



University of  
**Salford**  
MANCHESTER

## **Historic Environment Assessment**

Places for Everyone  
Land Allocations,  
Rochdale

JPA24 Roch Valley

**Client:**  
Rochdale Borough  
Council

**Technical Report:**  
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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 Roch Valley land allocation (JPA24; 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 or non-designated heritage assets within the Site, however, a number of designated heritage assets have been identified within a wider radius, whose setting could potentially be affected by development within the Site; these are described in Table 1, below. Figure 1 identifies the locations of these designated assets.

Asset Name	Designation	Description
Green Farmhouse, Cottage and Attached Farm Buildings	Grade II	Two houses, barn and farm buildings, all under one continuous roof. "BIM 1757" on door lintel of No. 22 although construction may have taken place in several phases. Watershot coursed rubble with stone slate roof. <b>Located outside the Site.</b>
Lower Eafield Cottages, Barn and Stables	Grade II	2 cottages, now one house and adjoining barn and stables. Later 18th century in date. Stables and barn post-date the cottages. Built in watershot stone with a stone slate roof. Each cottage is double depth, 2-storey and one room wide. Barn consists of shippon and hayloft above. Stable similarly had hayloft above. <b>Located outside the Site.</b>
Dobwheel Mill	Grade II	Woollen and cotton mill with weir., dated to the late 18 <sup>th</sup> century. <b>Located outside the Site.</b>
Clegg Hall	Grade II*	Hall built in c 1610 for Theophilus Ashton. <b>Located outside the Site.</b>
Clegg Hall Cottages	Grade II	8 originally back-to-back cottages dating to the late 18 <sup>th</sup> / early 19 <sup>th</sup> century. <b>Located outside the Site.</b>
Clegg Hall Mill	Grade II	Textile mill dated to the early 19 <sup>th</sup> century and associated with Joseph Fenton of Crimble Mill. Partially destroyed by fire in 1965.
Clegg Village	Conservation Area	Conservation area comprising Clegg Hall, Clegg Hall Mill, and Clegg Cottages.

Table 1: Designated Heritage Assets identified in the vicinity of the Site

### Green Farmhouse, Cottage and Attached Farm Buildings

The farm complex at Green Farm was built in several phases during the mid-late 18<sup>th</sup> century and is constructed of watershot coursed rubble. The buildings are all attached and arranged in a linear pattern, with the farmhouse and attached cottage dated to 1757 by a datestone also with the initials 'BIM'. The combination barn to the north is dated to 1792 and has opposing cart entrances. The building is no longer in agricultural use and the barn has also been converted to residential use. The farm complex has illustrative historical values and fortuitous aesthetic values.

The farm sits within a densely developed landscape, which has mostly been developed for residential purposes during the later 20<sup>th</sup> and early 21<sup>st</sup> century. The setting does not make a positive contribution to the significance of the farm. There is also no visual connection between the Site and the former farm, however as an area of rural landscape, the development of this will remove the last vestiges of a historical-functional relationship with the former farm.



### ***Lower Eafield Cottages, Barn and Stables***

This is a late 18<sup>th</sup> century farm complex, comprising of several phases and constructed of watershot stone. The cottages are the earliest of the buildings, which are now converted into one house, with a barn attached at a right angle and added slightly later with a stable as well. The barn has been significantly modified and converted to residential as well. The farm has illustrative historical and fortuitous aesthetic values.

The farm sits within the valley bottom and the surrounding landscape is gently undulating and still in agricultural use. A number of mature trees block wider views of the farm, as does the undulating topography. However, there is a later 20<sup>th</sup> century farm building to the east and modern fencing partially enclosing the farm which have an impact on the setting, as well as a number of late 20<sup>th</sup> century fishing ponds created to the east. However, the setting still makes a minor positive contribution to the significance of the farm. There is limited inter-visibility between the farm and the Site.

### ***Dobwheel Mill***

Dobwheel Mill was originally known as Green Mill and was a small woollen mill that later converted to cotton production. It is of late 18<sup>th</sup> century in origins and originated with a small stone built water powered fulling mill of several phases. A range to the north east dated to around 1800 and was built of brick to three storeys high and was originally used for hand loom weaving. A further phase was added in 1854 and may have been when it was renamed Dobwheel Mill. This included a possible spinning block with attached engine house and external boiler house; there is also a weir along the river which was constructed to divert water through leats (now filled in). The hand loom weaving block was destroyed by fire in 2014. The complex has illustrative historical and fortuitous aesthetic values, as well as evidential value although this is partially diminished by the loss of the hand loom weaving block.

The mill sits on the northern bank of the River Roch. The land to the north of the mill has been developed and there are no views between the Site and this designated heritage asset. The setting of the mill comprises the mill complex and its close association to the River Roch, which would have powered the machinery within the mill. Development within the Site will therefore not have an effect on the significance of the setting of Dobwheel Mill.

### ***Clegg Village Conservation Area (including Clegg Hall, Clegg Hall Cottages and Clegg Hall Mill)***

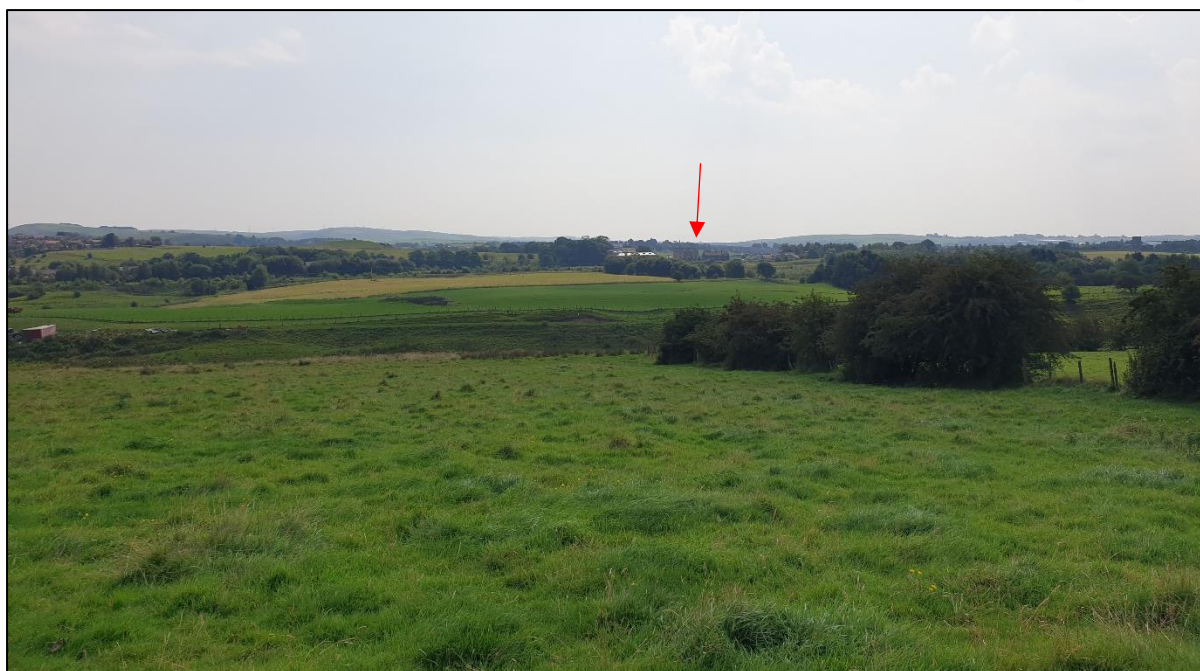
The listed buildings within Clegg Village all lie within the conservation area, are visually linked and have strong group value as well. The village is a small, compact settlement which organically developed along Clegg Hall Road. The earliest element is the Grade II\* listed Clegg Hall, which was built for Theophilus Ashton between 1610 and 1618, possibly on the site of an earlier house. It is of 5 x 3 bays and built of dressed stone, with a symmetrical elevation. The hall has had many uses over the years and after falling into a derelict state, it was restored in the early 21<sup>st</sup> century and is occupied as a single dwelling.

The house was described as having fishponds, orchards, barns, stables and pigeon houses and would have housed a small community, dependent on the hall. However there is little evidence for where people would have been housed. The next phase of building dates to the late 18<sup>th</sup>/early 19<sup>th</sup> century with the construction of Clegg Hall Cottages (Grade II) to the immediate north-west of the hall. These were originally eight back-to-back properties, now converted into four and consist of hammer-dressed watershot stone, three storey cottages with workshops on the uppermost floor (with mullion windows).

These may have been built at the same time as Clegg Hall Mill (Grade II) to the north-east of the hall. This is an organically developed mill complex and the earliest buildings are constructed of gritstone, with later elements partially in handmade brick. The earliest element comprises of Clegg Hall House which is mainly late 18<sup>th</sup> century, with later alterations. The mill itself dates to around 1811, when Joseph Fenton (the then owner of Clegg Hall) applied to build a mill. It was originally a cotton mill but converted into waste and then dyeing and finishing in the early 20<sup>th</sup> century. The surviving elements of the mill complex, consist of a stone lined reservoir which is spring fed and would have supplied the water for the mill. The mill building itself, which is early 19<sup>th</sup> century, was originally water powered and the foundations of the now dry wheel pit still survive. The range of canalside buildings to the north are thought to be contemporary with the construction of the canal (1801-04), though it would be more likely that they post-date the mill. During the mid-19<sup>th</sup> century, the mill switched to steam power and the attached engine house, detached boiler house and chimney were added. The complex was in a ruinous state, with the main mill building affected by fire in the 1960s, and large parts have been restored and are now in residential use.

Clegg Hall Cottages are late 18<sup>th</sup>/early 19<sup>th</sup> century and were originally eight back-to-back cottages, now converted into four. They are also of local stone with mullion workshop windows on the upper floor. They are thought to be broadly contemporary with the mill and would have carried out weaving to complement the spinning mill.

These buildings all lie within the conservation area and possess group value; the village is compact and sits within a rural landscape, with small farmsteads at the south-west part of the village. It organically developed into a small industrial settlement and despite later reconstruction, this restoration has been sympathetic with the overall aesthetic of the village. Historical materials such as cobbles survive in places as well. The buildings derive their significance from both associative and illustrative historical values, as well as designed and fortuitous aesthetic values. The village commands views over the canal and the landscape to the north and there are long ranging views. The buildings can be viewed from a distance (including from the Site) and stand out against the rural backdrop as there is little built environment around them. The setting makes a positive contribution to the significance of the listed buildings and the conservation area, however, the Site is located 600m from the conservation area, and therefore is not considered to be part of this setting (Plate 1).



*Plate 1: View of Clegg Village Conservation Area, including Clegg Hall, from within the Site*

## **Archaeological Resource**

The 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, as well as the Site's close proximity to the river Roch.
- Evidence is generally limited for archaeological remains; possible early 19<sup>th</sup> century building known as Dearnley Holme (demolished mid-20<sup>th</sup> century), Dearnley Colliery (mid-late 19<sup>th</sup> century, then cleared for early 20<sup>th</sup> century pumping station and now replaced) (see Table 2, below).

There has been no known intrusive archaeological work carried out on the Site, however the Site has been subject to separate Desk-based Assessment and Heritage Statement (CgMS 2018; 2019) therefore the desk-based research cannot fully determine the extent and significance of any potential remains.

Site Name	Significance	Period	NGR	Description
Colliery, west of Smith Bridge road (site of)	Local (low)	Late 19 <sup>th</sup> Century	392392, 415460	Colliery, late 19th century in date. One possible building associated with it and a chimney. Cleared and site used as a pumping station for the railway. Site cleared by the mid-20 <sup>th</sup> century and remains undeveloped.
Holme Cottage (site of)	Local (low)	Early 19 <sup>th</sup> Century	392389, 415499	Cottage, early 19th century in date. Originally called Dearnley Holme and changed its name in the later 19th century. Demolished mid-20 <sup>th</sup> century. Site remains undeveloped.
Wuerdle (site of)	Local-Borough (low-medium)	Post-Medieval	392124, 415572	Settlement, possibly post-medieval in date. All buildings have been demolished and redeveloped for modern housing late 20 <sup>th</sup> century. May have extended into the Site.



Table 2: Archaeological resource within the Site

## Historic Landscape

There is evidence for some historic landscape elements to survive. There are small stretches of both hedgerows and drystone walling (Plate 2) that appear to date to a period of surveyed enclosure (post-1760). In addition, there is also a longstanding public footpath that runs across the Site. These are all recommended for retention as tactile links to past use of the landscape.



Plate 2: Drystone wall within the Roch Valley land allocation, looking north from within the Site towards Lambs Fold

## Recommendations for the Historic Environment

Heritage Area	Key Issues	Recommendations
Archaeology	Potential for prehistoric remains; possible early 19 <sup>th</sup> century cottage and late 19 <sup>th</sup> century coal pit however later development means there is little potential for the cottage and coal pit buildings to survive	Geophysical survey and archaeological evaluation across the Site. Archaeological excavation to mitigate the loss of any remains found through evaluation. <b>This is work which can be secured by planning conditions and referenced in the development brief</b>
Built Heritage	Green Farmhouse, Cottage and Attached Farm Buildings (Grade II) – site forms wider rural setting though no direct visual link  Lower Eafield Cottages, Barn and Stables (Grade II) – forms wider rural setting however limited inter-visibility with Site  Dobwheel Mill (Grade II) – river considered part of wider setting, no inter-visibility	It is recommended that development within the Site generally respects the density and height of existing residential development to the north  Potential to incorporate of views of Clegg Village and its buildings into development

	Clegg Village (CA), including Clegg Hall (GII*), Clegg Hall Mill (GII) and Clegg Hall Cottages (GII) – long range views to and from the Site, part of wider rural setting	
Historic Landscape	Remnants of field boundaries from surveyed enclosure (post-1760) – hedgerows and drystone walling. Longstanding public footpath across the Site	Retention of field boundaries and public footpath within the Masterplan design for the new development

*Table 3: Overview of Recommendations*

## **Sources**

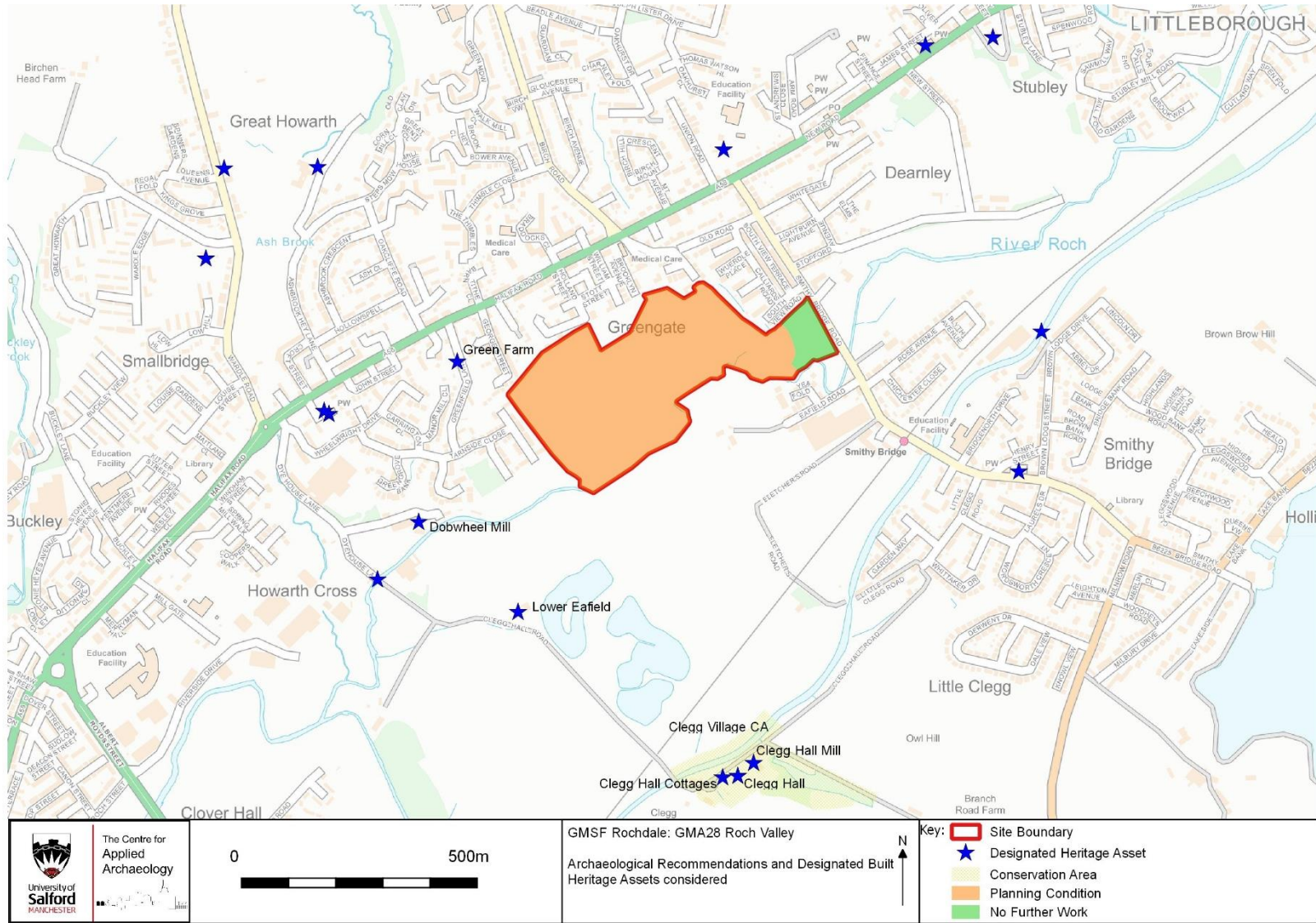
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Land Consultancy Limited 2019 *Report on Coal Mining Investigative Works Undertake on Land Off Smithy Bridge Road, Littleborough, OL16 2RY*





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Figure 1 Areas of archaeological recommendations and the designated heritage assets considered within the assessment