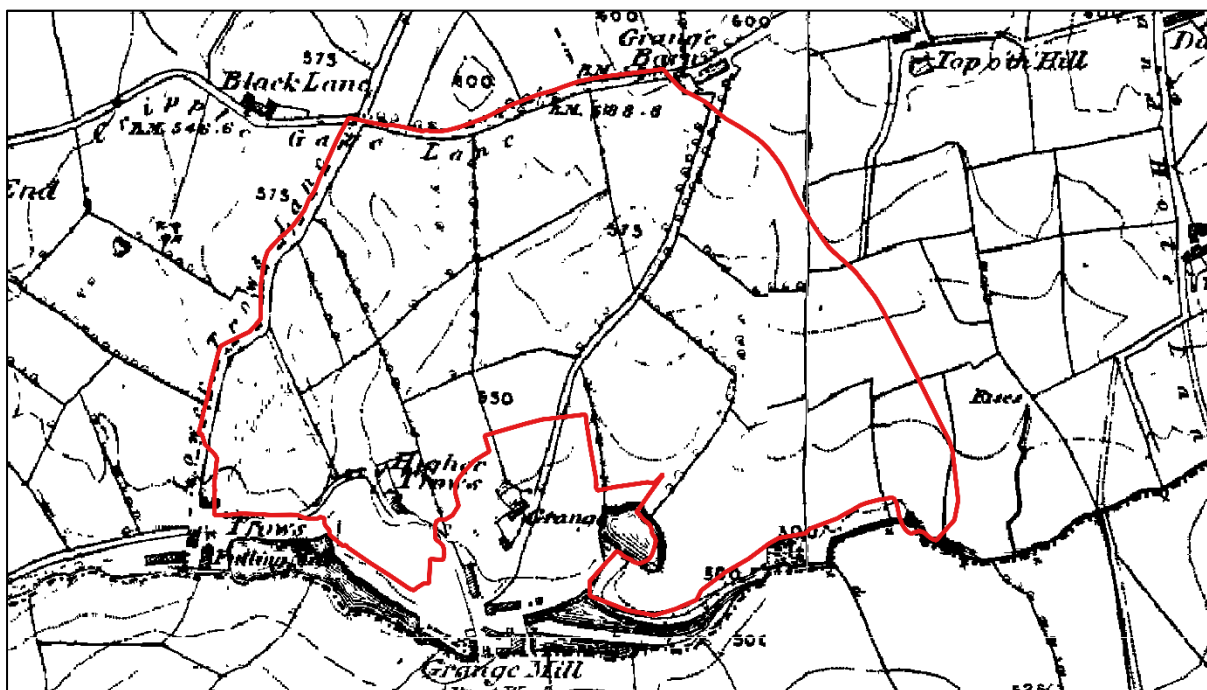


Plate 3: Extract from the first edition OS map of 1851

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.

There is also some potential for archaeological remains related to Trows Farm. The farmstead likely dates to the 18th century and is located within the south-western area of the Site. Due to the lack of development within this area, potential remains of earlier structures likely survive *in situ*, however, redevelopment of the farm may have removed some of these remains. Any remains associated within the farmstead would be of local (low) regional significance.

The geology within the Site comprises of Hummocky glacial deposits, which would not have been as favourable for settlement as the sands and gravels located to the north, west and south of the Site. The Site is, however, located to the north of Trub Brook, which may have attracted some activity to the area. For example, Grange Mill was established on Trub Brook during the post-medieval period to make use of the water source.

4. Built Heritage

4.1 Built Heritage Context

The Site and its surroundings remained predominantly rural throughout the post-medieval and industrial periods. Grange Mill was established to the south of the Site, possibly during the post-medieval period, along with The Grange farmstead. Trows Farm is located within the Site and has been present within the Site since the mid-19th century, however during the 1980s, the farmhouse was demolished and rebuilt using modern materials. No designated heritage assets are located within the Site, or within close proximity to the Site, however, the steeple of St Martins Church can be seen from the Site, which is situated within a residential area of Castleton (Plate 4).



Plate 4: Steeple of the grade II listed St Martins Church, looking west from within the Site

4.2 Non-designated Heritage Assets

Three non-designated heritage assets have been identified within close proximity to the Site boundary (Table 1).

| Asset Number | Asset Name | Date |
|--------------|-------------|------------------------|
| 4 | The Grange | Possibly post-medieval |
| 5 | Grange Mill | Late 18th century |
| 8 | Trows House | Early 19th Century |

Table 1 Non-designated heritage assets identified outside the land allocation boundary

The values of the non-designated heritage assets identified within close proximity to the Site are not enhanced by the farmland within the land allocation, and therefore development within the Site will not affect the settings of these non-designated heritage assets. The farmland associated with the Grange is not included within the land allocation, and so this heritage asset will maintain a rural setting.

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 area at Trows Farm. 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 **Error! Reference source not found. Error! Reference source not found.**)
- Historic roads: a rapid assessment has been carried out to identify roads which have survived, either as main roads or tracks/footpaths in the modern landscape (see **Error! Reference source not found.**)
- Woodland: areas 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 farmland, which appears similar in character on the available historic mapping. 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.

5.4 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 just consist 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.

5.5 Historic Roads and Footpaths

The footpath which bounds the Site to the west marks the former route of Lower Trows Lane, which was a road or trackway that linked the Castleton Printworks with Rochdale. The route has been an established route since at least the early 19th century and possibly has earlier origins. The fact that the routeway exists as a 'hollow way' along parts of its length within the Site attests to its heavy use formerly, whilst the deep scars in the landscape through centuries of use has given it a degree of historic and aesthetic interest. Travelling along the footpath today allows an easy appreciation of the time-depth in the local landscape and a tactile, atmospheric sense of local history. Landscape features such as this, which take centuries to create, cannot be easily recreated, are each unique in their own way, and should wherever possible be designed into plans for new development, and where possible given an authentic continuation of use.

5.6 Woodlands

There are no areas of woodland of historic interest within the Site.

6. Recommendations

6.1 Recommendations for the Archaeological Resource

Specific recommendations have been provided in Table 2 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 the red line boundary 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.

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 on the higher lying ground, which have the potential to be of high local/regional importance. The Site should therefore 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 5) | Potential | Recommendations |
|-------------------------------|--|--|
| Trows Farm | Buried remains associated with early phases of the farmstead may survive. | 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. |
| Undeveloped areas of farmland | Due to the lack of development, any buried archaeological remains within the Site are likely to survive well-preserved. Natural springs within the area may have attracted prehistoric activity to the Site, and therefore there is potential for archaeological remains of prehistoric activity, especially on the higher ground. | 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. |

Table 2: Recommendations for the archaeological resource

6.2 Recommendations for the Built Heritage

No designated heritage assets are located within or close to the Trows Farm land allocation. The only extant non-designated built heritage asset within close proximity to the Site is The Grange (Figure 6), however, development within the Site will not have an effect on the significance of this heritage asset (Table 3).

| Name | Designation | HA No. | Summary | Recommendations |
|------------|-------------------------------|--------|---|------------------------------|
| The Grange | Non-designated heritage asset | 1 | The 18 th century farmhouse has been heavily modified and is not designated. The building is also located outside the Site boundary. | No further work recommended. |

Table 3: 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 field boundaries, which take the form of 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 (Table 4).

| Historic Landscape Features (see Figure 7) | Recommendations and Opportunities |
|---|--|
| Historic field boundaries | The historic field boundaries highlighted on Figure 7 are recommended for retention and incorporation into the masterplan as part of the green infrastructure for the scheme. Hedgerows are a rapidly diminishing resource across this area and as well as contributing to the historic and rural character of the area. |
| Lower Trows Lane (currently a public right of way footpath) | The public footpath that follows the route of Lower Trows Lane should be retained and incorporated into the masterplan as a historic routeway. The fact that the routeway exists as a 'hollow way' along parts of its length within the Site attests to its heavy use formerly, whilst the deep scars in the landscape through centuries of use has given it a degree of historic and aesthetic interest. Travelling along the footpath today allows an easy appreciation of the time-depth in the local landscape and a tactile, atmospheric sense of local history. Landscape features such as this, which take centuries to create, cannot be easily recreated, are each unique in their own way, and should wherever possible be designed into plans for new development, and where possible given an authentic continuation of use. |

Table 4: Recommendations for the historic landscape

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Appendix 1: Gazetteer

| HA No. (see Figure 1) | Site Name | Designation | Period | Location (E/N) | Description |
|-----------------------------|---|----------------------------------|-------------------------------|-------------------|--|
| 1 | Higher Trows (Trows Farm) | Non-designated heritage asset | Possibly post- medieval | 389014, 410128 | Possible 18th century farm, later housing for mill workers. Reverts back to being a farm during the later 19th century. Most of the buildings have since been demolished and replaced with a modern structure. |
| 2 | Tenter Ground (site of) | Non-designated heritage asset | Early 19th century | 388941, 410216 | OS Mapping shows a number of tenter poles. They are not shown on subsequent mapping and the fields may have then been used for bleaching cloth instead. Site remains undeveloped |
| 3 | Cripple Gate Lane Benchmark | Non-designated heritage asset | 19th century | 389170, 410497 | Benchmark, marked on 19th century OS mapping. Survives as a carved stone with a rounded top. |
| 4 | Grange | Non-designated heritage asset | Possibly post- medieval | 389126, 410121 | Possible 18th century farm, later the Castleton Print Works owner's house. The name suggests the presence of a possible monastic grange during the medieval period. Still standing although heavily modified. Outside the land allocation. |
| 5 | Grange Barn (site of) | Non-designated heritage asset | Possibly post- medieval | 389307, 410507 | Farmstead, possibly 18th century in date. Split into at least 4 individual properties in the late 19th century. The site is cleared in the early 20th century. The name suggests the presence of a possible monastic grange during the medieval period. Outside the land allocation. |
| 6 | Trows Fulling Mill (site of) | Non-designated heritage asset | Industrial | 388828, 410079 | Fulling Mill, in existence by the late 18th century, became part of the Castleton Print Works during the mid-19th century. Original buildings appear to have been demolished. Outside land allocation. |
| 7 | Grange Mill/Castleton Print Works | Non-designated heritage asset | Late 18th century | 389114, 410020 | Print Works, possibly 18th century in origin. First known as Grange Mill Print Works, then later became Castleton Print Works. Much of the complex was rebuilt during the later 19th century, expanded during early 20th century. Closed, partially demolished then converted into Engineering Works by mid-20th century. Complex still survives. Outside the land allocation. |
| 8 | Trows House | Non-designated heritage asset | Early 19th Century | 388845, 410127 | House, probably early 19th century in date. House for manager of Castleton Works. Rebuilt late 19th century. Still survives, although modified. Outside land allocation. |

Table 5: Gazetteer of heritage assets (see Figure 1)

Appendix 2: Figures

- Figure 1: Locations of heritage assets, with gazetteer numbers
- Figure 2: Site boundary superimposed onto the 1:2500 OS map of 1893
- Figure 3: Site boundary superimposed onto the 1:2500 OS map of 1910
- Figure 4: Site boundary superimposed onto the 1:2500 OS map of 1937
- Figure 5: Areas of archaeological recommendations
- Figure 6: Location of The Grange, the non-designated built heritage asset
- Figure 7: Extant pre-1851 field boundaries identified within the Site