St Cuthbert’s School, Rochdale, Greater Manchester

Archaeological Desk-based Assessment

Oxford Archaeology North
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Capita Symonds, on behalf of Rochdale Metropolitan Borough Council

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SUMMARY

As part of the ‘Building Schools for the Future’ (BSF) project, Rochdale Metropolitan Borough Council (MBC) propose to partially demolish and refurbish St Cuthbert’s High School, Rochdale (NGR SD 90899 10408). Consequently, Capita Symonds, on behalf of Rochdale MBC, commissioned Oxford Archaeology North (OA North) to undertake a desk-based assessment of the site to assess the potential impact of the proposed redevelopment on heritage assets, to inform the planning process and consider whether there is a requirement for any further archaeological work. This was carried out by OA North in April and May 2012.

The study area for the desk-based assessment comprises an area 250m in radius centred on the proposed redevelopment. The desk-based assessment comprised a search of both published and unpublished records held by the Greater Manchester Historic Environment Record (HER), English Heritage’s Heritage Gateway and National Monuments Record, Swindon, the local studies centre at Touchstones, Rochdale, and the archives and library held at OA North. In addition to this, a walkover survey was carried out within the boundary of the proposed redevelopment, in order to relate the landscape and surroundings to the results of the desk-based assessment, and identify any additional features that would not be procured solely from documentary sources.

The earliest archaeological evidence within the study area is represented by a medieval settlement at Buersil Head (Site 01) to the west of the proposed development area. The site of Dean Mill (Site 02), constructed in 1865, lay to the north of the proposed development area. Cartographic evidence shows an increase in both industry and housing around Buersil Head in the late nineteenth century. It is known from both documentary and cartographic evidence that there was coal working in the vicinity (Site 09), and a tramway was constructed before 1890 along the turnpike road from Oldham to Rochdale (Site 07). Three large, detached houses, immediately beyond the northern perimeter of the proposed development area (Sites 03, 04 and 05), were constructed in the 1890s and three properties within the study area, at the junction of Shaw Road and Oldham Road, were also constructed at this time (Site 08). Two of these houses are extant (Sites 03 and 04), as is the lane leading to the houses (Site 10). A house just further north on Oldham Road shown on the First Edition OS map (Site 06) is also extant. Dean House (Site 05), was eventually sold by the Milne family who had owned it since the late nineteenth century, and was demolished in 1965 to allow for construction of Rochdale’s first Catholic secondary school. Bishop Henshaw School was opened in 1968 and closed in 1989, reopening soon after as St Cuthbert’s School.

In total, 10 heritage assets have been identified in a gazetteer compiled for the study area, four of which are within the proposed development area and may be directly impacted (Sites 05, 08-10). Site 05, the former Dean House, is considered to be of local/borough importance and Site 10, which comprises the driveway leading to its grounds, is considered to be of low/local importance. Site 08 is the former buildings/houses constructed on Oldham Road between the 1850s and the 1890s, and is considered to be of low/local importance. Site 09 is the possible former coal
workings to the south of the school building is considered to be of local/borough importance.

As a result of the assessment and the low archaeological value of Sites 08 and 10, no further archaeological work is recommended. Under the current proposals the redevelopment plans do not extend into the areas of Sites 05, 09, and 10. However, should construction details, when these are finalised, include any ground disturbance or earthmoving activities in these areas then there will need to be a requirement for archaeological work commensurate with the ground work impact. A programme of geotechnical investigation and, depending on the results, a possible watching brief or programme of evaluation, in consultation with Greater Manchester Archaeological Advisory Service (GMAAS) is recommended in the area of the new build to establish the potential for below ground remains.
ACKNOWLEDGEMENTS

OA North would like to thank Andrew Conroy of Capita Symonds for commissioning the project. Thanks are also due to Lesley Mitchell at the Greater Manchester Historic Environment Record (HER), and the staff at the local studies centre at Touchstones, Rochdale, for their assistance with this project.

The desk-based assessment and site visit were undertaken by Vicki Bullock, and the drawings were produced by Mark Tidmarsh. The project was managed by Emily Mercer, who also edited the report.
1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

1.1.1 As part of the ‘Building Schools for the Future’ (BSF) project, Rochdale Metropolitan Borough Council (MBC) propose to partially demolish and refurbish St Cuthbert’s High School, Rochdale. Consequently, Capita Symonds, on behalf of Rochdale MBC, commissioned Oxford Archaeology North (OA North) to undertake a desk-based assessment of the site to assess the potential impact of the proposed redevelopment on heritage assets, to inform the planning process, and establish whether there is a requirement for any further archaeological work. This was carried out in April and May 2012.

1.1.2 The study area for the desk-based assessment comprises an area 250m in radius centred on the proposed redevelopment. The desk-based assessment comprised a search of both published and unpublished records held by the Greater Manchester Historic Environment Record (HER), English Heritage’s Heritage Gateway and National Monuments Record, Swindon, the local studies centre at Touchstones, Rochdale, and the archives and library held at OA North. In addition to this, a walkover survey was carried out within the boundary of the proposed redevelopment, in order to relate the landscape and surroundings to the results of the desk-based assessment, and identify any additional features that would not be procured solely from documentary sources.

1.1.3 This report sets out the results of the work in the form of a short document, outlining the findings, followed by a statement of the archaeological potential and significance, and an assessment of the impact of the proposed redevelopment. The scheduling criteria employed by the Secretary of State (Annex 1; DCMS 2010) to understand the importance of a site has been used during this assessment to determine the significance of the archaeological resource and any impact upon it.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

1.2.1 Rochdale lies in the north-eastern part of the modern county of Greater Manchester, some 12km from the border with Yorkshire, and on the southern side of the Rossendale uplands, and dominates the River Roch valley, which also includes the industrial towns of Heywood, Littleborough, Middleton, Milnrow and Wardle. The study area (centred on NGR SD 90899 10408) is situated south of Rochdale town centre and immediately south of the M62 motorway, in an area known as Buersil Head (Fig 1). The proposed development site is bounded to the west by Shaw Road and Oldham Road, to the north by Dean Bank Lane, with open ground to the south and east.

1.2.2 The school is situated at the base of a hill, which climbs from Buersil Head at approximately 174 aOD to 201m aOD at the settlement of Summit. The areas to the north and west of the proposed development area are heavily built up, mainly with residential housing estates. The area to the north is truncated by the M62 motorway. To the east and south of the proposed development area the land is less developed and is mainly agricultural.
1.2.3 The underlying solid geology consists of the Pennine Lower Coal Measures (Westphalian A) and millstone grit of the Carboniferous period. The predominant drift geology comprises glacial sands and gravels, with some alluvium (www.bgs.ac.uk/geoindex/beta.html).
2. METHODOLOGY

2.1 INTRODUCTION

2.1.1 This desk-based assessment was carried out in accordance with the relevant IfA and English Heritage guidelines (Institute for Archaeologists 2010 *Code of Conduct*; Institute for Archaeologists, 2011, *Standard and Guidance for Archaeological Desk-based Assessments*; English Heritage, 2006 *Management of Research Projects in the Historic Environment* (MoRPHE)) and generally-accepted best practice.

2.2 DESK-BASED ASSESSMENT

2.2.1 Current policy and guidance relating to proposed development and the historic environment (National Policy Planning Framework (NPF), DCLG 2012) denotes sites of archaeological or cultural heritage significance as ‘heritage assets’ (*ibid*). These are viewed as being an ‘irreplaceable resource’, and their conservation can bring ‘wider social, cultural, economic and environmental benefits...’ (*op cit*, Section 12.126). The policy framework states that the ‘significance of any heritage assets affected, including any contribution made by their setting’ should be understood in order to assess the potential impact of a proposed development (*op cit*, Section 12.128), and in line with this a ‘desk-based assessment and, where necessary, a field evaluation’ should be undertaken to inform the planning process (*ibid*).

2.2.2 The aim of the desk-based assessment is not only to give consideration to the heritage assets in and around the redevelopment site, but also to put the site into its archaeological and historical context. All statutory and non-statutory sites within a 250m radius of the redevelopment site were identified and collated into a gazetteer (*Section 4*), and their location plotted on Figure 2. The principal sources of information consulted were historical and modern maps of the study area, although published and unpublished secondary sources were also reviewed. The results of the assessment were analysed using the set of criteria used to assess the national importance of an ancient monument (DCMS 2010). Sources consulted include:

2.2.3 Heritage Gateway: the Heritage Gateway and National Monuments Record (NMR) are maintained by English Heritage in Swindon. The archive can be consulted to access local and national records on the historic environment, including the following resources:

- Historic Environment Records (HERs);
- National Records from the National Heritage List for England, including listed buildings and scheduled monuments;
- The National Record of the Historic Environment (Pastscape);
- Photographs of listed buildings (Images of England);
- Historic photographs of England (Viewfinder);
• The NMR Excavation Index;
• Information of historic parks, gardens and historic landscapes (Parks & Gardens UK).

2.2.4 Greater Manchester Archaeological Advisory Service (GMAAS): maintains the Historic Environment Record (HER), which is a Geographical Information System (GIS) and linked database of more than 18,000 records relating to known heritage assets. It also includes the recently completed Greater Manchester Historic Landscape Characterisation survey (of c 54,000 records) and is supported by an extensive paper archive, including reports, site records and publications and was consulted to establish heritage assets already known within the study area;

2.2.5 Local Studies Centre, Touchstones, Rochdale: a search was undertaken of the local studies centre catalogue for information relating to the study area, from which historic mapping was obtained, and a number of primary and secondary sources were consulted. The assessment also made use of the local studies centre’s website (www.link4life.org);

2.2.6 Oxford Archaeology North: OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

2.3 Site Visit

2.3.1 The site was visited on Wednesday 2\textsuperscript{nd} May 2012 to relate the existing topography and land use with the results of the desk-based assessment, as well as to check for any additional sites of archaeological potential that would not be identified through documentary sources (Plates 7-16). The site visit also allowed for an understanding of areas of impact by the proposed redevelopment, as well as areas of more recent disturbance that may affect the potential for the survival of archaeological deposits.

2.4 Archive

2.4.1 Copies of this desk-based assessment will be deposited with the Greater Manchester HER for reference purposes.
3. BACKGROUND

3.1 INTRODUCTION

3.1.1 The following section presents a summary of the historical and archaeological background of the general area. This is presented by historical period, and has been compiled in order to place the study area into a wider archaeological context. This is followed by a more specific documentary analysis and assessment of Buersil Head settlement and the redevelopment site.

<table>
<thead>
<tr>
<th>Period</th>
<th>Date Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Palaeolithic</td>
<td>30,000 – 10,000 BC</td>
</tr>
<tr>
<td>Mesolithic</td>
<td>10,000 – 4,000 BC</td>
</tr>
<tr>
<td>Neolithic</td>
<td>4,000 – 2,500 BC</td>
</tr>
<tr>
<td>Bronze Age</td>
<td>2,500 – 700 BC</td>
</tr>
<tr>
<td>Iron Age</td>
<td>700 BC – AD 43</td>
</tr>
<tr>
<td>Romano-British</td>
<td>AD 43 – AD 410</td>
</tr>
<tr>
<td>Early Medieval</td>
<td>AD 410 – AD 1066</td>
</tr>
<tr>
<td>Late Medieval</td>
<td>AD 1066 – AD 1540</td>
</tr>
<tr>
<td>Post-medieval</td>
<td>AD 1540 – c1750</td>
</tr>
<tr>
<td>Industrial Period</td>
<td>cAD1750 – 1901</td>
</tr>
<tr>
<td>Modern</td>
<td>Post-1901</td>
</tr>
</tbody>
</table>

Table 1: Summary of British archaeological periods and date ranges

3.2 GENERAL HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

3.2.1 Prehistoric and Roman periods: various remains of prehistoric date have been identified in the general area, particularly in the upland areas (Fishwick 1899). The discovery of remains from these periods within Rochdale, however, is severely limited, although several Roman coins have been found on the periphery of the urban area (Lewis 1848). The sparsity of archaeological evidence predating the medieval period in Rochdale is likely to be due to the level of redevelopment of the town during the nineteenth and twentieth centuries (Pearson et al 1985).

3.2.2 There are no known heritage assets for these periods within the study area.

3.2.3 Medieval period: evidence for early medieval activity in the region as a whole is drawn largely from place-names (Newman 1996), although there is little firm evidence for activity in and around Rochdale during this period. Rochdale was recorded in the Domesday Survey of 1086 under Redecham Manor, although there is no mention of Buersil Head (Morgan 1978). Rochdale at this time was possibly co-extensive with the manor of Rochdale (Lewis 1848), and was probably a town of major influence over the surrounding area. There
seems to have been only one manor properly so called, and the Holts of Stubley were the principal resident family. Most of the land, however, was held by the Abbey of Whalley, and other ecclesiastical bodies; Rochdale was one of the largest ecclesiastical parishes in England, comprising several townships (Farrer and Brownbill 1911).

3.2.4 At the centre of the parish of Rochdale was the church of St Chad’s, the oldest part of which dates to the thirteenth century (Hartwell et al 2004, 588). However, there is some evidence to suggest that an earlier church occupied the same site, and fragments of Norman masonry are said to have been discovered during renovation in 1815 (Fishwick 1899, 12).

3.2.5 By 1212, the whole manor had been assigned to the Lord of Clitheroe, and was held by Roger de Lacy, and several under tenants. By 1251, Rochdale had become important enough to have been granted a charter for a weekly market, which was held on Wednesdays, and an annual fair on the feast of St Simon and St Jude in October. It was probably during this period that a borough was also created (Farrer and Brownbill 1911), although the town continued to be governed through the manor court until 1825, when a Police Act was finally obtained (Fishwick 1889, 12).

3.2.6 Site 01 (Section 4) is the medieval settlement and post-medieval buildings at Buersil Head, to the west of the proposed development. The earliest references to Buersil are found in several charters of the Whalley Coucher Book from the twelfth and thirteenth centuries (Fishwick 1899, 71). This cluster of buildings is shown on Yates’ map of 1786 (Fig 3), as ‘Busills Fold’ on the west of the road from Oldham to Rochdale.

3.2.7 Post-medieval and Industrial periods: in 1582, Camden described Rochdale as ‘a market town well frequented’ (Fishwick 1913, 1). Manufacturing and mining industries became of increasing importance to the local economy during this period. The confiscation of the lands that had belonged to Whalley Abbey, and the general suppression of religious houses following the Dissolution of the Monasteries, produced a new race of landlords, whose number was increased by the sale of Byron estates in the early part of the seventeenth century. The town certainly began to expand significantly during the 1600s, indicated to some degree by the Hearth Tax Returns; in 1666, 228 hearths were recorded for Rochdale (ibid).

3.2.8 Celia Fiennes, writing in c 1700, described Rochdale as ‘a pretty neat town, built all of stone’, whilst some 25 years later Defoe considered it ‘a good market town, and of late much improved in the woollen manufacture, as are also the villages in its neighbourhood’ (Furbank et al 1991). By the end of the eighteenth century, Rochdale had developed a formidable reputation as a centre for the production of woollen cloth, and the town benefited from a lucrative export trade in woollen goods to Holland, Portugal, Spain, Italy, Russia and Germany (Aiken 1795, 248). Rochdale also became an important centre for the cross-Pennine trade in woollen cloth, represented by the numerous merchant’s houses, warehouses and inns that were established in the town during the late 1700s to service this trade.

3.2.9 Rochdale rapidly became a boomtown of the Industrial Revolution, and amongst the first ever industrialised towns. The Rochdale Canal, one of the
major navigable broad canals of Great Britain, was a highway of commerce during this time used for the haulage of cotton, wool, and coal to and from the area. The canal was opened between Rochdale and Manchester by 1799, and was completed as the first trans-Pennine route in 1804 (Hadfield 1994).

3.2.10 Rochdale rose to prominence during the nineteenth century as an important centre for the production of cotton goods, whilst maintaining a strong woollen industry, focusing in particular on the manufacture of flannel and baize. New cotton mills were established along the River Roch and, with the advent of steam power, throughout the town along the river valleys and canal banks. However, the town enjoyed a ‘golden age’ during the Cotton Famine of the 1860s, when woollens became once more price-competitive with cotton goods; the population of the town increased by over 60% during this period (Williams with Farnie 1992, 43; Pigot 1822). The socio-economic change brought by the success of Rochdale’s textile industry in the nineteenth century led to its rise to borough status and it remained a dominant settlement in its region; a charter granted to the town in 1856 made Rochdale a Municipal Borough (Williams with Farnie 1992).

3.3 BUERSILL AND BUERSILL HEAD

3.3.1 Although there is no mention in Domesday, the settlements of Buersill and Buersill Head (Site 01) were likely to have been established in the twelfth century; referred to as Beurdsholm, Berdesile, Berdeshall or Berdishull, Buersill was a manor in the township of Castleton with the land held by the knights of St John of Jerusalem at an early date (Fishwick 1899; Farrer and Brownbill 1911, 201-6). In several twelfth and thirteenth century charters in the Whalley Coucher Book attesting witnesses Geoffr y de Berdeshull, Andrew de Berdeshull, Roger de Berdeshull, Nicholas Berdeshull, William and Adam de Berdeshull are named (Fishwick 1899, 71).

3.3.2 In 1327-8 Henry de Baldeston conveyed to Richard de Buron all the lands which he had in the hamlet called Bedesile in Castleton (ibid). At the time, Buersill moor was a common, or waste, and included part of Buersill, and was the source of some considerable contention as to ownership. The Byrons acquired additional land in the sixteenth century when Sir John Byron in bought land to lease in 1540 (ibid). An example is recorded in a document held at Lancashire Record Office (LRO DDX 811/28), dated to 1600, which refers to the lease from Sir John Byron of Ryton and John Byron Esq, his son, to Samuel Greave of Beuedsell in the parish of Ratchdall (Rochdale). He was a husbandman of a messuage in Beuedsell and was allowed to occupy it for the period of his life, his wife Alice, and daughter Martha, at a rent of 12s per annum.

3.3.3 In a Manor Survey of 1626 Buersill hamlet is said to consist of “Bewerdsall towne” and “encroached on Bewerdsall moore” (Fishwick 1899, 73). In the former were seven tenants who held, as freeholders, 98 acres of land worth £48 8s 0d. On the moor were thirty freehold tenants who held 582 acres worth £201 0s 4d a year.

3.3.4 In 1828, Butterworth describes the hamlet of Buersill as ‘populous’ and extending (in part) over a former wasteland named Hathershaw Moor.
(Butterworth 1828, 136). This had been converted to arable land, and was covered with "ranges of cottages, on the margins of the road from Rochdale to Royton and Oldham" (ibid). Buersill Head is described as a "small cluster of cottages with a Public House and a Colliery adjoining" (ibid). At Buersill, nearer to Rochdale than Buersil Head, Butterworth states there are "a number of ancient stone dwellings built in an unconnected manner, on the bridleway to Burnedge", and the situation of Buersill is described as low and with "an ancient Woollen Mill, and nearly on the opposite bank a stately mansion" (ibid).

3.3.5 The plan below (Plate 1), dated 1849, shows Buersil Head, comprising a number of buildings including a brew house (annotated in pencil as Public House) and cottage owned by Samuel Wild. This is the Yew Tree Inn, which in 1858 was listed in Turners’ Directory as tenanted by James Worrall of Buersill Head.

![Plate 1: Extract of Plan of Buersil Head (1849), from the Whitehead Collection, Rochdale Local Studies, 2/104](image)

3.3.6 The ‘old highway’ from Rochdale to Royton is also annotated with a pump on the corner of the junction with Buersil Head Green and the highway. The building to the rear of the inn is noted as being demised to James Walwork, with the plot of land to be used as a road.

3.3.7 **Coal Industry:** coal had begun to be more important in the area in the reign of Elizabeth I, when outcrop coal supplemented wood and turf as fuel. The Royley (also known as Arley) is the thickest seam in the Rochdale area at about 4 feet and is present over much of the south side of the parish (Tipper and Haynes 1994, 40). The earliest reference in the vicinity is to Hathershaw Colliery, to the south of the study area, in 1769 when Lady Assheton sent cart horses to collect for Hopwood Hall (ibid). In 1809 John Milne and Co were
proprietors of Broad Lane Colliery, to the south-east of the study area, which had a steam engine to pump out the water by 1825. John Milne and Co owned at least one other colliery in the area at the time as mentioned in their prices, which were 2s for every 30 baskets (or 15 horse loads) at Broad Lane, and 10d for every 28 baskets (or 14 horse loads) at Burnedge (ibid) situated to the east of the proposed redevelopment site (Fig 4). John Wild, possible relation/father of Samuel Wild living in the cottage at Buersill Head (see 3.3.5, above) was also a coal proprietor in the area in 1825 (Kershaw Diary, op cit, 41).

3.3.8 Broad Lane was up for auction in 1827 under the wills of John and Charles Milne (op cit, 40). Nevertheless, a likely descendant of John Milne of Broad Lane Colliery, James Stott Milne, was known to be the owner of Dean Pit (Plate 2), near Snipe Leach and to the south-east of the study area, in 1853. The pit had a vertical shaft to the Royley (Arley) seam at a depth of 276ft. Horses would pull the empty wagons along the track from Beet Farm, east of the study area, to the pit head (ibid). James also owned Hathershaw and Hanging Chadder Pits, to the south and east of the study area (Fig 4; op cit, 41)

Plate 2: Dean Pit Colliery from Plan Wilde, Milne and Others 1861; Whitehead Collection Rochdale Local Studies 1/444

3.3.9 In 1861 the ‘valuable Leasehold and Freehold Coal Mines and Collieries situate in the townships of Crompton, Thornham and Castleton...known as “The Dean Colliery” including Hanging Chadder Pit, The Dean Pit, the Hollows Pit, the Low Crompton Pit and the Hathershaw Moor Pit and with the Brick Ground there belonging...in the possession of the Dean Colliery Company’ were offered for sale, with potential buyers instructed that if they
wanted ‘to view the Collieries and particulars…application be made to Mr Samuel Wild, Dean House, near Rochdale’ (Rochdale Observer 1861).

3.3.10 By 1867, Oldham, Middleton and Rochdale Coal Co Ltd were working Dean, Buersill Head, Gravel Hole, Low Crompton, Jubilee and Newhey Collieries. Many collieries were formed in the 1870s and although Samuel Wild of Dean Mill (Section 3.3.12) was a proprietor of several collieries by 1875, he appeared to lose money with them and most of the pits had closed by the 1880s (Tipper and Haynes 1994, 41).

3.3.11 **The Turnpike Road:** with the increasing industrialisation of the Rochdale area, came a necessity to improve transport links. As a result, and following the ‘Manchester and Austerlands Road Act’ of 1825, the turnpike road from Rochdale to Oldham (Fig 4) was constructed, the direct aim being to improve transport to Manchester (Tipper and Haynes 1994, 54). It created a new turnpike road with a more direct route from Royton to Rochdale, by means of a deep cutting through glacial sands of Thornham Summit, where there was a toll bar. The old road (now Shaw Road) was previously via Puckersley, and the old and new roads met above Buersill Head (*ibid*).

![Plate 3: Dean Mill, Oldham Road, with Pleasant View houses, built in 1849](image)

3.3.12 **Textile Industry:** Dean Mill (Site 02, Plate 3) was on Oldham Road, just beyond the upper boundary of the parish by Sudden Brook, and was built by the apparently dominant, or influential families in the area of Milne, Wild and Co in 1849 (Tipper and Haynes 1994, 73). The mill was an L-shaped spinning range with power features to the north of the range, a thin block to the north connected by a covered entranceway, and two reservoirs to the north of the buildings (*Section 3.4.5; Fig 6*). The adjoining row of terraced houses was inscribed as ‘Pleasant View, S & HW AD 1849’, the initials of Samuel and Hannah Wild. In 1887, Dean and Burnedge Mills Co was listed in Worrall’s Cotton Manufacturers Directory as having 27,000 spindles, and in 1888, Dean
Mill had 14,000 throttle spindles and 5,000 mules (www.spinningtheweb.org.uk).

3.3.13 In 1890, ‘The Buersil Cotton Spinning Company’ had ‘been registered with a capital of £20,000 in £5 shares. The object is to take over the business of cotton spinners carried on by Joseph Milne, of Dean Mill, Buersil, Rochdale’ (Manchester Times 1890). In 1891, Dean Mill is listed as having 17,000 spindles, 368/42° weft, 228/308 water twist and warp (www.spinningtheweb.org.uk). William Booth, Cotton Doublers, was at the Mill at the time (with 8,000 spindles), handing over to Frank Smith and Co; Cotton Doublers, from the 1910s to the 1950s. D Astle Ltd, Yarn Doublers worked the mill in 1967, but it was demolished soon afterwards (op cit, 74).

3.3.14 Dean House (Site 05): was built just above the mill by Samuel Wild in 1865, with a private carriageway (Site 10) off Oldham Road. The Milne family rented it from him in 1874, when he was living at nearby Dean Bank (Site 03). Dean House had a coach-house, stables and a well, which later had an electric pump fitted, capable of bringing 60 gallons of water up a day (Tipper and Haynes 1994, 74). Census records show that Dean House was still occupied by the Milne family in 1911, but the head of the family is listed as Elizabeth Milne, widow. Mary Jackson, a widow, with a cook and a housemaid, occupied the adjacent Dean Cottage (Site 04) and William Cunliffe and family, a widower and corn miller (www.1911census.co.uk) occupied Dean Bank. However, the Milne family continued to own the house, as they sold it on 14th May 1965 ahead of the construction of Bishop Henshaw (now St Cuthbert’s) School.

3.3.15 St Cuthbert’s School: formerly known as Bishop Henshaw, the school was founded in 1968 (Bishop Henshaw Magazine 1970). Dr Thomas Henshaw was born in Miles Platting in the diocese of Salford in 1873. He studied at the English College in Lisbon, and then St Cuthbert’s College, Ushaw (Durham). He was ordained in 1899, and continued his studies, in theology, at the Catholic Institute in Paris. In 1905 he was appointed to the staff of St Bede’s College, Manchester. Between 1918 and 1925 he was Parish Priest of St Gabriel’s, Castleton. In 1925 he was appointed as the fifth Bishop of Salford and remained in this role for 18 years. Education was one of his great interests and he supported and encouraged the building of new schools and the improvement of older ones. He died in 1938 and was buried at Wardley, in the cemetery he consecrated (ibid).

3.3.16 Bishop Henshaw Memorial RC Senior High School came into existence officially on 1st September 1968, with 269 pupils and 29 staff. At first it was bifurcated, one branch being at Beechwood, the other at Greenbank, but was unified in March 1969 (Bishop Henshaw Magazine 1970). The school planned to become fully comprehensive by 1975 when it would accommodate approximately 1,500 pupils, and two more phases of work to accommodate these pupils were planned. However, the plans for extensions were affected by delays in government proposals, as reported in the Rochdale Observer on the 23rd November 1973. In 1989, the school closed following the reorganisation of the three-tier system in Rochdale, but re-opened shortly after as St Cuthbert’s. In 2011 the school sixth form closed as reported in the Rochdale Observer on Wednesday 19th January 2011.
3.4 **Map Regression Analysis**

3.4.1 *Introduction:* A number of cartographic sources were examined at Touchstones, Rochdale, together with some held at OA North’s offices.

3.4.2 *Yates’ map, 1786 (Fig 3):* the extent of Rochdale at this time is depicted on Yates’ map of Lancashire, and it is likely that the layout of the town reflects the medieval street pattern. The study area is located to the south in the township of Castleton. ‘Busills’ is situated nearer to Rochdale than ‘Busills Fold’ (Site 01). The settlement comprises a number of properties on the west side of a road leading to Shaw and is situated between two brooks.

3.4.3 *Hennet’s map, 1830 (Fig 4):* the turnpike road from Rochdale to Oldham, constructed after 1825, is shown and ‘Buersill Head’ (Site 01) is shown with properties on both side of the road. Boundaries are shown to the east and north-west of the settlement and only the brook to the east is shown on this map.

3.4.4 *Ordnance Survey, First Edition 6”: 1 mile, 1846 (Fig 5):* Buersill Head (Site 01) is shown as a settlement on the west side of Oldham Road, comprising a number of properties irregularly laid out, with a ‘Pump’ also annotated. On the east side of Oldham Road, on the northern end of Buersill Head, a building is shown (Site 06). In the southern portion of the proposed study area a ‘Coalfield’ is marked, which is known to have been part of Dean Colliery (Section 3.3.8)

3.4.5 *Ordnance Survey, 25”:1 mile, 1890 (Fig 6):* this mapping shows significant changes to the Buersil Head area. A tramway follows the line of Oldham Road between Royton and Rochdale. The Yew Tree Inn, Buersil Head (Site 01) is marked. ‘Dean Mill (cotton)’ (Site 02) is shown to the north of the proposed study area as an L-shaped building, with power features to the north end and two reservoirs also at the northern end of the complex, and a thin block to the north connected by a covered entranceway. Dean Bank (Site 03), Dean Cottage (Site 04), and Dean House (Site 05) with private driveway (Site 10) are all shown immediately to the north and north-east of the proposed development area. The coalfield (Site 09) is no longer marked. Three properties are shown on the east side of Oldham Road at the junction with Shaw Road (Site 08), and the building (Site 06), adjacent to the entrance to Dean Bank Lane is shown with formalised garden to the north.

3.4.6 *Ordnance Survey, 25”:1 mile, 1910 (Fig 7):* there has been little change within the proposed development area or its immediate surroundings. In the wider area semi-detached housing is shown on both the west and east side of Oldham Road and ‘Carr Street’ and Carr Pl’ are marked within Buersil Head.

3.4.7 *Ordnance Survey, 25”: 1 mile, 1937 (Fig 8):* in the wider area a large number of houses have been constructed along both sides of Oldham Road and between Ashgrove and Shaw Road. The mill (Site 02) appears to be unchanged and remains annotated as ‘Dean Mill (Cotton)’ and Dean Bank (Site 03), Dean Cottage (Site 04) and Dean House (Site 05) also remain extant.
Plate 4: Land Registry Map (nd), with site of planned school outlined and Dean House (Site 05) extant

3.4.8 *Ordnance Survey, 1:1250, 1970 (Fig 9):* the most obvious change on this map is the demolition of Dean House (Site 05), and the construction of the school, and which from documentary evidence is known to have taken place between 1965 and 1968 (Plate 4). Dean Bank (Site 03) and Dean Cottage (Site 04) remain and the driveway (Site 10) terminates at the entrance to the latter. Dean Mill (Site 02) to the north of school has also been demolished (Plate 5). By 1976 (Plate 6) the school had been extended on the north, south and east sides and tennis courts built over the former Dean House (Site 05). There appears to be a landscaped area on the west side of the tennis courts covering part of the site of Dean House gardens.
Plate 5: Land Registry Plan nd showing Bishop Henshaw School and site of demolished Dean House (Site 05)

Plate 6: Extract of Ordnance Survey Map 1: 1250, SD 9010 SE, 1976, showing Bishop Henshaw School
3.5 **PREVIOUS ARCHAEOLOGICAL WORK**

3.5.1 An architectural survey of Buersill Head Barn, Buersil Head, Castleton was undertaken by J M Trippier Archaeological and Surveying Consultancy in 2006 (NMR Excavation Index 621119), prior to its conversion (Plate 7).

![Plate 7: Buersil Head Barn, Thornham New Road. The entrance to Dean Bank Lane (Site 10) and Site 06 can be seen in the background](image)

3.6 **SITE VISIT**

3.6.1 The site was visited on Wednesday 2nd May 2012 (Plates 7-16). The main entrance to the school lies on the east of Oldham Road, at the junction of Shaw Road and Oldham Road, with another entrance opposite the Yew Tree Inn (Fig 1). A small chapel building is situated at the main school entrance (Plate 8).

![Plate 8: School entrance and chapel](image)
3.6.2 Car parking is provided at the north and south sides of the school buildings (Plate 9), and also in front of the school, with a bus turnaround to the south of the main entrance. A playground and large, sandy sports ground is positioned to the south of the school buildings (Plates 10-13). The school sports fields to the south of the main school buildings appear to have been built on sloping ground but have been terraced and levelled to provide playing fields, with a pavilion in the north-east corner of the southernmost field (Plates 9-10).
Plate 11: Playground and sandy sports ground to the south of the school, looking east towards perimeter fence, site of former Dean House (Site 05)

Plate 12: Sports field to south of school, looking north-east
3.6.3 Immediately to the north-east of the school are two properties, Dean Bank and Dean Cottage, off Dean Bank Lane (Sites 03 and 04; Plates 14 and 15), which are extant but are beyond the school perimeter fence. No above ground remains of the former Dean House (Site 05) were evident, nor was it possible to establish whether the rest of the lane (Site 10) leading to Dean House survives above ground. The school site has a fenced boundary to the west, north and east sides. An electricity substation is located at the north-west corner of the school grounds. Buersil Head settlement was included in the walkover survey in order to place the study area in an archaeological and historical context. A number of buildings are extant and the general layout of the remaining buildings is little changed from when it was first built.
Plate 14: Dean Bank House (Site 03) to the north-east of St Cuthbert’s School, across Dean Bank Lane (Site 10)

Plate 15: Dean Cottage (Site 04) to the north-east of the school, adjacent to Dean Bank House (Site 03)
Plate 16: Site 06, Oldham Road, looking east, entrance to Dean Bank Lane is just to the right of the picture
4. GAZETTEER OF SITES

<table>
<thead>
<tr>
<th>Site number</th>
<th>Site name</th>
<th>NGR</th>
<th>HER no.</th>
<th>Designation</th>
<th>Site type</th>
<th>Period</th>
<th>Sources</th>
<th>Description</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Buersil Head Settlement</td>
<td>SD 9072 1041</td>
<td>5362.1.0</td>
<td>None</td>
<td>Building/Settlement</td>
<td>Medieval/Post-medieval</td>
<td>HER</td>
<td>Yates names the site “Busills Fold”, showing a group of buildings to the west of Sudden Brook. The 1846 OS map shows the buildings, now alongside Oldham Road. ‘Buersil’ is Old English possibly for “Brid’s Hill”, or border, edge or bank. The associated Historic Landscape Character records list the site as ‘historic settlement core’.</td>
<td>The site is outside the proposed development area and, given the nature of the proposals to redevelop the existing school, will not be impacted by it.</td>
</tr>
<tr>
<td>02</td>
<td>Dean Mill (site of)</td>
<td>SD 90721 10609</td>
<td>13989.1.0</td>
<td>None</td>
<td>Cotton Mill/Textile Mill</td>
<td>Industrial</td>
<td>HER</td>
<td>The site of a cotton mill. Shown first on the First Edition 25” 1890OS map and annotated as a cotton mill. It is depicted as an L-shaped spinning range with power features at the north of the range, a thin block to the north connected by a covered entranceway and two reservoirs to the north of the buildings. The mill was demolished sometime between 1959 and 1976. The current OS mapping shows that the site of the southern portion of the L-shaped spinning block is now occupied by part of the M62 motorway (built 1971-6), the remaining portion is occupied by a petrol station, and a housing development occupies the site of the reservoirs. The latter development also covers part of the power features at the north.</td>
<td>The site is outside the proposed development area and will not be impacted by it.</td>
</tr>
<tr>
<td>03</td>
<td>Dean Bank House, Dean Bank Lane</td>
<td>SD 90891 10541</td>
<td>-</td>
<td>None</td>
<td>Building</td>
<td>Industrial</td>
<td>Map regression</td>
<td>The house is first shown on the 1890 OS map but was probably constructed c 1865, at the same time as the adjacent Dean Cottage and House (Sites 04 and 05). A detached property with surrounding private, enclosed gardens, the house was occupied in 1874 by Samuel Wild, a local coal and textile mill proprietor who had originally built Dean House (Site 05). The house remains extant.</td>
<td>The site is outside the proposed development area and, given the nature of the proposals to redevelop the existing school, will not be impacted by it.</td>
</tr>
<tr>
<td>Site number</td>
<td>Site name</td>
<td>NGR</td>
<td>HER no.</td>
<td>Designation</td>
<td>Site type</td>
<td>Period</td>
<td>Sources</td>
<td>Description</td>
<td>Assessment</td>
</tr>
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<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>04</td>
<td>Dean Cottage, Dean Bank Lane</td>
<td>SD 90950 10512</td>
<td>-</td>
<td>None</td>
<td>Building</td>
<td>Industrial</td>
<td>Map regression</td>
<td>First shown on the 1890 OS map and probably constructed at the same time as Dean House (Site 05) and Dean Bank (Site 03). The detached property with private, enclosed gardens remains extant.</td>
<td>The site is outside the proposed development area and, given the nature of the proposals to redevelop the existing school, will not be impacted by it.</td>
</tr>
<tr>
<td>05</td>
<td>Dean House, Dean Bank Lane</td>
<td>SD 90980 10450</td>
<td>-</td>
<td>None</td>
<td>Building</td>
<td>Industrial</td>
<td>Map regression</td>
<td>First shown on the 1890 OS map, it was built by Samuel Wild in 1865, with a private carriageway off Oldham Road (Site 10). The Milne family were renting it from him by 1874, when he was living at nearby Dean Bank (Site 03). Dean House had a coach-house, stables and a well, which later had an electric pump fitted, capable of bringing 60 gallons of water up a day (Tipper and Haynes 1994, 74). Census records show that Dean House was occupied by the Milne family in 1911, but the head of the family is listed as Elizabeth Milne, widow. The house was sold on 14th May 1965 by the Milne family for the construction of St Cuthbert’s School.</td>
<td>The site is within the proposed development area and may be impacted by it.</td>
</tr>
<tr>
<td>06</td>
<td>Building, Oldham Road</td>
<td>SD 90780 10483</td>
<td>-</td>
<td>-</td>
<td>Building</td>
<td>Industrial</td>
<td>Map regression</td>
<td>A building on the east side of Oldham Road, opposite Buersil Head settlement (Site 01), which is first shown on the First Edition OS map of 1846. The building is a residential property and is shown on modern OS mapping as 777 Oldham Road and is extant (Plate 16). On the 1890 OS map the house is surrounded by gardens with a formal arrangement on the north side.</td>
<td>The site is outside the proposed development area and, given the nature of the proposals to redevelop the existing school, will not be impacted by it.</td>
</tr>
<tr>
<td>07</td>
<td>Tramway</td>
<td>SD 90852 10293</td>
<td>-</td>
<td>-</td>
<td>Tramway</td>
<td>Industrial</td>
<td>Map regression</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Description

A tramway first depicted on the 1890 OS map following the course of Oldham Road. The turnpike road from Rochdale to Oldham was built following the ‘Manchester and Austerlands Road Act’ of 1825 and it created a more direct route from Royton to Rochdale. The old road (now Shaw Road) had gone via Puckersley, and old and new roads met above Buersill Head.

### Assessment

The site is outside the proposed development area and will not be impacted by it.

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<table>
<thead>
<tr>
<th>Site number</th>
<th>08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site name</td>
<td>Building, Oldham Road</td>
</tr>
<tr>
<td>NGR</td>
<td>SD 90821 10391</td>
</tr>
<tr>
<td>HER no.</td>
<td>-</td>
</tr>
<tr>
<td>Designation</td>
<td>None</td>
</tr>
<tr>
<td>Site type</td>
<td>Building</td>
</tr>
<tr>
<td>Period</td>
<td>Industrial</td>
</tr>
<tr>
<td>Sources</td>
<td>Map Regression</td>
</tr>
<tr>
<td>Description</td>
<td>Three properties are shown on the 1890 OS map within the proposed development area at the junction of Oldham Road and Shaw Road. It would appear they were demolished in the late 1960s during construction of the entrances to St Cuthbert’s School.</td>
</tr>
<tr>
<td>Assessment</td>
<td>The site is within the proposed development area and may be impacted by it.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Site number</th>
<th>09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site name</td>
<td>Dean Pit Colliery, Buersil</td>
</tr>
<tr>
<td>NGR</td>
<td>SD 91008 10232</td>
</tr>
<tr>
<td>HER no.</td>
<td>-</td>
</tr>
<tr>
<td>Designation</td>
<td>None</td>
</tr>
<tr>
<td>Site type</td>
<td>Colliery/Coal Pits</td>
</tr>
<tr>
<td>Period</td>
<td>Industrial</td>
</tr>
<tr>
<td>Sources</td>
<td>Map Regression</td>
</tr>
<tr>
<td>Description</td>
<td>A ‘coalfield’ is first shown on the First Edition OS map 1846. In 1853, James Stott Milne, who also owned Hathershaw and Hanging Chadder Pits owned Dean Pit to the south-east of the study area. In 1861 the pits and associated colliery workings, including a brick ground in the possession of the ‘Dean Colliery Company’ were offered for sale, with potential buyers instructed that if they wanted ‘to view the Collieries and particulars...application be made to Mr Samuel Wild, Dean House, near Rochdale’ (Rochdale Observer 1861). By 1867, Oldham, Middleton and Rochdale Coal Co Ltd. worked Dean, Buersill Head, Gravel Hole, Low Crompton, Jubilee and Newhey Collieries. No longer extant.</td>
</tr>
<tr>
<td>Assessment</td>
<td>The site is within the proposed development area and may be impacted by it.</td>
</tr>
</tbody>
</table>

---

<table>
<thead>
<tr>
<th>Site number</th>
<th>10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site name</td>
<td>Dean Bank Lane, Buersil</td>
</tr>
<tr>
<td>NGR</td>
<td>SD 902854 10480</td>
</tr>
<tr>
<td>HER no.</td>
<td>-</td>
</tr>
<tr>
<td>Designation</td>
<td>None</td>
</tr>
<tr>
<td>Site type</td>
<td>Road/Driveway</td>
</tr>
<tr>
<td>Period</td>
<td>Industrial</td>
</tr>
<tr>
<td>Sources</td>
<td>Map Regression</td>
</tr>
<tr>
<td>Description</td>
<td>Dean Bank Lane would have been constructed at the same time as Dean Bank (Site 03), Dean Cottage (Site 04) and Dean House (Site 05) and served as the private entrance to all three properties from the east side of Oldham Lane.</td>
</tr>
<tr>
<td>Assessment</td>
<td>The site is partially within the proposed development area and may be impacted by it.</td>
</tr>
</tbody>
</table>
5. ASSESSMENT OF THE SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

5.1.1 Ten gazetteer sites, or heritage assets, have been identified within the study area. Sites 01 and 02 were identified from the HER, neither of which is statutorily protected. The remaining eight sites (Sites 03-10) were identified through map regression analysis. Four of the sites are within, or partially within the proposed redevelopment area (Sites 05 and 08-10).

<table>
<thead>
<tr>
<th>Period</th>
<th>No of Sites</th>
<th>Site Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prehistoric</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Romano-British</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Early Medieval</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Medieval</td>
<td>1</td>
<td>Buersil Head Settlement (Site 01)</td>
</tr>
<tr>
<td>Post-medieval</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Industrial</td>
<td>9</td>
<td>Dean Mill (Site 02), Dean Bank, Cottage, House and Lane (Sites 03-05 and 10), Building (Site 06), Tramway (Site 07), Buildings (Site 08), Coalfield and Colliery (Site 09)</td>
</tr>
<tr>
<td>Modern</td>
<td>0</td>
<td>-</td>
</tr>
</tbody>
</table>

*Table 2: Number of sites by period*

5.1.2 In the NPPF (2012), the Department of Communities and Local Government (DCLG) sets out the Government’s planning policy and framework for England, and how these are expected to be implemented. NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan (*op cit*, Section 3.28). Consequently, the Rochdale Metropolitan Borough Unitary Development Plan (2006) was consulted with particular reference to policies G/BE/9, BE/10-19. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by the proposed development in order to assess its impact. This would enable the conservation of ‘heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations’ (*op cit*, para 17), or else they can be recorded ‘and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (*op cit*, Section 12.141).

5.1.3 Therefore, the following section will determine the nature and level of the significance of the archaeological resource, as detailed in *Sections 3 and 4*. This is an iterative process, beginning with the guideline criteria outlined in Table 3, below. In general terms, the recording of a heritage asset, e.g. HER, scheduled monuments (SM) or listed building, and any subsequent grading thereafter, by its nature, determines its importance. However, this is further
quantified by factors such as the existence of surviving remains or otherwise, its rarity, or whether it forms part of a group. There are a number of different methodologies used to assess the archaeological significance of heritage assets, but that employed here (Section 5.2) is the ‘Secretary of State’s criteria for scheduling ancient monuments’ (Annex 1; DCMS 2010).

<table>
<thead>
<tr>
<th>Importance</th>
<th>Examples of Heritage Asset</th>
</tr>
</thead>
<tbody>
<tr>
<td>National</td>
<td>Scheduled monuments (SMs), Grade I, II* and II listed buildings</td>
</tr>
<tr>
<td>Regional/County</td>
<td>Conservation Areas, Registered Parks and Gardens (Designated Heritage Assets)</td>
</tr>
<tr>
<td></td>
<td>Sites and Monuments Record/Historic Environment Record</td>
</tr>
<tr>
<td>Local/Borough</td>
<td>Assets with a local or borough value or interest for cultural appreciation</td>
</tr>
<tr>
<td></td>
<td>Assets that are so badly damaged that too little remains to justify inclusion into a higher grade</td>
</tr>
<tr>
<td>Low Local</td>
<td>Assets with a low local value or interest for cultural appreciation</td>
</tr>
<tr>
<td></td>
<td>Assets that are so badly damaged that too little remains to justify inclusion into a higher grade</td>
</tr>
<tr>
<td>Negligible</td>
<td>Assets or features with no significant value or interest</td>
</tr>
</tbody>
</table>

Table 3: Guideline criteria used to determine Importance of Heritage Assets

5.2 **QUANTIFICATION OF IMPORTANCE**

5.2.1 The gazetteer sites previously listed as being within the proposed development area (Sites 05 and 08-10) were considered using the criteria for scheduling ancient monuments, with the results below. This information will contribute to the overall assessment of the importance of each heritage asset.

5.2.2 **Period:** none of the sites within the proposed development area are significant due to period. Dean House (Site 05), constructed in 1865, is one of several similar houses in the area, which date from this period. Buersil Head Settlement (Site 02) is considered significant, as it represents a little altered remnant of medieval origin within a heavily developed area, but lies outside the proposed development boundary.

5.2.3 **Rarity:** none of the sites is considered to be significant due to rarity.

5.2.4 **Documentation:** this report includes a search of documentation with particular reference to Dean House and Dean Colliery and Dean Mill (Site 05, 09 and 02). It appears that there is little information on the house itself or the colliery and the mill is outside the proposed development boundary. Therefore, the sites are not considered significant due to documentation.

5.2.5 **Group Value:** Dean House (Site 05) forms part of a group of buildings constructed in the 1860s and associated with two prominent local families, the Wilds and the Milnes, both of whom are mentioned in documentary sources from at least the early 1800s. Samuel Wild, who may also have been responsible for the construction of Dean Bank (Site 03) and Dean Cottage (Site 04), built Dean House and Dean Bank Lane (Sites 05 and 10). Samuel Wild had occupied Dean House from 1865 before renting it to John Milne in 1874, whilst then occupying Dean Bank. He was also responsible for the
construction of Dean Mill (Site 02), in which the Milne family was also involved, and was also a local coal proprietor involved with The Dean Colliery Company (Site 09). The Milne family finally sold Dean House in 1965 for the construction of Bishop Henshaw (now St Cuthbert’s) School.

5.2.6 The tramway (Site 07) constructed before 1890 along Oldham Road could be seen as having a group value within the wider context of transport links and development within Rochdale.

5.2.7 **Survival/Condition:** Dean House (Site 05), was demolished in 1965 ahead of the construction of St Cuthbert’s School. However, a section of the former grounds is now covered by the school tennis courts and the most southerly portion of the former grounds remains a landscaped area with mature trees. The presence of any below ground remains is not known, but is a possibility. It is also possible that remains of the section of Dean Bank Lane (Site 10), that continued into the drive and grounds of Dean House, may still exist. There are no known remains of the former coal pits/coalfield (Site 09). This area has no structures presently built on it other than a pavilion, and it remains largely open, grassed sports pitches (Plates 12 and 13), although some levelling and terracing has taken place. The properties on the east side of Oldham Road (Site 08) were probably demolished when the school was constructed (Section 3.3.16) and it is unlikely that there would be much, if any, remains present, as this area has been much altered during construction of the school entrances, car parks and bus turnarounds.

5.2.8 **Fragility/Vulnerability:** current proposals (Fig 2) indicate that the site of the former Dean House (Site 05) is unlikely to be unaffected as there is no proposed redevelopment on the eastern perimeter of the site. Similarly, the site of former colliery workings (Site 09) is not vulnerable under the current proposals, which do not extend onto the school sports pitches at the southern end of the site. The proposals indicate that sections of the front of the school are to be demolished. The section on the west side of the building is in proximity to the site of the former houses on Oldham Road (Site 08). However, it is likely that these properties were destroyed during the original construction of the school and did not extend as far back as the proposed demolition site.

5.2.9 **Diversity:** the sites are not considered to be significant due to diversity.

5.2.10 **Potential:** there are no prehistoric, Roman or early medieval sites within the study area, and the potential for the discovery of archaeological remains from these periods is thought to be low. However, there is some evidence for medieval settlement in the wider area (Site 01). It should also be noted that, aside from the main school buildings, much of the site within the boundary has not been heavily developed, particularly in the south and east sections (Fig 2). This means that, dependent on the construction methods employed across the school site, should there be any buried archaeological remains from the medieval period or earlier, there is some potential for their survival.

5.3 **CONCLUSIONS OF IMPORTANCE**

5.3.1 Using the guideline criteria outlined in Table 3, together with further quantification (Section 5.2), and informed professional judgement; each of the
sites listed in the gazetteer has been assessed for importance as a site of archaeological interest (Table 4). Although included in the HER, suggesting a regional/county importance, Buersil medieval settlement (Site 01) and Dean Mill (Site 02) are rated as being of *borough/regional importance*, following discussion of their importance in Section 5.2. Dean Bank, Cottage, House and Lane (Sites 03, 04, 05) are all rated of *local/borough importance* due to their group value and associations with Dean Mill (Site 02). These sites also have associations with The Dean Colliery Company and the coal workings in the area (Site 09), which has also been rated as of *local/borough importance*. The tramway (Site 07) is considered to be of *local/borough importance* as it can be seen as part of a wider range of associated sites across the borough with a group value. The remaining sites are considered to be of *low/local importance* although this could perhaps alter if the sites were better understood.

<table>
<thead>
<tr>
<th>No</th>
<th>Site name</th>
<th>Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Buersil Head Settlement</td>
<td>Regional/County importance</td>
</tr>
<tr>
<td>02</td>
<td>Dean Mill</td>
<td>Regional/County importance</td>
</tr>
<tr>
<td>03</td>
<td>Dean Bank</td>
<td>Local/Borough importance</td>
</tr>
<tr>
<td>04</td>
<td>Dean Cottage</td>
<td>Local/Borough importance</td>
</tr>
<tr>
<td>05</td>
<td>Dean House</td>
<td>Local/Borough importance</td>
</tr>
<tr>
<td>06</td>
<td>Building, Oldham Road</td>
<td>Low local importance</td>
</tr>
<tr>
<td>07</td>
<td>Tramway</td>
<td>Local/Borough importance</td>
</tr>
<tr>
<td>08</td>
<td>Buildings, Oldham Road</td>
<td>Low local importance</td>
</tr>
<tr>
<td>09</td>
<td>Dean Colliery/Coalpit</td>
<td>Local/Borough importance</td>
</tr>
<tr>
<td>10</td>
<td>Dean Bank Lane</td>
<td>Low/Local</td>
</tr>
</tbody>
</table>

*Table 4: Importance of each gazetteer site*
6. IMPACT ASSESSMENT

6.1 IMPACT

6.1.1 Heritage assets are considered to be ‘a finite, irreplacable and fragile resource’ (DCMS 2010). Therefore, it has been the intention of this assessment to identify their significance and potential of the proposed development area, and assess the impact of the proposals, thus allowing the advice of NPPF (2012) to be enacted upon. Assessment of impact has been achieved by the following method:

- assessing any potential impact and the significance of the effects arising from the proposals;
- reviewing the evidence for past impacts that may have affected the archaeological sites;
- outlining suitable mitigation measures, where possible at this stage, to “avoid, or minimise conflict between the heritage assets’ conservation and any aspect of the proposal” (op cit, Section 12.129).

6.1.2 The impact is assessed in terms of the importance, or sensitivity, of the site to the magnitude of change or potential scale of impact during the proposed redevelopment. The magnitude, or scale, of an impact is often difficult to define, but will be termed substantial, moderate, slight, or negligible, as shown in Table 5, below.

<table>
<thead>
<tr>
<th>Scale of Impact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Substantial</td>
<td>Significant change in environmental factors; Complete destruction of the site or feature; Change to the heritage asset resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.</td>
</tr>
<tr>
<td>Moderate</td>
<td>Significant change in environmental factors; Change to the heritage asset resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.</td>
</tr>
<tr>
<td>Slight</td>
<td>Change to the heritage asset resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.</td>
</tr>
<tr>
<td>Negligible</td>
<td>Negligible change or no material changes to the heritage asset. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.</td>
</tr>
</tbody>
</table>

Table 5: Criteria used to determine Scale of Impact

6.1.3 The scale of impact, when weighted against the importance of the archaeological site, produces the impact significance. This may be calculated by using the matrix shown in Table 6, below.
6.1.4 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of the redevelopment scheme. The site within the current boundary, for the most part, was not built upon until the 1960s and is occupied by St Cuthbert’s School. The school building is large and is surrounded by car parks, playgrounds, sports fields, and numerous ancillary buildings. It seems unlikely that there will be below ground remains associated with the areas of the main school buildings, including the east side of the school site on Oldham Road where Site 08, the former buildings were located. The grounds of Dean House (Site 05) and associated driveway (Site 10) were situated in an area that is now used as tennis courts and it is possible that some below ground remains may exist, as sections still remain landscaped with mature trees. However, under the current proposals this area will not be redeveloped. The site of possible coal workings (Site 09) also identified within the proposed development area, has remained largely undeveloped and, therefore, some below ground remains may survive. Again, under the current proposals the sports fields to the south of the site will not be redeveloped. The area of the proposed new build, on the south side of the main school building, is currently a hard-surfaced playground (Plate 11). It is feasible that there may be as yet unknown buried remains in this section of the site, although these may have been truncated by levelling activities associated with the playground.

6.2 SIGNIFICANCE OF IMPACT

6.2.1 Following on from the above considerations, the significance of effects has been determined based on an assumption that there will be earth-moving and other modification/additional works associated with the redevelopment, and that the present condition of the heritage assets/gazetteer sites is known or assumed. The results are summarised in Table 7, below, in the absence of mitigation. The following will require review once detailed design/construction proposals are known.
Table 7 indicates that there are four sites which are likely to be impacted by the proposed redevelopment (Sites 05, 08, 09 and 10). The most significant impact of the proposed redevelopment would be on the site of Dean House (Site 05) due, not only to its group value and, local historical importance, but also to its possibility for survival as below ground remains. Whilst current proposals (Fig 2) indicate that the site of Dean House will not be impacted by the proposed redevelopment, it is possible that associated remains within the grounds may be impacted. The impact of the proposed scheme has therefore been rated as slight, and the significance of this as minor. As the extent and exact location of the former colliery and coal workings in the southern portion of the site are not yet known, having been identified on historic mapping, the potential impact of the proposed scheme has also been rated as slight and the significance of this as minor. The impact of the proposed scheme on the remaining sites has been rated as slight or negligible and the significance of this impact as neutral.
7. RECOMMENDATIONS

7.1 INTRODUCTION

7.1.1 A desk-based assessment is usually the first stage of an iterative process of investigating the significance and presence of heritage assets within or surrounding a proposed development area. Having identified the potential for such assets, and the significance of the impact by the development, further investigation is required to determine the exact nature, survival, extent, and date of the remains. However, in terms of the requirement for further archaeological investigation, it is necessary to consider only those heritage assets identified in the desk-based assessment that will be affected by the proposed redevelopment. Such further investigation would strive to reach a stage wherein a mitigation strategy can be agreed for affected assets: current legislation draws a distinction between designated heritage assets and other remains considered to be of lesser significance; “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notable scheduled monuments, protected wreck sites, battlefields, grade I or II* listed buildings, grade I or II* listed parks or gardens, and World Heritage Sites, should be wholly exceptional” (NPPF 2012, Section 12.132).

7.1.2 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset” (op cit, Section 12.135)

7.2 REQUIREMENTS FOR FURTHER ARCHAEOLOGICAL INVESTIGATION

7.2.1 There are four heritage assets identified in the assessment gazetteer that are positioned within the proposed development area (Sites 05 and 08-10) and may be impacted by the proposed development. The low archaeological value of the site of former buildings on Oldham Road (Site 08), and the likelihood that any remains would have been adversely disturbed or affected during previous development, means that no further work is recommended for this area. The sites of the former Dean House (Site 05) and driveway (Site 10) in its grounds, and the possible former coal workings (Site 09) have been considered to be of local/borough importance respectively. Recommendations are outlined in Table 10 below after consideration of the current development...
proposals. However, should these proposals alter, the recommendations should be reviewed accordingly.

<table>
<thead>
<tr>
<th>Gaz no</th>
<th>Description</th>
<th>Importance</th>
<th>Impact Significance</th>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>05</td>
<td>Dean House</td>
<td>Local/Borough</td>
<td>Minor</td>
<td>No further recommendations under the current proposals</td>
</tr>
<tr>
<td>09</td>
<td>Possible coal workings</td>
<td>Local/Borough</td>
<td>Minor</td>
<td>No further work required under current proposals</td>
</tr>
<tr>
<td>10</td>
<td>Dean Bank Lane</td>
<td>Local/Borough</td>
<td>Minor</td>
<td>No further recommendations under the current proposals</td>
</tr>
</tbody>
</table>

*Table 10: Summary of site-specific recommendations for further archaeological investigation*
8. CONCLUSIONS

8.1 DISCUSSION

8.1.1 The earliest archaeological evidence within the study area is represented by a medieval settlement at Buersil Head, to the west of the proposed development area (Site 01). Significant changes take place in the wider area during the late nineteenth century and cartographic evidence shows an increase in both industry and housing around Buersil Head. This included the construction of three large, detached houses (Sites 03, 04 and 05) immediately beyond the northern perimeter of the proposed development area and a building just further north on Oldham Road which was shown on the First Edition OS map of 1846 (Site 06). The site of Dean Mill (Site 02) lay to the north of the proposed development area and dates to 1865, and the addition of a tramway along Oldham Road (Site 07) took place before 1890. Furthermore, it is known from documentary and cartographic evidence that there was a certain amount of coal working in the vicinity (Site 09). Dean House (Site 05) was demolished in 1965 to allow for construction of Bishop Henshaw School, which was opened in 1968 and closed in 1989, reopening soon after as St Cuthbert’s School.

8.1.2 In total, 10 heritage assets have been identified in a gazetteer compiled for the study area, four of which are within the proposed development area and may be directly impacted upon (Sites 05, 08-10). Site 05 is the site of Dean House, considered to be of local/borough importance, and Site 10 comprises the driveway and path in its grounds, considered to be of low/local importance. Sites 08 is the site of former buildings/houses constructed between the 1850s and the 1890s, also considered to be of low/local importance. Site 09 is the site of possible former coal workings to the south of the school buildings, identified as of low/local borough importance.

8.1.3 Site 08 was probably destroyed with no, or little, below ground remains present, and so no work is required. Under the current proposals no mitigation is required for Site 05, 09 and 10 as the redevelopment plans do not extend into these areas at present. However, should construction details, when these are finalised, include any ground disturbance or earthmoving activities in this area then there will need to be a requirement for archaeological work commensurate with the ground work impact.

8.1.4 A conditioned programme of archaeological works is usually phased. The initial phase is the production of an archaeological desk-based assessment. This can be followed by a phase of field evaluation informed by the results of the desk-based study. The evaluation provides information on the presence/absence of below ground remains and the two together allow an assessment of the significance of remains, the impact of the development and the necessity for mitigation. This assessment has not identified any known archaeological remains in the location of the new build and, therefore, the location of most of the proposed groundworks (Fig 2). However, geotechnical site investigation work would help to understand whether the construction of
the original school required levelling of the site, or whether it was constructed on made ground. This work would help to determine the likely presence or absence of archaeological remains and potentially negate the necessity for further archaeological work. However, the requirements for any further investigation to establish the presence and significance of remains, either in the form of an archaeological watching brief or programme of evaluation, would need to be undertaken in consultation with Greater Manchester Archaeological Advisory Service (GMAAS).
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