

Land off Knowls Lane, Oldham, Greater Manchester
Archaeological Written Scheme of Investigation
February 2022

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Report

Archaeological Written Scheme of Investigation

Site

Land off Knowls Lane, Oldham, Greater Manchester

Date

February 2022

Planning Authority

Oldham Metropolitan Borough Council

Approximate Site Centre

NRG SD 96043 04181

Prepared and Approved By

Dr Robert Smith (CMIfA)

Report Status

Final

Issue Date

February 2022

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PN1443

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1.0 Introduction

Background and Scope of Document

- 1.1 This Archaeological Written Scheme of Investigation (WSI) for the development of land off Knowls Lane, Oldham, Greater Manchester has been researched and prepared by Dr Robert Smith (Director, Orion Heritage Ltd) on behalf of Russell Homes UK Ltd.
- 1.2 A planning application has been submitted and approved by Oldham Metropolitan Borough Council (Planning Application Reference: PA/343269/19) for:

A Hybrid Planning Application comprising of: Part A - Full Planning Application for the development of a new link road between Knowls Lane and Ashbrook Road and associated works, and Part B - Outline Planning Application for the development of up to 265 dwellings, open space and landscaping, with all matters reserved except for access. - Re-submission of Planning Application PA/340887/17.

- 1.3 An archaeological condition (condition 14) was placed upon consent of the application. The condition is as follows:

No demolition shall commence until:

- a) *A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and,*
- b) *The approved programme of archaeological work has been carried out in accordance with the approved details.*

Reason: To enable the recording of any matters of archaeological interest.

- 1.4 This WSI has been prepared in response to recent consultation with the Greater Manchester Archaeological Advisory Service (GMAAS).
- 1.5 This document represents an appropriate WSI to deal with *Part A: Full Planning Application for the Development of a new link road between Knowls Lane and Ashbrook Road and associated works* of condition 14 (see the 'Detailed Application Element' on Figure 1 which represents the red line plan).
- 1.6 A separate WSI will be prepared for *Part B: Outline Planning Application for the development of up to 265 dwellings, open space and landscaping, with all matters reserved except for access.*
- 1.7 The site has been subject to previous desk-based assessment:
- *Land off Knowls Lane, Oldham, Greater Manchester: Archaeological Desk-Based Assessment* (Orion Heritage, 2017).
- 1.8 The archaeological desk-based assessment has been appended to this WSI to provide background context to the site.

2.0 Aims and Objectives

- 2.1 The principal aim of the archaeological evaluation will be to determine the character, extent, date, integrity, state of preservation and quality of any identified archaeological deposits; therefore, ensuring their preservation by record.
- 2.2 This will be undertaken by a programme of archaeological works comprising an archaeological watching brief.
- 2.3 To address the main aim, the general objectives are to:
- Based on the findings from the archaeological desk-based assessment, an archaeological watching brief will be undertaken;
 - Ensure the recording of any archaeological assets discovered during the archaeological watching brief;
 - Ensure that any below ground archaeological deposits exposed are promptly identified;
 - Ensure the recording of all archaeological remains, to place this record in its local context and to make this record available;
 - Undertake a programme of post-investigation assessment;
 - Produce a report and disseminate the results; and
 - Make provision for archive deposition.
- 2.4 This specification conforms to the requirements of current national and local planning policy (including *NPPF* [2021]). It has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:
- *Management of Recording Projects in the Historic Environment: MORPHE* (English Heritage 2015);
 - *Code of Conduct* (Chartered Institute for Archaeologists [CIfA [revised edition] 2019); and
 - *Standard and Guidance for Archaeological Excavation* (CIfA [revised edition] 2020);
 - *Standard and Guidance for an Archaeological Watching Brief* (CIfA [revised edition] 2020).
 - *The North-West Updated Regional Framework* (with particular reference to those research question relating to the prehistoric, Post-Medieval, and Industrial and Modern periods within the Research Agenda; and any more general or other period specific research objectives that are appropriate). Should any other research avenues come to light as a product of unexpected archaeology discovered during the archaeological watching brief, then they should be interpreted with reference to the framework.
- 2.5 All aspects of the evaluation will be placed in the public domain by depositing the results with the Greater Manchester Historic Environment Record (HER).

3.0 General Instructions

Health and Safety

- 3.1 The archaeologist on site will naturally operate with due regard for Health and Safety regulations. This work may require the preparation of a Covid-19 Risk Assessment of the site, in accordance with the Health and Safety at Work Regulations. This work may require the preparation of a Risk Assessment of the site, in accordance with the Health and Safety at Work Regulations. Appropriate precautions shall also be taken with regard to Covid-19.

Location of Services

- 3.2 The principal contractor will be responsible for locating any drainage pipes, service pipes, cables, etc. which may cross any of the area designated for the watching brief, and for taking the necessary measures to avoid disturbing such services.

Confirmation and Adherence to Specification

- 3.3 Prior to the commencement of any work, the archaeological contractor must confirm adherence to this specification in writing to GMAAS or state (with reasons) any proposals to vary the specification. Should the contractor wish to vary the specification, then written confirmation of the agreement of GMAAS to any variations is required prior to work commencing. Unauthorised variations are made at the sole risk of the contractor. Modifications presented in the form of a re-written specification/project design will not be considered by GMAAS. Any technical queries arising from the specification detailed below should be addressed to GMAAS without delay.

Confirmation of Timetable and Contractor's Qualifications

- 3.4 Prior to the commencement of any work, the archaeological contractor must provide GMAAS in writing with:
- A projected timetable for the site work;
 - Details of the staff structure and numbers; and
 - Names and CVs of key project members (e.g. the project manager, site supervisor, any proposed specialists, sub-contractors, etc.).
- 3.5 All project staff provided by the archaeological contractor must be suitably qualified and experienced for their roles. The timetable should be adequate to allow the work to be undertaken to the appropriate professional standard, subject to the ultimate judgement of GMAAS.

Notification

- 3.6 GMAAS should be provided with as much notice as possible in writing (and certainly not less than one week) of the intention to start work. A copy of the archaeological contractor's risk assessment of the site should accompany the notification.

Documentary Research

- 3.7 Prior to the commencement of fieldwork, the HER should be visited by either the project manager or the site supervisor, to gain an overview of the archaeological/ historical background of the site and environs. In addition to providing a knowledge base for the work in hand, the results of this assessment may be incorporated into the contractor's report where they are considered to contribute to that report, but any extraneous material should be omitted. The results of this exercise should be used to inform the whole project. However, current Covid-19 restrictions make this not possible.
- 3.8 It would be expected that the site supervisor or project manager would check for possible updates with the Greater Manchester HER and familiarise themselves with the archaeological and historical background of the site before fieldwork commences. Due to Covid-19 precautions this is not possible, but the contractor may wish to discuss the site with GMAAS.

4.0 Methodology

Archaeological Watching Brief

Method of Excavation

- 4.1 An archaeological watching brief will be undertaken on the ground works associated with the new link road between Knowls Lane and Ashbrook Road which will fulfil Part A of archaeological condition 14.
- 4.2 An archaeological watching brief will be undertaken during the removal of topsoil and overburden down to the first significant archaeological horizon in successive level spits of a maximum 0.2 m. thickness, using an appropriate machine using a wide toothless ditching blade. Any machine work must be carried out under direct archaeological supervision and the machine halted if significant archaeological deposits are encountered. Should archaeology been encountered, then sufficient time and resources should be assigned to allow for its appropriate recording. This is particularly important in the north of the site, where there are likely to be below ground remains associated with the former Clough Mill and its outbuildings/structures.
- 4.3 The top of the first significant archaeological horizon may be exposed by the machine but must then be cleaned by hand and inspected for features, and then dug by hand. The depth of excavations will be guided by the depths of necessary ground-works along the route of the road unless significant archaeology is revealed.
- 4.4 All archaeological remains will be hand excavated in an archaeologically controlled and stratigraphic manner sufficient to meet the aims and objectives of the project. The complete stratigraphic sequence, down to naturally occurring deposits will be excavated and the work will investigate and record all inter-relationships between features.
- 4.5 All artefacts are to be retained for processing and analysis except for unstratified 20th century material, which may be noted and discarded. Finds will be stored in secure, appropriate conditions following the guidelines in *First Aid for Finds* (3rd edition).

Method of Recording

- 4.6 The area subject to the watching brief will be recorded according to the normal principles of stratigraphic excavation. The stratigraphy of each area is to be recorded, even when no archaeological deposits have been identified.
- 4.7 Drawings (at a minimum scale of 1:20) must include heights AOD. Plans (at a minimum scale of 1:50) must include OD spot heights for all principal strata and any features.
- 4.8 The actual areas of excavation and all archaeological (and possibly archaeological) features should be accurately located on a site plan and recorded by photographs, scale drawings and written descriptions sufficient to permit the preparation of a detailed archive and report on the material. The areas, as excavated, will be accurately surveyed, tied into the OS National Grid and located on an up-to-date 1:1250 Ordnance Survey (OS) map base.
- 4.9 Digital photography is to be supplied, using cameras with a minimum resolution of 10 megapixels. Digital photography should follow the guidance given by Historic England in *Digital Image Capture and File Storage: Guidelines for Best Practice* (July 2015) and the relevant museum's accession policies. Any digital images are to be supplied to Oldham Metropolitan Borough Council on archive quality gold CD and ISO19005-1 compliant PDF/A by the archaeological contractor accompanying the hard copy of the report. They will also be archived on the Archaeological Data Service.

Use of Metal Detectors

- 4.10 Spoil heaps are to be scanned for non-ferrous metal artefacts using a metal detector capable of making this discrimination, operated by an experienced metal detector user (if necessary, operating under the supervision of the contracting archaeologist). Modern artefacts are to be noted but not retained (-19th century material and earlier should be retained).
- 4.11 If a non-professional archaeologist is to be used to carry out the metal-detecting, a formal agreement of their position as a sub-contractor working under direction must be agreed in advance of their use on site. This formal agreement will apply whether they are paid or not. To avoid financial claims under the Treasure Act a suggested wording for this formal

agreement with the metal detectorist is: "In the process of working on the archaeological investigation at [location of site] between the dates of [insert dates], [name of person contributing to project] is working under direction or permission of [name of archaeological organisation] and hereby waives all rights to rewards for objects discovered that could otherwise be payable under the Treasure Act 1996."

Environmental Sampling Strategy

- 4.12 Bulk samples must be taken from all securely stratified deposits using a strategy which combines systematic and judgement sampling, but which also follows the methodologies outlined in the English Heritage (2011) *Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation* (2nd edition) guidance.
- 4.13 Samples for specialist environmental analysis and scientific dating (soil profiles, archaeomagnetic dating, dendrochronology, etc.) should be taken if suitable material is encountered during the excavation.

Conservation Strategy

- 4.14 A conservation strategy must be developed in collaboration with a recognised laboratory. All finds must be assessed to recover information that will contribute to an understanding of their deterioration and hence preservation potential, as well as identifying potential for further investigation. Furthermore, all finds must be stabilised and packaged in accordance with the requirements of the receiving museum. As a guiding principle, only artefacts of a "displayable" quality would warrant full conservation, but metalwork and coinage from stratified contexts would be expected to be x-rayed if necessary, and conservation costs should also be included as a contingency.

Human Remains

- 4.15 Any human remains that are discovered must initially be left *in-situ*, covered and protected. GMAAS will be notified at the earliest opportunity. If removal is necessary the remains must be excavated archaeologically in accordance with the *Guidance for Best Practice for Treatment of Human Remains Excavated from Christian Burial Grounds in England* (English Heritage 2005), a valid Ministry of Justice licence, if appropriate, and any local environmental health regulations.

Treasure Act

- 4.16 The terms of the Treasure Act 1996, as amended, must be followed regarding any finds that might fall within its purview. Any finds must be removed to a safe place and reported to the local coroner as required by the procedures as laid down in the "Code of Practice". Where removal cannot be affected on the same working day as the discovery, suitable security measures must be taken to protect the finds from theft.

Unexpectedly Significant or Complex Discoveries

- 4.17 Should there be unexpectedly significant or complex discoveries made that warrant, in the professional judgement of the archaeologist on site, more detailed recording than is appropriate within the terms of this specification, then the archaeological contractor should urgently contact GMAAS with the relevant information to enable them to resolve the matter with the developer.

Access/Monitoring Arrangements

- 4.18 GMAAS will be afforded access to the site at any reasonable time. It is usual practice that the visit is arranged in advance, but this is not always feasible. GMAAS will be provided with a site tour and an overview of the site by the senior archaeologist present and should be afforded the opportunity to view all trenches, any finds made that are still on site, and any records not in immediate use. It is anticipated that the records of an exemplar context that has previously been fully recorded will be examined. Any observed deficiencies during the site visit are to be made good to the satisfaction of GMAAS.

5.0 Excavation Archives Deposition

- 5.1 Before commencing any fieldwork, the archaeological contractor must contact the relevant district museum archaeological curator to determine the museum's requirements for the deposition of an excavation archive.
- 5.2 Agreement for deposition should be confirmed in writing by the archaeological contractor; this correspondence is to be copied to GMAAS
- 5.3 It is the policy of the relevant museum to accept complete excavation archives, including primary site records and research archives and finds, from all excavations carried out in the district that it serves.
- 5.4 It is the responsibility of the archaeological contractor to endeavour to obtain consent of the landowner, in writing, to the deposition of finds with the relevant museum.
- 5.5 It is the responsibility of the archaeological contractor to meet the relevant museum's requirements regarding the preparation of excavation archives for deposition.

6.0 Post-Excavation Analysis and Reporting

Finds and Samples

- 6.1 On completion of the fieldwork, any samples taken shall be processed and any finds shall be cleaned, identified, assessed/analysed, dated (if possible), marked (if appropriate) and properly packed and stored in accordance with the requirements of national guidelines.
- 6.2 Samples should be processed for the recovery of artefactual material, animal/fish/human bones, industrial residues (such as fuel and fuel waste), shell, molluscs, charcoal and mineralised plant remains, as a minimum. 'Specialist' samples (e.g. monoliths, cores, plant/invertebrate macrofossils, etc.) should be processed separately as appropriate.
- 6.3 Material suitable for scientific dating (e.g. charcoal) should be identified to species and assessed for suitability by an environmental specialist prior to submission to a dating laboratory. Any human remains submitted for C14 dating should also have carbon (delta 13C) and nitrogen isotope analysis carried out by the radiocarbon laboratory.
- 6.4 All finds and biological material must be analysed by a qualified and experienced specialist.
- 6.5 Following identification, finds of 20th century date should be noted, quantified and summarily described, but can then be discarded if appropriate. All finds which are of 19th century or earlier date, should be retained and archived.

Field Archive

- 6.6 A fully indexed field archive shall be compiled, consisting of all primary written documents, plans, sections and digital photographs. Standards for archive compilation and transfer should conform to those outlined in *Archaeological Archives – a guide to best practice in creation, compilation, transfer and curation* (Archaeological Archives Forum [second edition] 2011), *Digital Archives in Archaeology* (Dig Ventures 2021 [online]) and *The Standard and Guide to Best Practice in Archaeological Archiving in Europe* (EAC 2019). The contractor should also take account of any additional requirements imposed by the recipient.
- 6.7 All digital prints, including those presented in the report, must be made on paper and with inks which are certified against fading or other deterioration for a period of 75 years or more when used in combination. If digital printing is employed, the contractor must supply details of the paper/inks used in writing to GMAAS with supporting documentation indicating their archival stability/durability. Written confirmation that the materials are acceptable must have been received from the GMAAS prior to the commencement of work on site.
- 6.8 The original archive is to accompany the deposition of any finds, providing the landowner agrees to the deposition of finds in a publicly accessible archive.

Report Format and Content

- 6.9 It is anticipated that upon (or approaching) completion of fieldwork, a meeting with GMAAS will be arranged by the archaeological contractor, to discuss the results. The developer should also be invited to attend this meeting. The meeting may take the form of a telephone discussion at GMAAS's discretion. Following the meeting, the archaeological contractor will either produce a report to be submitted to GMAAS.
- 6.10 The report should include background information on the need for the project, a description of the methodology employed, and a full description and interpretation of results produced. It is not envisaged that the report is likely to be published, but it should be produced with sufficient care and attention to detail to be of academic use to future researchers.
- 6.11 Location plans should be produced at a scale which enables easy site identification, and which depicts the full extent of the site investigated (a scale of 1:50,000 is not regarded as appropriate unless accompanied by a more detailed plan or plans). Site plans should be at an appropriate scale showing area layout (as dug), features located and, where possible, predicted archaeological deposits.
- 6.12 Artefact analysis is to include the production of a descriptive catalogue, quantification by context and discussion/interpretation if warranted, with finds critical for dating and interpretation illustrated.
- 6.13 Environmental analysis is to include identification of the remains, quantification by context, discussion/interpretation if warranted, and a description of the processing methodology.

Radiocarbon results must be presented in full (laboratory sample number, conventional radiocarbon age, delta C13 value and calibration programme). Copies of the laboratory-issued dating certificates must be included as an appendix to the report.

- 6.14 Details of the style and format of the report are to be determined by the archaeological contractor, but should include a full bibliography, a quantified index to the site archive, and as an appendix, a copy of this specification.

Summary for Publication

- 6.15 A summary sheet should be completed and submitted to the HER. Depending upon the results of the evaluation (and any possible additional excavation), discussions will be held with GMAAS regarding the potential for the publication of the results in a suitable archaeological journal. This will be agreed by all parties in advance of work commencing on any suitable publication.

Publicity

- 6.16 If the project is to be publicised in any way (including media releases, publications, etc.), then it is expected that GMAAS will be given the opportunity to consider whether they wish its collaborative role to be acknowledged, and if so, the form of words used will be at their discretion.

7.0 Report Submission and Deposition with the HER

- 7.1 A digital PDF/A copy of the report is to be supplied directly to GMAAS, in a timely manner, and certainly within a period of two months following completion of fieldwork, unless specialist reports are awaited. In the latter case, a revised date should be agreed with GMAAS. The final version of the report will also be uploaded onto OASIS. Any comments made by GMAAS in response to the submission of an unsatisfactory report will be taken into account and will result in the reissue of a suitably edited report to all parties, within a timescale which has been agreed with GMAAS.
- 7.2 The report will be supplied on the understanding that it will be added to the HER where it will be publicly accessible once deposited, unless confidentiality is explicitly requested, in which case it will become publicly accessible six months after deposition.
- 7.3 In terms of copyright, please note that by depositing the report, the contractor gives permission for the material presented within the document to be used by the Council, in perpetuity, although the contractor retains the right to be identified as the author of all project documentation and reports as specified in the *Copyright, Designs and Patents Act 1988* (chapter IV, section 79). The permission will allow the Council to reproduce material, including for commercial use by third parties, with the copyright owner suitably acknowledged.
- 7.4 The HER supports the Online Access to Index of Archaeological Investigations (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced because of the advent of large-scale developer funded fieldwork. The archaeological contractor must therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. Contractors are advised to contact GMAAS to completing the form. Once a report has become a public document by submission to or incorporation into the HER, the HER may place the information on a website. If appropriate, a note or longer article should also be supplied to the Council for British Archaeology's local Forum publication (please contact the editor or CBA's website for more information).

8.0 General Considerations

- 8.1 All works will be in compliance with the *Health and Safety at Work Act* (1974), applicable regulations and codes of practice, and recommendations of the Standing Conference of Archaeological Unit Managers (SCAUM) *Health and Safety in Field Archaeology* (1986).

Unauthorised Alterations to Specification by Contractor

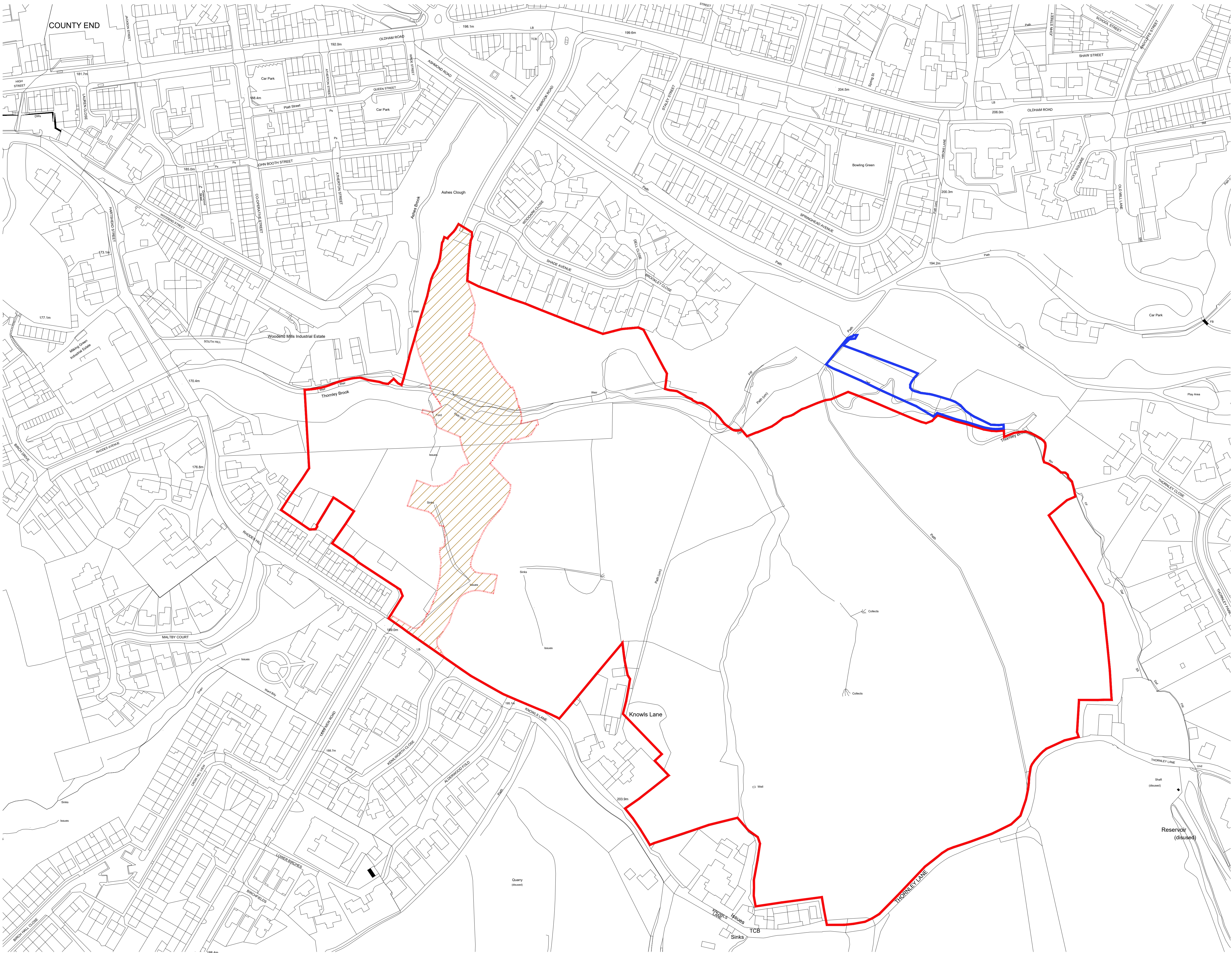
- 8.2 It is the archaeological contractor's responsibility to ensure that they have obtained GMAAS's consent in writing to any variation of the specification prior to the commencement of on site work or (if required). Unauthorised variations may result in GMAAS being unable to recommend discharge of the archaeological condition to the Local Planning Officer based on the archaeological information available and are therefore made solely at the risk of the contractor.

Technical Queries

- 8.3 Similarly, any technical queries arising from the specification detailed above, should be addressed to GMAAS without delay.

Valid Period of Specification

- 8.4 This specification is valid for a period of one year from date of issue. After that time, it may need to be revised to take into account new discoveries, changes in policy or the introduction of new working practices or techniques.



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North Sign / Key Plan

The following external model files are included within this drawing:

- Site Boundary - 15.79 Ha
- Detailed Application Element - 1.13 Ha
- Land in the Ownership of the Applicant - 0.21 Ha

D	12/09/17	Minor tweaks	DM	GP
C	31/08/17	Minor tweaks along northern boundary	DM	GP
Rev	Date	Revision Notes	Dn	Rv

Client / Contractor

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Project
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Drawing Title
SITE BOUNDARY PLAN

Job Number 6802	Drawing Originated Date 27/06/2017	PAS 1192 Status Code -
Scale@A1 1:1250	Purpose PRELIMINARY	

Drawing Number SP(90)08	Revision D
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Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land off Knowls Lane, Oldham, Greater Manchester. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.

The assessment has concluded that the site has a low potential for archaeological remains predating the Modern period.

There is a high potential for remains associated with previous mill buildings and associated structures in the north of the site. These are considered to be of local archaeological interest. The rest of the site is of low archaeological potential.

Current evidence indicates that there are no archaeological concerns which would prevent delivery of development on the site. However, given the high potential for remains associated with the mill buildings in the north of the site, it is anticipated that some additional archaeological work will be required by the Local Planning Authority in this area. This will, however, be limited to the area of the proposed link road which runs in a north-south direction from Knowls Lane to Ashbrook Road.

It is suggested that these archaeological works will comprise an archaeological watching brief during construction of the proposed link road in the north of the site and can be undertaken as a condition of consent of the application. They will be discussed with Norman Redhead (County Archaeologist, Greater Manchester Archaeological Advisory Service) and the Local Planning Authority in due course.

1.0 Introduction

- 1.1 This archaeological desk-based assessment considers land off Knowls Lane, Oldham, Greater Manchester (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference SD 96043 04181.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2014), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.4 The study area used in this assessment is a 250 m radius from the perimeter of the site (Figure 2).

Location, Topography and Geology

- 1.5 The study site lies within the outskirts of the metropolitan borough of Oldham, and to the south of Springhead.
- 1.6 The site is irregular in shape and principally comprises rough grassland, with woodland in the far north. Thomley Brook runs along the northern perimeter of the site.
- 1.7 The underlying bedrock on site comprises bands of Sandstone of Blenfire Rock, and Mudstone, Siltstone and Sandstone of Pennine Lower Coal Measures Formation; these run in a north-south direction across the site. The superficial deposits comprise Devensian Till.

2.0 Planning Background and Development Plan Framework

Ancient Monuments and Archaeological Areas Act 1979

- 2.1 The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments, but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

- 2.3 Section 66(1) states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.5 Government policy in relation to the historic environment is outlined in Section 12 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.6 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.7 Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 2.8 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

- 2.9 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 2.10 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

- 2.11 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.12 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.13 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- "Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'."*
- 2.14 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.15 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.16 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.17 Paragraph 18a-013 concludes:
- "The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."*
- 2.18 The key test in NPPF Paragraphs 132-134 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
- "What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."*
- 2.19 Paragraph 134 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”

- 2.20 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.21 The Oldham Joint Core Strategy and Development Management Policies (November 2011) have the following policy relating to the historic environment.

Policy 24 Historic Environment

Oldham has a rich historic environment with many significant and valuable features, structures and characteristics. The council will protect, conserve and enhance these heritage assets and their settings which adds to the borough's sense of place and identity.

Development proposals must have regard to:

- National and local guidance and policies on the historic environment.
- Oldham Rochdale Housing Market Renewal Pathfinder Heritage Assessments.
- Greater Manchester and Oldham Urban Historic Landscape Characterisation Study.
- Conservation Area Appraisals and Management Plans, where appropriate.

When allocating sites and determining applications for planning and advertisement consents, the council will seek to protect, conserve and enhance the architectural features, structures, settings, historic character and significance of the borough's heritage assets and designations including:

- a) Listed buildings.
- b) Conservation areas.
- c) Registered parks and gardens (their historic character and setting).
- d) Scheduled ancient monuments (their archaeological value and interest).
- e) Significant archaeological remains.
- f) Locally significant buildings, structures, areas or landscapes of architectural or historic interest (including non-designated locally significant assets identified in the local lists compiled by the council).

The council will support heritage-led regeneration, including the reuse of historic buildings such as mills, to achieve economic, community and regeneration objectives, where appropriate.

Listed Buildings

Development to, or within the curtilage or vicinity of, a listed building or structure must serve to preserve or enhance its special interest and its setting. There will be a strong presumption against proposals involving the demolition of listed buildings or structures. Proposals which would lead to the loss or cause harm to grade I and II* listed buildings should be wholly exceptional.

Development proposals for a building incorporating a historic shop front should make provision for its retention, restoration and repair.

Conservation Areas

Development within or affecting the setting of a conservation area, including views in or out, must serve to preserve or enhance the character or appearance of the area. Proposals for all new development, including alterations and extensions to buildings and their re-use, must have a sensitive and appropriate response to context and good attention to detail.

Proposals must not adversely affect important architectural or historic features or distinctive local features or structures unless it can be demonstrated that the development brings substantial benefits to the community.

Proposals for the demolition of a building in a conservation area must demonstrate that it is unrealistic for the building to continue in its existing use and a suitable alternative use cannot be found, or the building is in poor structural condition and the cost of repairing and maintaining it would be disproportionate to its importance and value and the demolition would preserve or enhance the character or appearance of the conservation area. In exceptional circumstances, the fact that a demolition would bring substantial benefits to the local community may outweigh the balance in favour of the preservation of the building.

Registered Parks and Gardens

Development which would lead to the loss of, or cause harm to, the historic character or setting of any part of registered park and garden will not be permitted.

Scheduled Ancient Monuments

Development which would lead to the loss of, or cause harm to, scheduled ancient monuments should be wholly exceptional.

Local Designations

Development which would affect the following designations will only be permitted in cases where it can be demonstrated that the benefits of the development brings substantial benefits to the community which outweigh the preservation of the heritage asset:

- Significant archaeological remains.
- Locally significant buildings, structures, areas or landscapes of architectural or historic interest.

The council will provide further advice and guidance on this policy.

Guidance

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.22 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England 2015)

- 2.23 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.24 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.25 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;

2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.26 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Archaeological and Historical Background

3.1 The locations of sites mentioned in the text are shown on Figure 2.

Non-Designated Heritage Assets

Prehistoric

- 3.2 There are no recorded archaeological assets of prehistoric date within the site or its surroundings.
- 3.3 Known prehistoric evidence across Lancashire is moderately sparse. The earliest evidence relates to the end of the Devensian Ice Age (16,000 - 8,000 BC), with the majority being located in cave sites.
- 3.4 The Palaeolithic to Mesolithic periods are not well attested in the region, due to the ephemeral nature of the settlement.
- 3.5 Mesolithic to Neolithic settlement has predominantly been recorded through flint scatters and palaeoecological evidence, hinting at wood clearance in these periods (Cowell, 1996). Flint scatters have mainly been recorded in the Rossendale uplands and further south along the western Pennine slopes (Hall et al, 1995: 115).
- 3.6 Major environmental changes took place between 8300 to 3200 BC, with woodland beginning to decline around 5000 BC (GMAU, 1990). It has been stated that settlement in the Neolithic period was limited due to the poor drainage of the Pennines and the spread of blanket peat (Hall et al, 1995: 117). The peat in this area has the potential for preserving organic material which is from a period not wholly defined in this region.
- 3.7 The Bronze Age is characterised by the introduction of metalworking and the construction of burial monuments. However, in the later Bronze Age a pattern emerges for the abandonment of a large portion of the landscape due to environmental and ecological changes, a pattern which appears to continue into the Iron Age (Middleton, 1996).
- 3.8 Representation of the Iron Age across Lancashire is negligible in comparison to the rest of the UK; it remains that what little evidence there is associated with isolated farms and small-scale hilltop enclosures (Haselgrove, 1996). However, there is growing regional evidence for concentration of settlements on sands and gravels near to watercourses and mosslands, rather than on the more poorly drained boulder clays (GMAU, 1990).
- 3.9 Based on current evidence, a low potential is therefore identified for prehistoric activity on the site.

Roman

- 3.10 By the time of the Roman invasion, development of the site and its environs were most likely occupied by the people of the Brigantes; but by the early AD70s the whole of the area west of the Pennines had become under the control of the Romans (Haselgrove, 1996).
- 3.11 The Roman period in Lancashire is dominated by military sites; a few civilian settlements have also been recorded in close association to these (Buxton and Shotter, 1996, Shotter, 2011). However, even these are limited in number compared to other areas of the country.
- 3.12 Nevertheless, Roman military activity does suggest wider civilian settlements. Small towns grew rapidly in the environs of Roman forts as many of the army's requirements were satisfied at a local level; and Roman roads, although initially constructed for military purposes, allowed for greater mobility and communication (Shotter 2011).
- 3.13 There is no recorded evidence attesting to the Roman period on the site or within the search area. The site lies between the conjectured line of two Roman roads, c. 0.8 km to the east and c. 1.1 km to the west. It is likely that Roman activity was concentrated towards the juncture of the two roads c. 2.2 km to the north of site (Allen et al, 2016).
- 3.14 On the basis of present evidence, a low potential for Roman occupation activity is identified on the site.

- 3.15 There are no recorded archaeological assets of Early Medieval/Medieval date within the site.
- 3.16 Evidence for occupation of the area during the Early Medieval and Medieval periods relies on analysis of place names, documentary sources such as the Domesday Book, along with a small number of isolated archaeological finds, and the application of a more general understanding of the development of Medieval rural settlements throughout the region (Newman 1996).
- 3.17 There is a lack of evidence attesting to these periods in Lancashire, and formerly archaeologists had used what little evidence there was to divide the period into three phases:
- The 5th to 6th centuries as a time following the Roman withdrawal and the region being fragmented into several smaller kingdoms;
 - The 7th and 8th centuries which saw the region subsumed into the larger Anglo-Saxon kingdoms, with the site area becoming part of Northumbria; and
 - The 9th and 10th centuries in which external powers such as Skandinavian, Hiberno-Norse and Mercia created instability until the growth of the Wessex Kingdom and establishment of a united England under King Alfred (Newman, 2006: 91-93).
- 3.18 In recent years, a new perspective on the Early Medieval period in the North-West of England has been achieved by the abandonment of dependence on cultural indicators and, instead, examining palaeoecological evidence and greater use of absolute dating such as C14. This has demonstrated that there is extensive Early Medieval settlement, which remains predominantly unidentifiable by excavation alone, within sites largely believed to date to other periods (Ibid).
- 3.19 Therefore, tangible evidence for Early Medieval activity in the region is still largely drawn from place names.
- 3.20 Oldham, derived from a mixture of Anglian and Old Norse, means Old Island. From the Anglian 'ald' meaning old/ancient/the older and from the Old Norse 'holmr' meaning an island, an island promontory, ground in marsh or a river meadow (Ekwall, 1922:180 and Mills 2011: 249).
- 3.21 Given the location of Oldham within the confines of a plethora of rivers, including the Medlock, Irk and Tame, it is likely the name is derived from the meaning of river meadow or ground in marsh.
- 3.22 It is also recorded as Aldholm, in 1226, Aldhulm, in 1237 and Oldhulme in 1622 (Farrer and Brownbill, 1911:92).
- 3.23 Butterworth (1856: 11) writes, that in early Saxon periods 'this bleak and scarcely cultivated tract, appears to have been almost in a state of nature and thin of population'.
- 3.24 There are no records in the Domesday Survey for Oldham or the environs of the site. The site lay within the boundary of the Salford Hundred under the Lordship of Roger de Poitou (Williams and Martin, 2003).
- 3.25 The earliest ascertained record of Aldhulme is in William of Canterbury's Book of Miracles, written shortly after 1170. Presented to Henry II shortly after the murder of Becket in December of 1170, it states that Adam de Andhulme set out to take his 3-year-old son Simon to the shrine of Thomas Becket in Canterbury, Simon being sickly and dying. He wrote that the child died on the journey, but was laid on Becket's tomb and under the perseverance of a bystander holy water was poured over the body and child began to stir (Bateson, 1985: 7).
- 3.26 Considering the above information, a low archaeological potential is identified across the site for the Early Medieval/Medieval periods. Any potential remains are likely to be associated by agricultural farming practices.

Post-Medieval/Modern

- 3.27 In the Post-Medieval/Modern periods, understanding of settlement, land-use and utilisation of the landscape is enhanced by cartographic sources, which can give additional detail to data contained within the Greater Manchester Historic Environment Record (HER).

- 3.28 The Post-Medieval period significantly changed the landscape and societal structure of Lancashire, particularly through the 18th to 20th centuries, with the effects of the Industrial Revolution.
- 3.29 Oldham was a thriving industrial hub for the extraction of coal and the production of cotton, the two being inextricably linked. Horse-power drove the early spinning and carding mills; but local mines enabled rapid development of steam power, and by 1825 there were 65 steam powered mills, and by 1841 there were over 40 collieries within Oldham (Ashmore 1982: 118).
- 3.30 The northern boundary of the site contains Thornley Brook. Lining the northern bank of this brook was a complex of mills, including: Bank Mill, which became Springbank Mill, Clough Mill, Woodend Mill and Springhead Mill, with further mills to the north of Oldham Road (including Brookside and Radcliffe Mills). Cotton mills were the most prominent business establishments, with the mills in the district said to consume over a million bales a year, nearly a third of the entire UK consumption (Farrer and Brownbill, 1911: 94-96).
- 3.31 Defoe in his *Tour Through Great Britain*, writing in 1727, describes society in Oldham as thus (in Butterworth, 1856: 99 & 100):

'This country seems to have been designed by Providence for the very purposes to which it is now allotted - for carrying on a manufacture - which can nowhere be so easily supplied with the conveniences necessary for it. Nor is the industry of the people wanting to second these advantages. Though we met few people without doors, yet within we saw the houses full of lusty fellows, some at the dye vat, some at the loom, others dressing the cloths; the women and children carding or spinning; all employed, from the youngest to the oldest, scarce anything above four years old but its hands were sufficient for its own support. Not a beggar to be seen, not an idle person, except here and there in an almshouse, built for those that are ancient and past working. The people in general live long; they enjoy a good air, and under such circumstances hard labour is naturally attended with the blessing of health, if not riches. The sides of the hills were dotted with houses, hardly a house standing out of a speaking distance from another; and the land being divided into small inclosures, every three or four pieces of land had a house belonging to them. . . In the course of our road among the houses we found at every one of them a little rill or gutter of running water; . . and at every considerable house was a manufactory, which not being able to be carried on without water, these little streams were so parted and guided by gutters and pipes that not one of the houses wanted its necessary appendage of a rivulet. Again, as the dyeing houses, scouring shops, and places where they use this water, emit it tinged with the drugs of the dyeing vat, and with the oil, the soap, the tallow, and other ingredients used by the clothiers in dressing and scouring, &c., the lands through which it passes, which otherwise would be exceeding barren, are enriched by it to a degree beyond imagination. Then, as every clothier necessarily keeps one horse at least, to fetch home his wool and his provisions from the market, to carry his yarn to the spinners, his manufacture to the fulling mill, and when finished, to the market to be sold, and the like, so everyone generally keeps a cow or two for his family. By this means the small pieces of inclosed land about each house are occupied; and by being thus fed, are still further improved by the dung of the cattle. As for corn, they scarce grow enough to feed their poultry.'

- 3.32 A check of the census records indicates that the community surrounding the site was predominantly employed in the cotton industry.
- 3.33 The 1841 census states:
- 'Those occupying Rhodes Hill included the Hawarth, Fielden, Lees, Saxon and Platt families, all of whom from those families were employed, either worked as a cotton twiner or piecer.*
- Those occupying Flash cottages include the Taylor family, Henry Taylor being a stone mason; the Bentley family, Ben Bentley being a dyer, Mary Bentley being a cotton reeler and Eliza Bentley being a cotton lap tenter.*
- Those on Knowls Lane include the Andrew family; with 6 of the family working as piecers, twiners, fly tenters, winders and a Throstle cotton manager; The Gledhill family who also worked as twiners and spinners and the Smithies family, who were employed as a stone mason, cotton frame tenter and speed tenter.'*
- 3.34 The site lies north of Kiln Farm, of which the name suggests is the location of a brick or pottery kiln.

3.35 During the 19th century, the railway would have played an integral part in industrialisation for the movement of raw materials, produce and people. By 1848, the London and North-Western Railway had constructed the Oldham Branch. The railway track lay just to the north of site, with Grotton and Springhead Station (176.1.0 on Figure 2). The HLC records the former Oldham Branch line and entrance to Lydgate Tunnel as the site of the pre-1854 Oldham Branch line, disused after 1950. The railway is now dismantled; the remains of Grotton and Springhead station have been landscaped as part of the Medlock Valley improvement scheme, with the station building having been converted into a private dwelling.

3.36 Considering the above information, the archaeological potential of most of the site for remains of Post-Medieval/Modern date is low. There is a high archaeological potential for remains associated with several mills in the north of the site, along Thornley Brook (-see below for further details).

Map Regression Exercise

3.37 Speed's County Map of 1610 (Figure 3) denotes Oldham. However, no detail is shown of the site.

3.38 Yate's County Map of 1786 (Figure 4) shows High Knowls settlement (5746.2.0 on Figure 2) along Lane Head Road/Knows Road.

3.39 Greenwood's County Map of 1818 (Figure 5) indicates the area of the site with some accuracy. Thornley Brook bounds the north of the site and a building lies to the south-east. This may be Thornley Brook Farm.

3.40 Hennessey's County Map of 1829 (Figure 6) indicates the possible locations of Knowls Lane Farmhouse and Manor House.

3.41 The 1894 Ordnance Survey Map (Figure 7) shows the site comprising many fields with several footpaths bisecting it. Several mills lie along Thornley Brook, some of which are in the northern perimeter of the site; these include several of the buildings associated with Woodend Mill, Clough Mill, Springbank Mill and Bank Mill, along with other mill structures, some of which are no evident on the map (-these include leats, reservoirs, wheels, etc.).

3.42 The Ordnance Survey Map of 1909 (Figure 8) indicates the mill buildings in the far north-west of the site are no longer extant.

3.43 There is no change between the Ordnance Survey Map of 1909 (Figure 8), and the 1922 (Figure 9), 1953-5 (Figure 10), 1973-9 (Figure 11) and 1983 (Figure 12) Ordnance Survey Maps.

3.44 The Ordnance Survey Map of 1992 (Figure 13) indicates that all the mill buildings have been removed from the northern part of the site.

3.45 There is no change between the Ordnance Survey Map of 1992 (Figure 13), and the 1999 (Figure 14) and 2017 (Figure 15) Ordnance Survey Maps.

3.46 Based on this evidence, a low potential for Modern activity is therefore identified within most of the site, except for the northern part, where a high potential for mill buildings and associated structures is likely.

4.0 Proposed Development and Predicted Impact on Archaeological Assets

Site Conditions

- 4.1 The study site is irregular in shape and principally comprises rough grassland, with woodland in the far north. Thomley Brook runs along the northern perimeter of the site.

The Proposed Development

- 4.2 The proposals are for residential development and associated infrastructure.

Potential Archaeological Impacts

- 4.3 The assessment has established that the site has a low potential for archaeological remains for all periods, except for the Modern period, where a high potential for remains associated with previous mill buildings and associated structures are considered likely in the north of the site. These are of local archaeological interest.
- 4.4 It is also clearly identified from the map regression exercise that there are no below ground remains associated with any listed buildings. Several listed buildings lie beyond the site boundary to the south, and there is no evidence to suggest that remains associated with them are located within the development site.
- 4.5 Based on the above information, current evidence indicates that there are no archaeological concerns which would prevent delivery of development on the site. However, given the high potential for remains associated with the mill buildings in the north of the site, it is anticipated that some additional archaeological work will be required by the Local Planning Authority. This will be limited in nature as the masterplan for most of the northern part of the site comprises public space and woodland (as per the current land use). The only area which would be subject to any form of significant ground disturbance in the northern part of the site is associated with the link road which runs in a north-south direction from Knowls Lane to Ashbrook Road.
- 4.6 It is suggested that these archaeological works will comprise an archaeological watching brief during construction of the proposed link road in the north of the site and can be undertaken as a condition of consent of the application. They will be discussed with Norman Redhead (County Archaeologist, Greater Manchester Archaeological Advisory Service) and the Local Planning Authority in due course.

5.0 Summary and Conclusions

- 5.1 This archaeological desk-based assessment considers land off Knowls Lane, Oldham, Greater Manchester. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the site.
- 5.2 The assessment has established that the site has a low potential for archaeological remains predating the Modern period.
- 5.3 There is a high potential for remains associated with previous mill buildings and associated structures in the north of the site. These are considered to be of local archaeological interest. The rest of the site is of low archaeological potential.
- 5.4 Current evidence indicates that there are no archaeological concerns which would prevent delivery of development on the site. However, given the high potential for remains associated with the mill buildings in the north of the site, it is anticipated that some additional archaeological work will be required by the Local Planning Authority in this area. This will, however, be limited to the area of the proposed link road which runs in a north-south direction from Knowls Lane to Ashbrook Road.
- 5.5 It is suggested that these archaeological works will comprise an archaeological watching brief during construction of the proposed link road in the north of the site and can be undertaken as a condition of consent of the application. They will be discussed with Norman Redhead (County Archaeologist, Greater Manchester Archaeological Advisory Service) and the Local Planning Authority in due course.

Sources

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Norman Redhead: County Archaeologist, Greater Manchester Archaeological Advisory Service
Lesley Dunkley: Historic Environment Record Officer, Greater Manchester Archaeological Advisory Service

Greater Manchester Historic Environment Record
Lancashire Archives
Manchester Archives
Manchester Central Library
National Archives

Cartographic

1610 Speed's County Map
1786 Yate's County Map
1818 Greenwood's County Map
1829 Hennet's County Map
1894 Ordnance Survey 1:2,500 Map
1909 Ordnance Survey 1:2,500 Map
1922 Ordnance Survey 1:2,500 Map
1953/5 Ordnance Survey 1:2,500 Map
1973/9 Ordnance Survey 1:10,000 Map
1983 Ordnance Survey 1:10,000 Map
1992 Ordnance Survey 1:2,500 Map
1999 Ordnance Survey 1:10,000 Map
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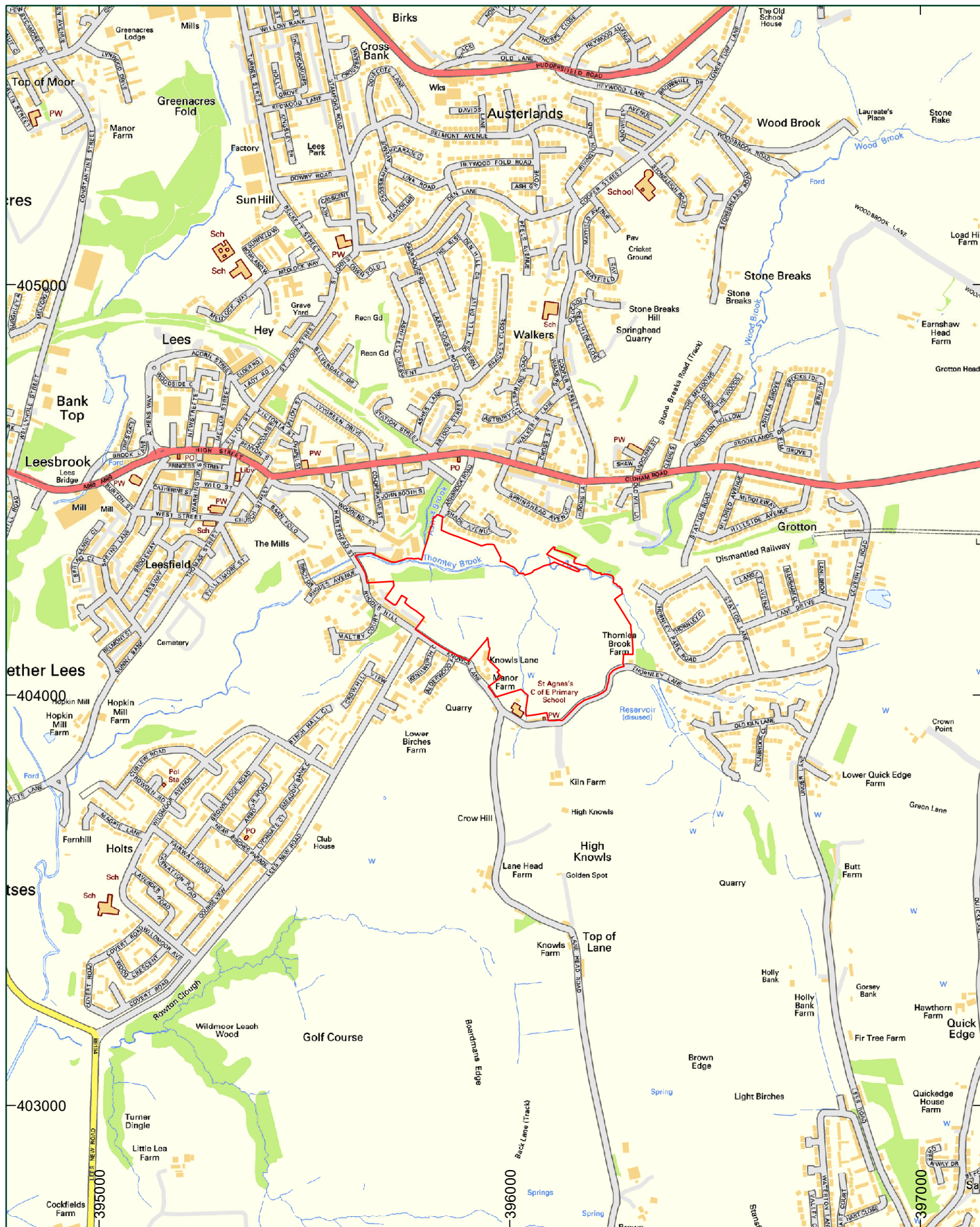
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Legend

Site

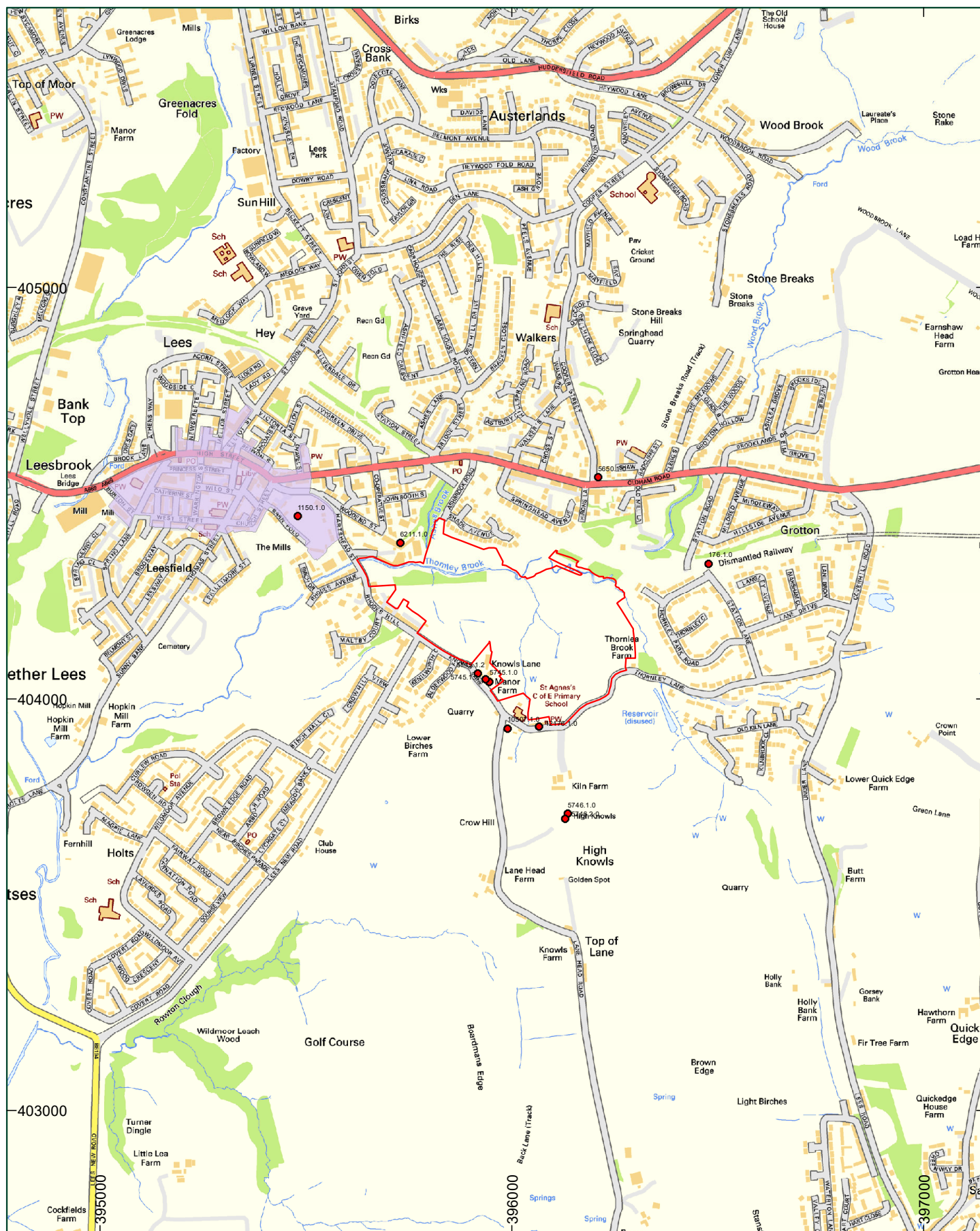
1:12,500 at A4



Title:
Fig. 1: Site Location
Address:
Land off Knowls Lane, Oldham



orion.



Legend

- Site
- Monuments
- Conservation Area

1:12,500 at A4

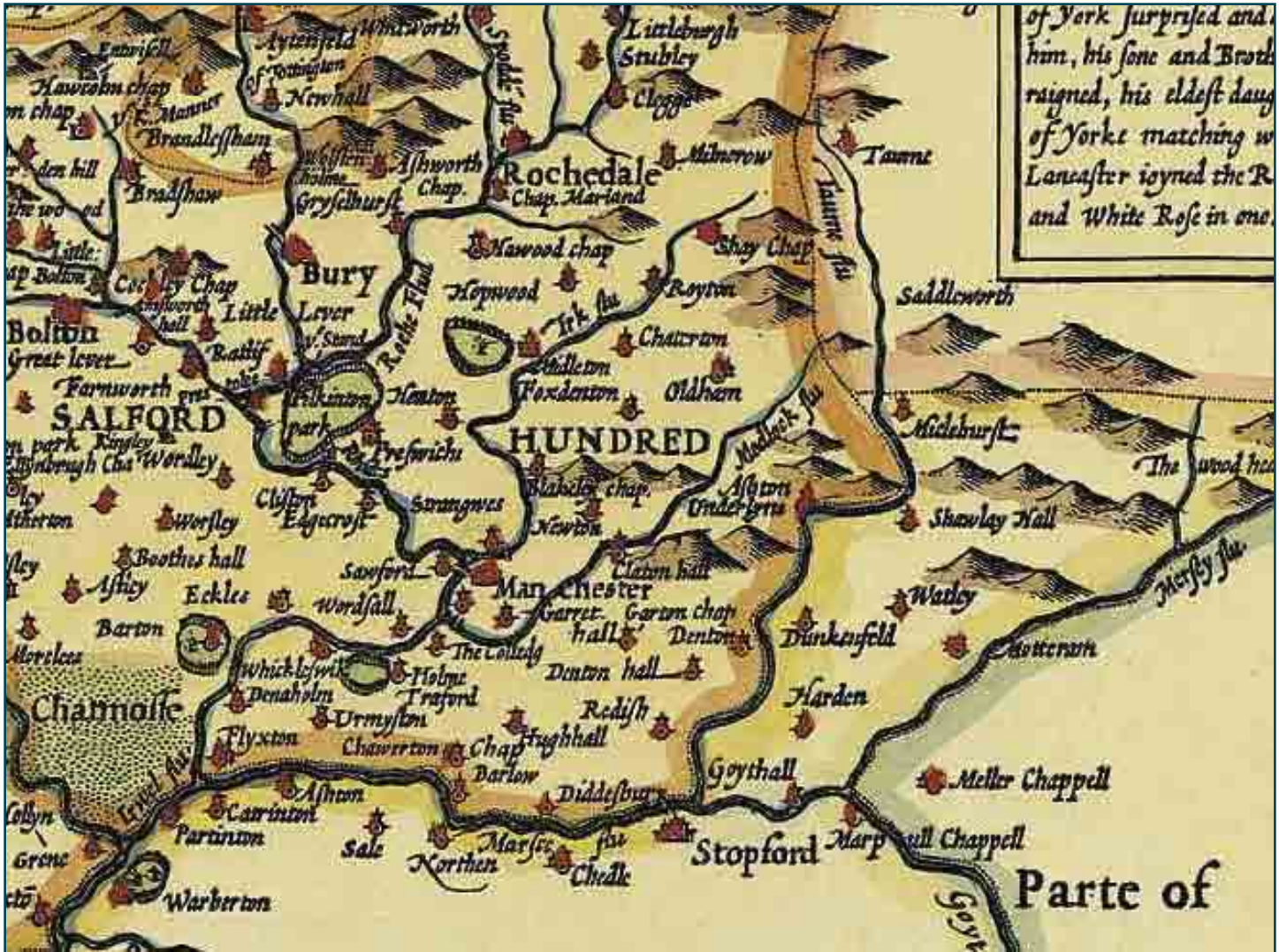


Title:
Fig. 2: HER Data Plot

Address:
Land off Knowls Lane, Oldham



orion.



Legend:

Not to scale at A4


Title:
Fig. 3: 1610 Speed's County Map
Address:
Land off Knowls Lane, Oldham



orion.



Legend

 Site (approximate)

1:15,000 at A4

0 250m



Title:
Fig. 4: 1786 Yate's County Map
Address:
Land off Knowls Lane, Oldham



orion.



Legend

 Site (approximate)

1:15,000 at A4

0 250m



Title:
Fig. 5: 1818 Greenwood's County Map
Address:
Land off Knowls Lane, Oldham



orion.



Legend

 Site (approximate)

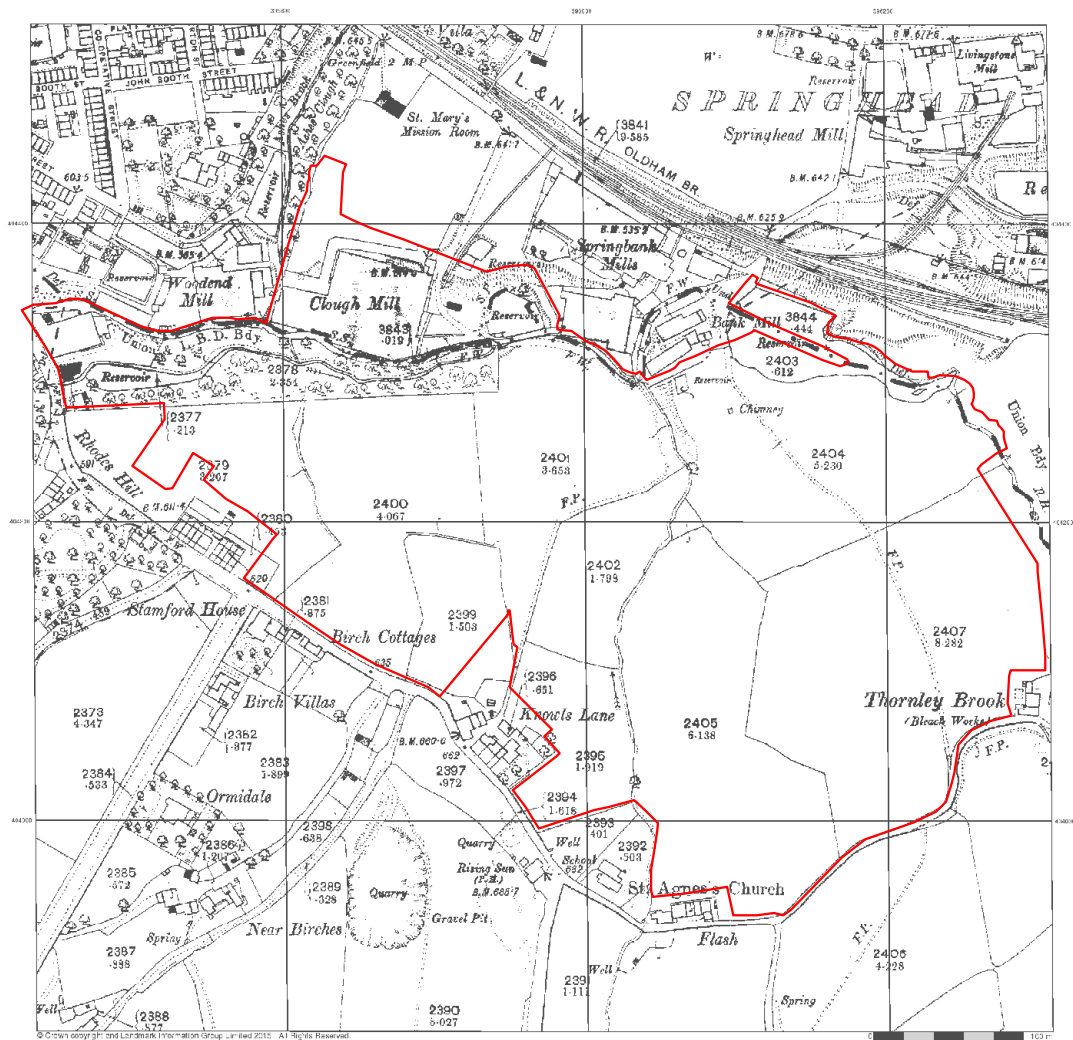
1:15,000 at A4

0 250m


Title:
Fig. 6: 1829 Hennet's County Map
Address:
Land off Knowls Lane, Oldham



orion.



404000

396000

Legend

Site

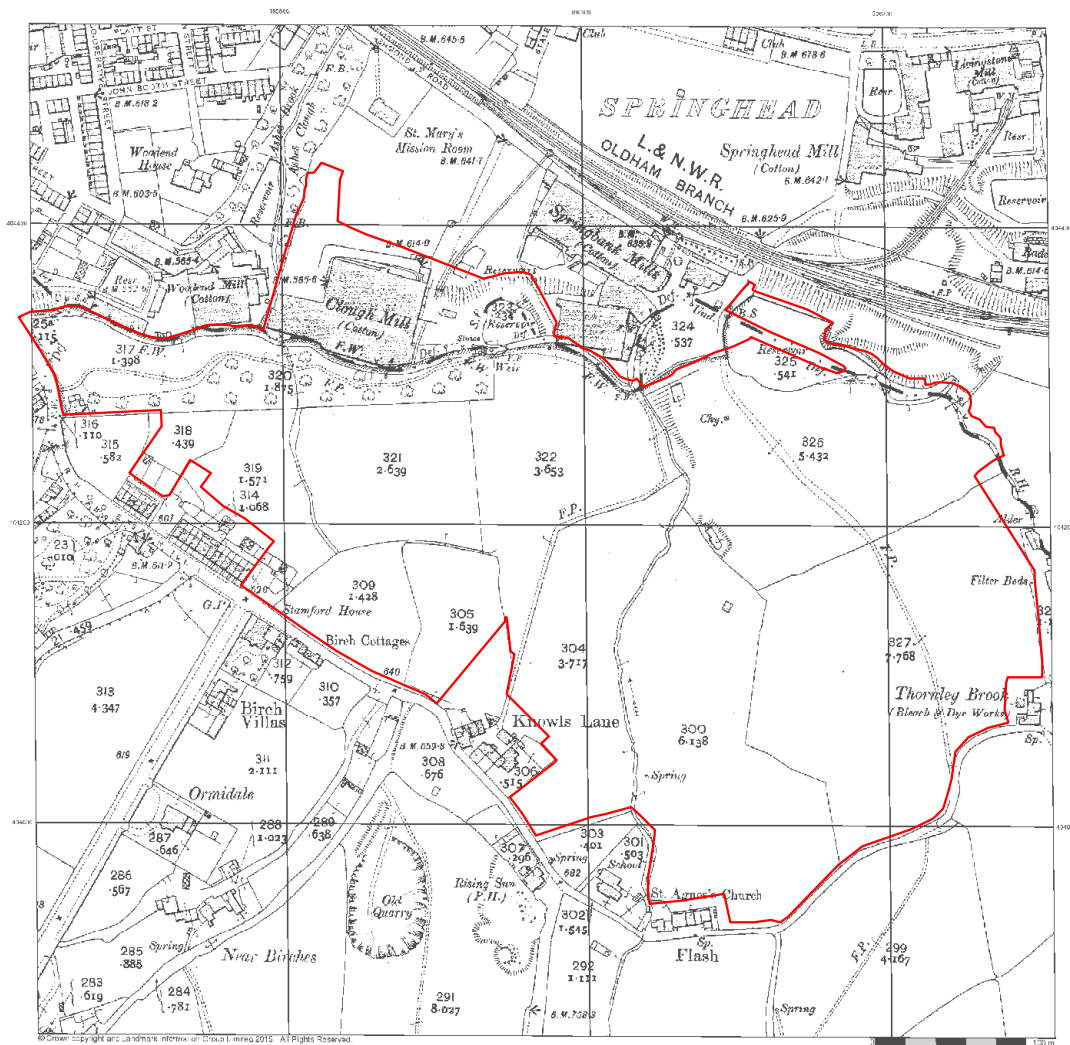
1:5,000 at A4

0 100m

Title:
Fig. 7: 1894 Ordnance Survey 1:2,500 Map
Address:
Land off Knowls Lane, Oldham



orion.



Legend



1:5,000 at A4



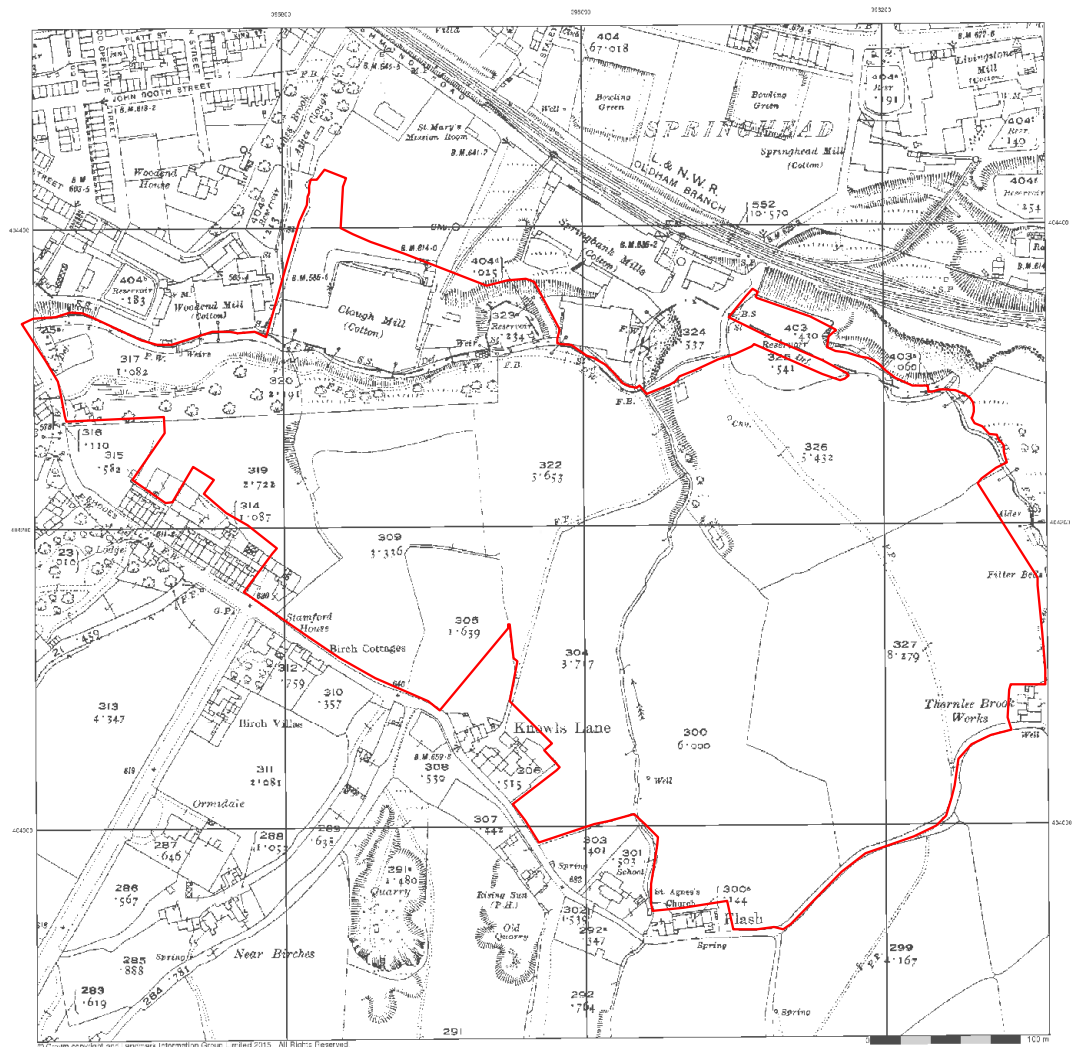
Title:

Fig. 8: 1909 Ordnance Survey 1:2,500 Map

Address:

Land off Knowls Lane, Oldham





Legend



Site

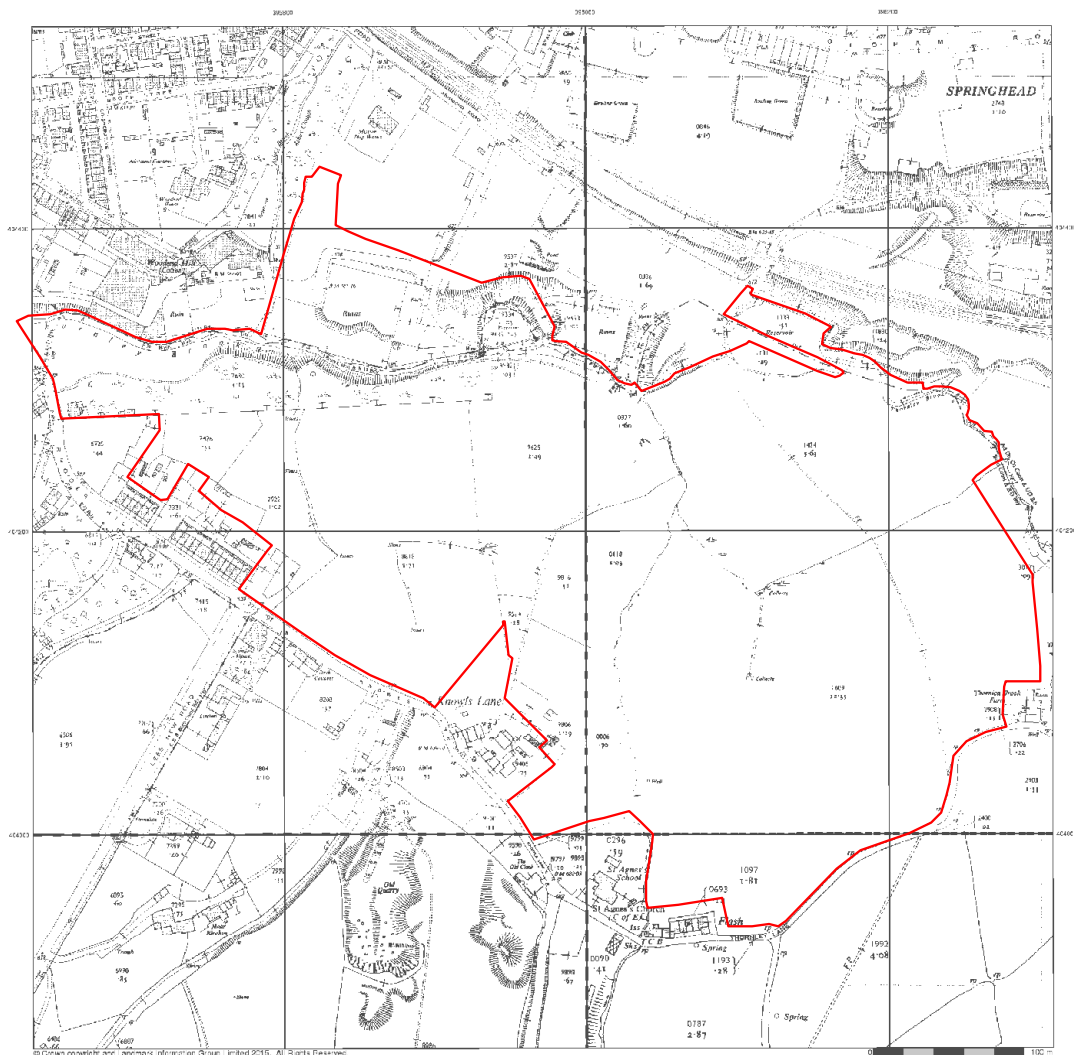
1:5,000 at A4



Title:
Fig. 9: 1922 Ordnance Survey 1:2,500 Map
Address:
Land off Knowls Lane, Oldham



orion.



Legend

Site

1:5,000 at A4

0 100m

Title:
Fig. 10: 1953-5 Ordnance Survey 1:2,500 Map
Address:
Land off Knowls Lane, Oldham



orion.



Legend

 Site

1:5,000 at A4

0 100m



Title:

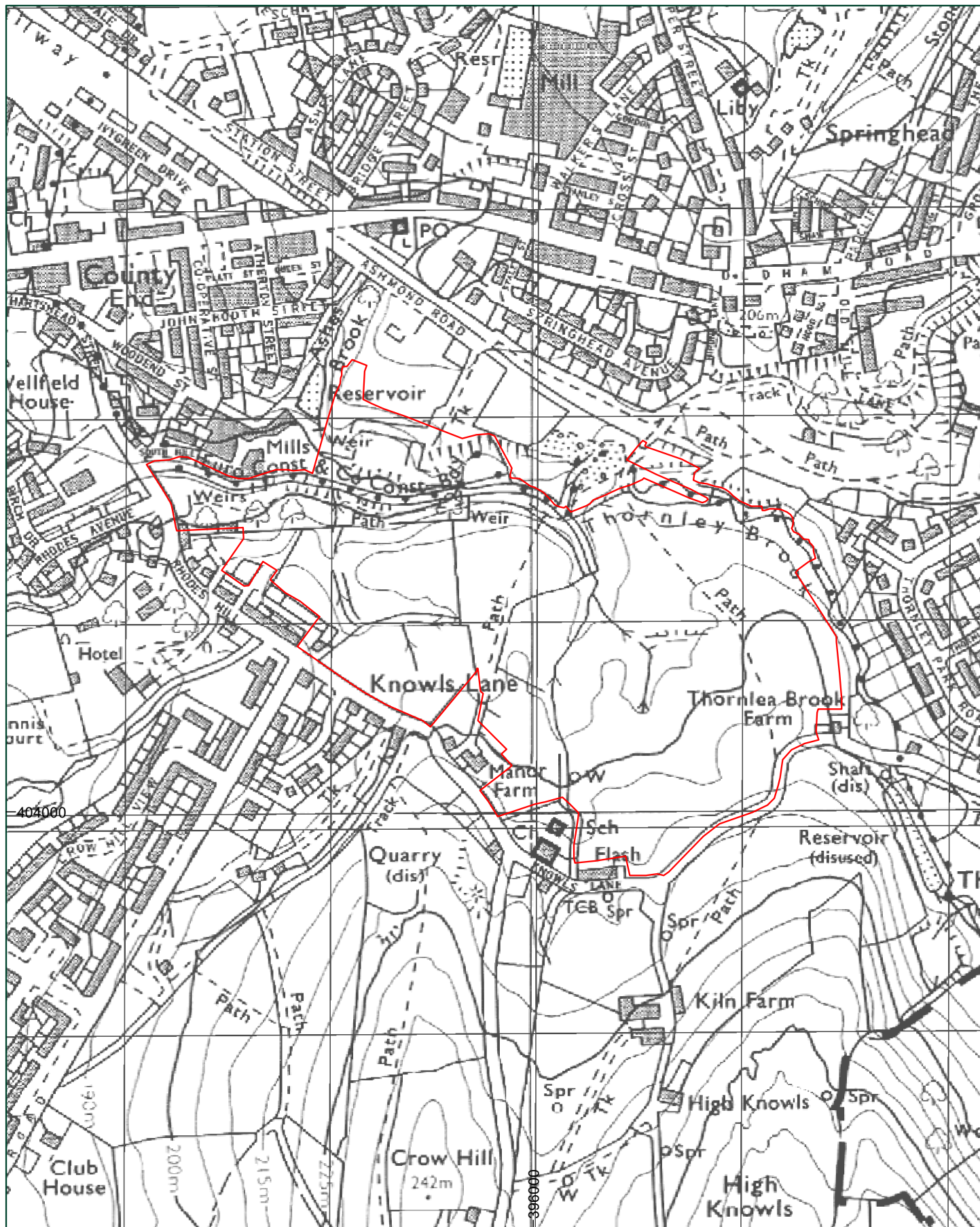
Fig. 11: 1973-9 Ordnance Survey 1:10,000 Map

Address:

Land off Knowls Lane, Oldham



orion.



Legend

 Site

1:5,000 at A4

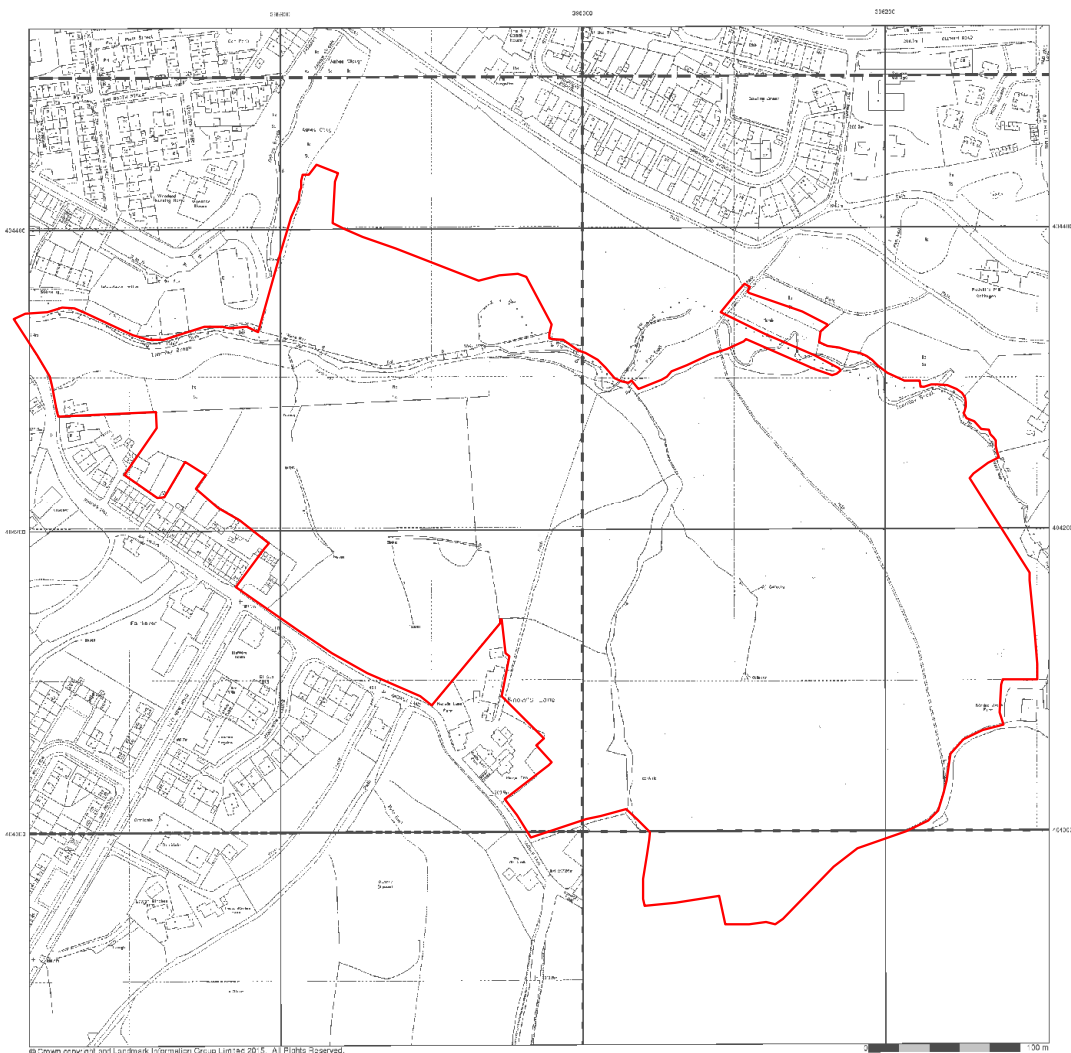
0 100m



Title:
Fig. 12: 1983 Ordnance Survey 1:10,000 Map
Address:
Land off Knowls Lane, Oldham



orion.



Legend



1:5,000 at A4



Title:
Fig. 13: 1992 Ordnance Survey 1:2,500 Map
Address:
Land off Knowls Lane, Oldham



orion.



Legend



Site

1:5,000 at A4

0 100m



Title:

Fig. 14: 1999 Ordnance Survey 1:10,000 Map

Address:

Land off Knowls Lane, Oldham



orion.



Legend

 Site

1:5,000 at A4

0 100m

Title:
Fig. 15: 2017 Ordnance Survey 1:10,1000 Map
Address:
Land off Knowls Lane, Oldham



orion.