

# **Rooley Moor Neighbourhood Area, Rochdale Heritage Appraisal**



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**October 2015**

**Rooley Moor Neighbourhood Area, Rochdale  
Heritage Appraisal**

**Prepared for the Rooley Moor Neighbourhood Forum**

**by**

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# 1 EXECUTIVE SUMMARY

This report was commissioned from Jenny Wetton Conservation in 2015 by the Rooley Moor Neighbourhood Forum. Its purpose is to assess the significance of the historic buildings, other parts of the built heritage in the proposed Neighbourhood Area and the contribution made by the setting and to inform proposals for conservation area designation, support funding applications and support the promotion of the area to further conservation or benefit the residents of and visitors to the area.

Section 3 summarises the development of the study area. Rooley Moor Road appears to have been built to provide a route across the moors from Spotland to Rossendale, possibly in the 13<sup>th</sup> century, and retains evidence of construction from multiple phases. Although there is documentary evidence of buildings in the area from the mid-16<sup>th</sup> century, many houses were re-built in the 17<sup>th</sup> century. Other houses also date from the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries. However, a number of historic buildings have been lost with the economic decline of the area in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Section 4 assesses the significance of the built heritage in the area which is based on the evidential value of historic features, including the historic route of the Rooley Road, historic associations with the regionally important cotton famine of the mid-19<sup>th</sup> century and local families of long standing, buildings constructed in a vernacular architectural style in locally-sourced materials and the setting.

Section 5 outlines the heritage planning policy context and gives guidance on the circumstances in which consent may be required. The 1990 Planning (Listed Buildings and Conservation Areas) Act is the primary legislative document; there is a presumption in favour of preserving and enhancing heritage assets. The NPPF provides national policy on heritage assets and development, and sets out a proportionate approach taking account of significance. The public benefits of a proposal likely to affect the character of a designated asset should be balanced against the harm to heritage assets.

Section 6 makes recommendations for the conservation of the built heritage. Catley Lane Head, and probably also Shawfield and Woodhouse Lane, are considered to be of **'special architectural or historic interest, the character of which it is desirable to preserve or enhance'**. The principal recommendation is for the designation of a new conservation area to cover Catley Lane Head with additional small conservation areas to cover Shawfield and Woodhouse Lane. Any new conservation area should have a full appraisal carried out and a management plan drawn up to ensure the conservation of the special features of the area. In order to ensure the retention of historic roofs and windows, it is also recommended that restriction of Permitted Development rights through an Article 4 Direction be considered.

Further recommendations are made regarding assessment of archaeological remains and their likely significance and interpretation and promotion of the area.



## 2 INTRODUCTION

### 2.1 Background to the Report

This report was commissioned from Jenny Wetton Conservation in 2015 by the Rooley Moor Neighbourhood Forum. Its purpose is to assess the significance of the historic buildings, other parts of the built heritage in the proposed Neighbourhood Area and the contribution made by the setting and to inform proposals for conservation area designation, support funding applications and support the promotion of the area to further conservation or benefit the residents of and visitors to the area. The NPPF requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.

Prickshaw and Broadley Fold was designated as a Conservation Area in 1987 and was re-assessed in 2014 with proposed boundary changes. The *Conservation Area Appraisal* gives a brief summary of the history of the area but covers the architectural character and setting of the area in some detail. This document should be seen as complementing the Appraisal and provides additional detail about the history of the area but does not analyse the significance of the built heritage here. The sites of Broadley Mill and Broadley Wood Mill are protected by the Healey Dell Nature Reserve and *Desk-Based Assessments* by UMAU cover the history of these sites.

The map below shows the area covered by this report.



## **2.2 Acknowledgements**

The author would like to thank the staff of Touchstones Local History Library, the Historic Environment Record Officer for Greater Manchester and local residents for their help with the research for this report.

## **2.3 Purpose of the Report**

The report is designed to provide the author's professional opinion of:

- A summary of the history and development of the built heritage;
- A statement of significance of the exterior of the built heritage in Catley Lane Head, Fern Hill, Shawfield and Woodhouse Lane.

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant, based on evidence from documentary sources at libraries and archives, HER records and a site visit.

## **2.4 Copyright**

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### 3 HISTORY, DESIGN AND CONTEXT

#### 3.1 History of the Area

In the Medieval period, Rooley Moor lay within the ancient township of Spotland. By the 13<sup>th</sup> century, the principal landowners were the Abbot and convent of Whalley. Over one hundred charters defining the Abbey's land boundaries for Spotland are recorded in the *Coucher Book* of Whalley Abbey. One of these records Smallshaw as 'Smaleschagheued' and 'Smaleschaghsik'<sup>1</sup>, but no evidence survives of buildings from that period. A route is believed to have travelled across the moors here in the medieval period to take wool to Whalley Abbey. This route is believed to have been known as Catley Lane, referred to as Catcloghgat<sup>2</sup> in 1418. After the Dissolution of the 1530s, the Holt family purchased the manors of Spotland and Naden.

The first reference to buildings in the area was in 1560-61 during a dispute over a right of way from Bank House to Shagfeld (Shawfield) between Richard Ratcliffe and Alexander Belfield<sup>3</sup>. Ratcliffe declared that he owned four houses and 100 acres of land in Bank House and that his ancestors 'time out of mind' had used the route. The present house dates from the early 1690s and was built by Charles Holt.

Fishwick records that Fern Hill was occupied in 1569 by John Bellfield of Cleggswood who, in the same year, sold it to Ottawell Greve<sup>4</sup>. In about 1647, the property passed to the Crossley family which replaced it with the present house in 1691. In the 18<sup>th</sup> century, the house passed to the Chadwick family which held it until about 1800 and probably added the three-storey farmhouse.

In 1590, James Ashton of Chatterton sold Smallshaw and Kitbooth to James Crossley<sup>5</sup>. His grandson, also James, built the present house in 1622. Fishwick records an 'inscription over the porch has been worn away; there only remains 'I C M 1622 ....H.' About the buildings at Kitbooth are two inscribed stones 'A. C. 1738' and 'J.J.C. 1737', both referring to the Crossleys.'

Fishwick also states that the Meadowcroft and Bridges families had an interest in an earlier house at Brown Hill in Woodhouse Lane which he describes as being 'small and in ruins. Some of its interior walls have been made of the branches of trees interlaced and covered with 'daub' (clay). Over the door is an inscribed stone, "R. B. [?] 1618 C.

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<sup>1</sup> Fishwick, H. *The History of Rochdale* (1889) [online]. Available at: <http://www.link4life.org/discover/local-history-books-online/history-of-rochdale-by-henry-fishwick> [accessed 9.09.15], 508

<sup>2</sup> Fishwick, H. *The History of Rochdale* (1889) [online]. Available at: <http://www.link4life.org/discover/local-history-books-online/history-of-rochdale-by-henry-fishwick> [accessed 9.09.15], 92

<sup>3</sup> Rochdale Civic Society. *Rochdale to Remember* (1972), 6

<sup>4</sup> Fishwick, H. *The History of Rochdale* (1889) [online]. Available at: <http://www.link4life.org/discover/local-history-books-online/history-of-rochdale-by-henry-fishwick> [accessed 9.09.15], 504

<sup>5</sup> Fishwick, H. *The History of Rochdale* (1889) [online]. Available at: <http://www.link4life.org/discover/local-history-books-online/history-of-rochdale-by-henry-fishwick> [accessed 9.09.15], 508



M."<sup>6</sup> This stone survives today in the boundary wall. He goes on to explain the families' involvement:

'...in 1638 Thomas Meadowcroft surrendered nine closes of land and a moiety of a messuage called Brownhill to Thomas Bridges, his son-in-law. In 1793 it was left by will to Benjamin Hey (by his mother Mrs Mary Clough), who in 1803 sold it to the Rev. W. Hodson (master of the Grammar School), whose daughter, Mrs Wilson, now holds it.'



***Date Stone at Fern Hill***



***Date Stone at Brownhill, Woodhouse Lane***

The old 'town of Spotland' afterwards became divided into the hamlets of Catley Lane and Woodhouse Lane and fragmentation of the manor between major landowning families took place. Fishwick quotes a Manor Survey undertaken in 1626 as referring to

'...twenty-nine freeholders, holding 1263 acres, valued at /552 a year, forty copyholders whose 312 acres were estimated at an annual value of 4677 14s.'

Amongst the free tenants were:

- 'John Chadwick, who held by deed granted to Roger, his grandfather, and dated 8<sup>th</sup> May, 4 Elizabeth [1562], from Robert Saville, Esq ., and Ann his wife, lands called the Cut-hays (hence Cutgate);
- James Chadwick, another grandson of Roger Chadwick, held Longfield and a walk-mill on the " river of Spotland," he also held Ellenrod; Birch had a meadow and pasture called Spotland Bridge, and land called Marled Earth on Spotland top;
- Henry, the son and heir of John Hopwood, held by deed dated 1st November, 7 Jac . [1609], from Jo. Hopwood his father to trustees for his use, a close called Thurstills and a tenement known as Hollands, also a water corn mill on the "river of Spotland" and a dwelling house in Spotland fold lying north of John Chadwick's house, with the house he had twenty-six acres of land, worth (together) £14 a year ; Robert Chadwick of Spotland gate had a close called Newfieldes, near Ellenrod;

<sup>6</sup> Fishwick, H. *The History of Rochdale* (1889) [online]. Available at: <http://www.link4life.org/discover/local-history-books-online/history-of-rochdale-by-henry-fishwick> [accessed 9.09.15], 519

- next to Henry Hopwood's in the fold was a tenement belonging to Jordan Chadwick;
- John Whittaker had a "fayre tenement with closes of land and woody ground, adjoining west to Catley Lane and east on the river of Spotland", this must have been near where the White Lion Inn now stands in Spotland fold;
- John Sheppard, by charter 16th December, 3 Edw. IV. [1549], from James Sheppard, his grandfather, to Richard Langley, gent., Lawrence Newall and others as trustees, held two messuages called Crumphill and twenty-four acres in Woodhouse Lane;
- Theophilus Holt retained nearly two hundred acres in the hamlet, which were valued at £91 a year, he also held Greenbooth and Brotherod.'

There are also records of houses in Shawfield by 1630, occupied by Arthur Clegge and Christopher Belfield<sup>7</sup>, at Prickshaw by 1623 and in Woodhouse Lane by 1702, occupied by Abraham Haslam<sup>8</sup>. In 1623, houses at Prickshaw were owned by John Wolfenden and primarily in agricultural use. Fishwick records that:

'In 1623 John Wolfenden was the owner of Prickshaw and lived there, and he or his son sold it to James Wolfenden of Hades, yeoman, who bequeathed it, in 1688, to trustees for the use of James the son of his brother John Wolfenden.'<sup>9</sup>

A date of 1692 has been uncovered in the plaster of one fire-place at Bank House and a date stone marked '1694 CH' (Charles Holte) over another fireplace<sup>10</sup>.

The woollen industry grew dramatically in the 16<sup>th</sup> and 17<sup>th</sup> centuries and many farming families in the area supplemented their income with wool spinning and weaving. Houses were fitted with long ranges of mullioned windows on the first floor to provide better light for weaving textiles. Healey Dell Mill, to the east, became a fulling-mill in 1636, and the present derelict building was constructed in 1676. Price records the death in 1691 of James Clegg, a clothier of Shawfield, with later descendants following the same occupation<sup>11</sup>.

The present farmhouse at Woodhouse Farm dates from 1709 and was built by William Bentley. Fishwick records that

'The earliest mention of the house now known as Woodhouse is in 1482, when William Bentley of Woodhouse is named and a century later Arthur Bentley, yeoman, was living there. He married Elizabeth, a daughter of Thomas Chadwick of Healey Hall, who was buried at Rochdale, 19th May, 1588.... William Bentley was married at Rochdale, 2nd January, 1602-3, to Jane, daughter of the Rev. Joseph Midgley, vicar of Rochdale. His married life was of short duration as he was buried at Rochdale 27th February, 1604-5, having issue only a son, Arthur Bentley, who was baptized 30th October, 1603. His son Arthur died in 1680 and was followed by his son William, who was a doctor of medicine and

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<sup>7</sup> Lancashire Archives, ref. QSP/1/75/66

<sup>8</sup> University of Manchester Library, ref. RYCH/4713

<sup>9</sup> Fishwick, H. *The History of Rochdale* (1889) [online]. Available at: <http://www.link4life.org/discover/local-history-books-online/history-of-rochdale-by-henry-fishwick> [accessed 9.09.15], 509 and Lancashire Archives, ref. DDX 611/3/2

<sup>10</sup> Rochdale Civic Society. *Rochdale to Remember* (1972), 6

<sup>11</sup> Price, E. *The Very Outer Boundary of Civilisation* (Norden: St Paul's PCC, 1986), 7

lived to be eighty-five years old, dying in 1710; his son Arthur was also M.D. and died in 1729. The Woodhouse property appears to have passed to the descendants of Michael Bentley of Clapgate (the brother of the William who died in 1710). His brother, who died in 1729, was of Woodhouse, as was also his grandson, Michael Bentley, who left the property by will (in 1754) to his nephew, Michael Bentley,' whose descendant (also a Michael Bentley) sold it in 1835. The house now standing, though a picturesque looking edifice, is not very old. From the initials and date over the porch, "W. B. 1709" it would appear to have been re-built by William Bentley.<sup>12</sup>

Rooley Moor got its present name in the 18<sup>th</sup> century when Mr Rowley, later corrupted to Rooley, settled on what was to become the site of the Old Moorcock Inn. The first official mention of the road was in 1729, when Godman quotes the Lancashire Quarter Session as recording:

'The Court doth enlarge the time to the inhabitants of Catley Lane for the repairs of the highway in Spotland from Spotland Bridge to Gorse Hill Leach 'till the Midsummer sessions.<sup>13</sup>

UMAU surmises that this referred to the stretch of Rooley Moor Road from Spodden Brook, 2km to the south-east of Catley Lane Head, to the area currently known as 'Top of Leach' near the highest point of the moor. Like many roads at the time, the upkeep of Rooley Moor Road fell to the local inhabitants of the area who had to supply all materials and labour. The Lancashire County Quarter Sessions records local people being required to pay a levy for maintenance of Woodhouse Lane by 1746<sup>14</sup> and Rooley Moor Road again in 1767<sup>15</sup>.

Both roads are shown on Yates map of 1786, leading from Spotland over the moors to the Rossendale and Rawtenstall area. This map also shows buildings in what is now called Catley Lane Head, Fern Hill Farm and probably Brown Hill Farm and Harper Road Farm. It also appears to show Smallshaw Farm as well as Knacks Farm and Prickshaw to the north-east. The hamlet of Shawfield and Bankhouse Farm are also shown as are Woodhouse Farm and other buildings up Woodhouse Lane. There are also watermills and scattered coal pits, showing that coal mining was developing in the area. Prickshaw appears to have developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries with a small agricultural and textile community. Most of the surviving built structures in the settlement date from this period, although there is a re-used date stone (IB 1679) at Croft Head.

By the mid-18<sup>th</sup> century, Methodism was growing in the area and John Wesley is said to have preached from the staircase at Bank House in April 1752, then occupied by the Healey family, on his second visit to Rochdale. Although Price gives a date for 1749 for

<sup>12</sup> Fishwick, H. *The History of Rochdale* (1889) [online]. Available at: <http://www.link4life.org/discover/local-history-books-online/history-of-rochdale-by-henry-fishwick> [accessed 9.09.15], 518-9

<sup>13</sup> University of Manchester Archaeological Unit. *Desk-Based Assessment Rooley Moor Road* (Manchester, UMAU, 2003), 6 and Godman, P. 'Cotton Road or Not – This History Deserves Some Recognition', *Rochdale Observer*, 14.10.1995, 20

<sup>14</sup> Lancashire Archives, ref. QSP/1582/20

<sup>15</sup> Lancashire Archives, ref. QSP/1906/41



this visit, he also states that travelling Methodist preachers visited Ellis Fold Farm. Methodism grew in the area and Blomley's Barn, on the left side of Woodhouse Lane, was requisitioned for regular services, holding over 50 people. Services were also held in rooms in cottages in Catley Lane Head or outside at the bottom of the moor.

Harper Road Farm was part of the Chadwick family's Healey Hall estate and UMAU mention a deed relating to 'Harpe road' dating from 1312-13<sup>16</sup>. The present building appears to date from the late 18<sup>th</sup> century and retains a date stone – '1774 I C aedif' (John Chadwick) and Lower Dunishbooth a date stone marked 1775.

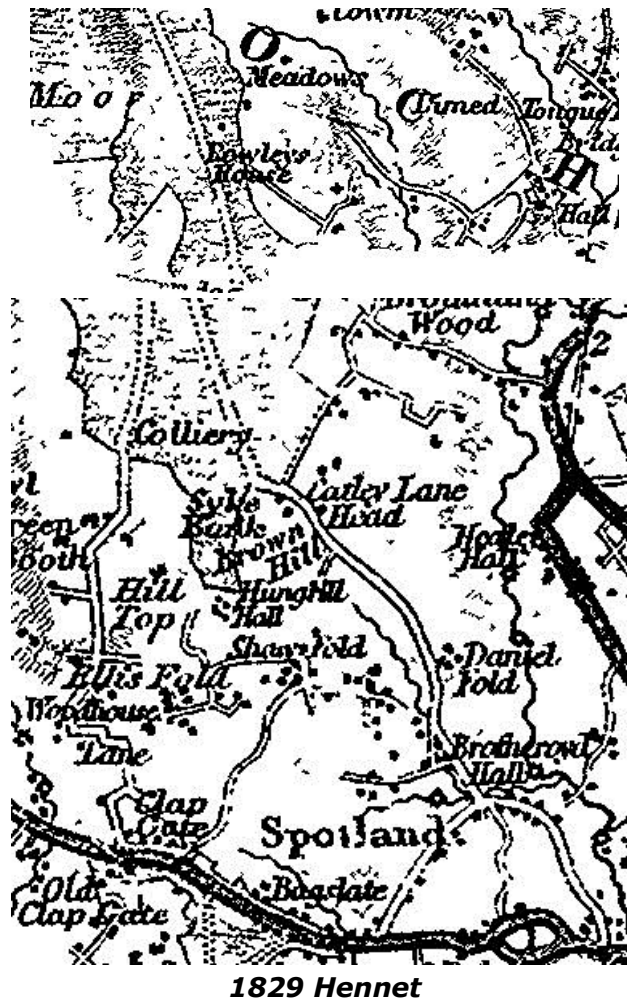


**Yates 1786**



**1818 Greenwood**

<sup>16</sup> University of Manchester Archaeological Unit. *Desk-Based Assessment Healey Dell* (Manchester, UMAU, 2004), 12



During the 19<sup>th</sup> century, cotton mills were built, including Broadley Wood Mill and Healey Hall Bottoms (which converted from flannel production) near to Prickshaw and at Smallshaw Farm by members of the Tweedale family, providing employment to many local people<sup>17</sup>. A water-powered Waste Mill is shown on the 1818 Greenwood map on Knacks Lane, near Prickshaw. A setted road replaced what appears to have been an earlier simple track south from Prickshaw to the river. Price quotes Baines's History of 1825 as giving the occupations of some of the local residents. In Woodhouse Lane, J. Brearley was a flannel manufacturer and Edward Collinge is listed as a yeoman; in Shawfield James Gaskell was a road surveyor and Dearden & Co. owned a coal mine here and on Rooley Moor where they also owned a quarry; in Catley Lane Head, the Black Dog Inn was run by George Ormerod and the Moorcock Inn by Samuel Robinson. In Prickshaw, occupations ranged from cotton carders, slubbers and weavers to stone masons, coal and shoe makers. There was also a public house, The Star Inn, owned by a local farmer, William Buckley.

The character of the moorland changed from a rural upland to a more industrial landscape as gritstone quarrying and coal mining proliferated in the area. Improvements were made to Catley Lane in 1818 and a new turnpike road opened at

<sup>17</sup> Handley, J. 'History of Lanehead Sunday School' *Light and Love* [online]. Available at: [https://www.facebook.com/laneheadnotowindmills/photos/pb.1413703355559682\\_-2207520000.1442589571./1529650597298290/?type=3&theater](https://www.facebook.com/laneheadnotowindmills/photos/pb.1413703355559682_-2207520000.1442589571./1529650597298290/?type=3&theater) [accessed 24.09.15], 1 and 16



Norden. Ding Quarry appears on maps by the early 1840s and, by 1850, there were a further eight quarries along Rooley Moor Road, with more developing during the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Collieries included Rooley Moor Colliery, another at the bottom of Hunger Hill and others towards the south east of Rooley Moor. There was also a stone crushing plant alongside a siding on the railway by 1893, Broadley Stone Rubbing Mill.



**OS 1851**

The 1851 Ordnance Survey map is the first to show the area in any detail and shows the level of industrial development in what had been an agricultural landscape, with large mill developments in the valleys on either side and many scattered quarries and coal pits. It also shows the routes of Rooley Moor Road and Woodhouse Lane in detail, two pubs in Catley Lane Head, the Moor Cock and the Black Dog, with Fair View to the south, the mill at Smallshaw, Syke Bank (now derelict), Knacks and Dunishbooth Farms towards Prickshaw and Hunger Hill Hall to the south-west towards Bank House and White Lees. Another useful snapshot of development in the area is the survey carried out for the establishment of a Sunday School at Norden which counted the



number of houses close to the selected sites. Those relating to that part of Mr Holt's land at Woodhouse Lane in the area under consideration here are:

Brown Hill (Woodhouse Lane)	1
Doldrum	1
Sidholme	2
Top of Croft	3
Ellis Fold	5
Shawfield Whitelees	11
Hunger Hill Hall	4
Moor Lane	2
Stones	3
White Lees	2
Bank House	7

A Sunday School was also established in Catley Lane Head, in a second-floor room of a three-storey building at Fern Hill, which had been used as a woollen weaving room and which held around 150 students<sup>18</sup>. Handley gives a useful description of the room which was also used for prayer meetings. A new chapel and school was built in the village in 1857 and enlarged with an additional storey in 1872. The building can be seen in a historic photograph below, from around 1910, with round-arched windows.



**Lanehead Village, c1910 (Private Collection)**

By the mid-19<sup>th</sup> century, the cotton mills of North West of England were heavily dependent on raw cotton grown by slaves in the southern states of the USA. The American Civil War broke out in an attempt to abolish slavery and Abraham Lincoln blockaded the southern ports to prevent the export of cotton. This led to the 'Cotton Famine' of 1862-1863 which was a time of great hardship to both mill owners, who

<sup>18</sup> Handley, J. 'History of Lanehead Sunday School' *Light and Love* [online]. Available at: <http://www.rmnf.co.uk/#!lanehead/ci4c> [accessed 30.09.15]

recorded losses of around £30m, and to mill workers who were dependant on the industry. The Cotton Famine left many of these workers unemployed and their families starving. However, there was great support across Lancashire and particularly in Rochdale for the abolition of slavery. The *Rochdale Observer* recorded the following address from the Chartist orator Ernest Jones;

'I have not forgotten the men of Rochdale, their love of freedom and truth; and I trust that those who are now struggling, honourably and constitutionally, for the freedom of the black will join in every effort for a fresh instalment towards the Charter of an Englishman's liberty. (Applause.) Those who pat the slave-owners of America on the back would like to be slave-owners in England as well. (Cheers, and hear, hear.) I believe that those who come forward at this crisis to advocate the natural rights of the negro in America, are really coming forward to advocate the rights of the working men in England—(cheers);—and I trust we shall find that in establishing liberty universally throughout the American Continent we shall be placing the crowning pinnacle on the edifice of freedom here as well. (Loud, prolonged, and enthusiastic applause.).<sup>19</sup>

Lancashire mill workers sent a letter of support to Abraham Lincoln in 1862 and he replied personally, acknowledging the hardships the people had had to suffer. Local councils including Rochdale organised their own 'Cotton Famine Relief Funds' to alleviate the suffering of unemployed mill workers. By March 1863, 'outdoor relief' was being given to 19,374 people and, with many other workers on short time, local action was not enough. Later that year, the Public Works (Manufacturing Districts) Act was passed allowing the town's Board of Guardians to borrow money at a low-interest rate to create projects in areas of high unemployment. One such project was for 'improvements to Catley Lane' for which £500 was borrowed<sup>20</sup>; this may be where the local styling of the 'Cotton Famine Road' originated. In February 1864, the Board of Guardians had hoped to borrow twice that amount and construction work was interrupted but had re-started by May with 25 men employed at Catley Lane and at another project to build a workhouse at Marland.

Sidholme Farmhouse was replaced in the late 19<sup>th</sup> century. Fishwick records that 'This property belonged to Edward Radcliffe of Langley, who, on 10th February, 1602, granted the "messuage called Sydyholme" to James Sheaperde of Sydyholme.... In 1631 Richard Radcliffe of Langley sold Sidholme to Samuel Hopwood of Woodhouse Lane, yeoman, and John Chadwick of Clegg, clothier, who shortly afterwards resold to William Bamford (or Bamforth) of Bamford, in whose family it remained until the early part of this century, when it was

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<sup>19</sup> Jones, E. *Oration on the American Rebellion* 7.03.1864, Re-printed with Additions for the Rochdale Observer (Rochdale: Gilbert Howarth for Rochdale Branch of the Union an Emancipation Society)[online]. Available at: [http://gerald-massey.org.uk/jones/c\\_american\\_rebellion.htm](http://gerald-massey.org.uk/jones/c_american_rebellion.htm) [accessed 21.09.15]

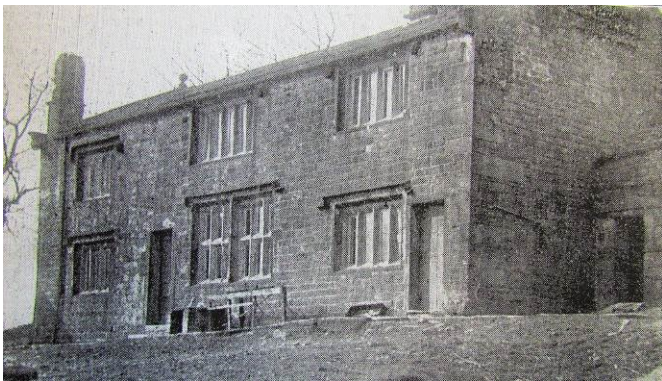
<sup>20</sup> Anon. *A Brief History of Rooley Moor Road* [nd]. Held at Touchstones Local Studies Library and Godman, P. 'Cotton Road or Not – This History Deserves Some Recognition', *Rochdale Observer*, 14.10.1995, 20.



purchased by the Rev. William Hodgson, whose daughter Ellen, wife of the Rev. E. J. Raines, D.D., is the present owner.<sup>21</sup>

Many of the quarries, coal mines and smaller mills fell out of use in the late 19<sup>th</sup> century and the area around Rooley Moor Road fell into decline. Smallshaw Mill was last listed in directories in 1873. New turnpike roads linking Bacup/Whitworth Road and Rawtenstall/Edenfield were built with easier gradients for transporting large loads. However, a railway station was opened at Broadley, shown on the 1890 map as a platform with a signal post at the south end; a station building was added by 1908.

In around 1900, the Rochdale Observer published a series of articles on *Old Buildings Round Rochdale*. Doldrum Farmhouse at the time was derelict but was believed to have been a public house serving colliery workers at one time.



**Bank House, c1900**



**Doldrum Farmhouse**



**Fern Hill, c1900**

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<sup>21</sup> Fishwick, H. *The History of Rochdale* (1889) [online]. Available at: <http://www.link4life.org/discover/local-history-books-online/history-of-rochdale-by-henry-fishwick> [accessed 9.09.15], 519-20

By the early 20<sup>th</sup> century, number 7 Smallshaw Road was used as a grocer's and provision shop, shown in the photograph below. Another photograph of the village in 1959 shows the cottages at numbers 725-733 and 780-784, together with the small workshop behind and the Chapel. The Doldrums was run as an afternoon tea room from 1969 by Mrs M. Sumner and was known as Doldrums Café.

By the 1950s, much of Prickshaw was unoccupied and the settlement fell into disuse but, in 1993, a sensitive restoration scheme led to Prickshaw being brought back into use. The scheme received several awards, including Rochdale Council's Environment Week Award (1993), The Rochdale Civic Society Award (1993) and a Civic Trust Award (1993).

In the 1970s, there was the first of a number of attempts to re-open Ding Quarry, all of which met with substantial local opposition and, in 1995, the Council's Local Studies Officer was moved to write to the *Rochdale Observer* about the history of Rooley Moor Road<sup>22</sup>. In around 1980, improvements were carried out at Fern Hill to bring the oldest part of the fold back into use. The Council also carried out improvements to Rooley Moor Road and constructed a bus turning circle just to the north of Catley Lane Head. Changes also happened to buildings, such as the two cottages at numbers 731 and 733 which were converted into one house.



**Shop at 7 Smallshaw Road, 1958 (Private Collection)**



**Catley Lane Head in 1959 (Private Collection)**

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<sup>22</sup> Godman, P. 'Cotton Road or Not – This History Deserves Some Recognition', *Rochdale Observer*, 14.10.1995





***Last Service at Chapel, 1959 (Private Collection)***



***Harry Whipp in One of the Pens Above the Village (Private Collection)***



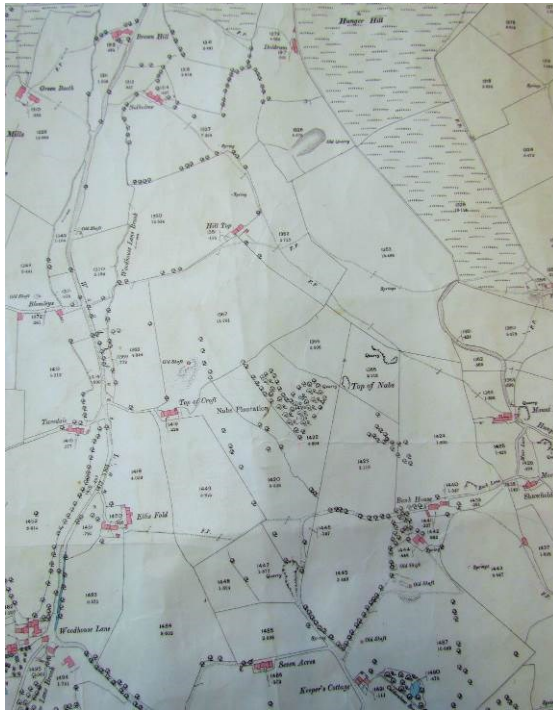
***Nos. 731 and 733, 1974 (Touchstones)***



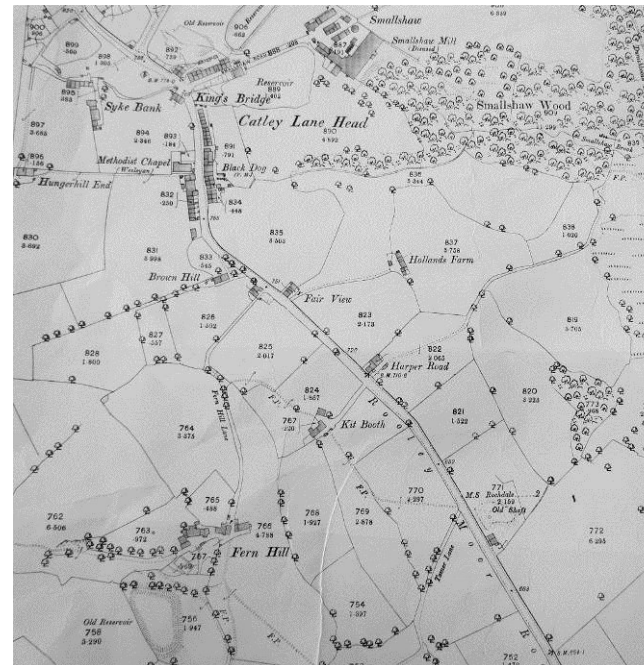
***Making the Bus Turning Circle, 1982 (Touchstones)***

During the 20<sup>th</sup> and early 21<sup>st</sup> centuries, there has been further development in some areas but loss of buildings in others. New buildings have been constructed at Woodhouse Fold Farm and Top of Croft but Tweedale, Blomleys Barn, Hill Top and Greenbooth have gone. The building at the west side of Brown Hill was two cottages and is now one house and Doldrum Farm has been re-built. In Catley Lane Head, there have been new buildings at Fern Hill and at Brown Hill Farm but Kit Booth has gone as have two cottages opposite Fair View. The Methodist Church was demolished in around 1960 and many cottages and the Black Dog have gone from the east side of the road in the centre of the hamlet. The central building from Syke Bank has been demolished. Number 25 Smallshaw Road has been constructed on the north side of the road. There have been new buildings at Knacks Farm, the Waste Mill further north along Knacks Lane is used for residential and stabling purposes and Spring Mill Print Works has gone.

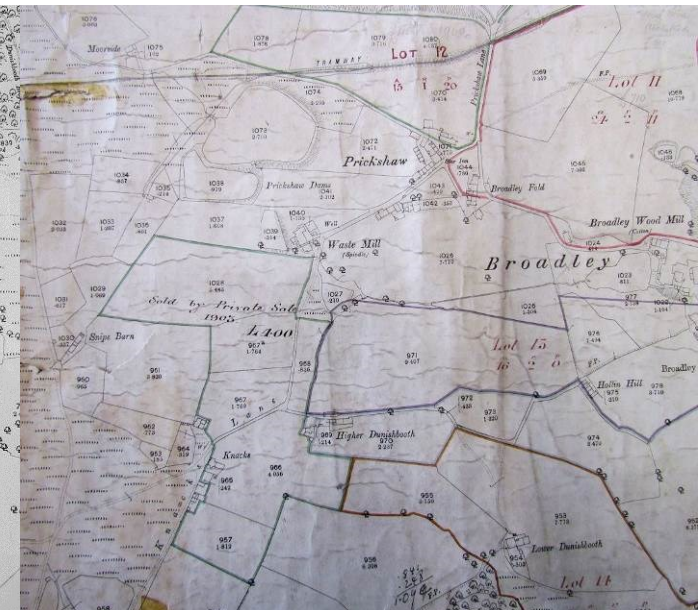
### 3.2 Map Regression 1893-1929



**OS1893: Woodhouse Lane**



**Catley Lane Head**



**Prickshaw**

By 1893, Smallshaw Mill had become disused, a Wesleyan Methodist chapel had been built by the track to Hunger Hill End and there had been further development of cottages on the west side of the road. A new house had been built to the south-east of the old house at Bank House and the Star Inn is shown at Prickshaw. A tramway had been built to take stone from the quarries on Rooley Moor down to the Spodden Valley and there was a dye works by the recently-constructed Springmill Reservoir. A number of small enclosures are shown to the north of Catley Lane Head, either side of the road.





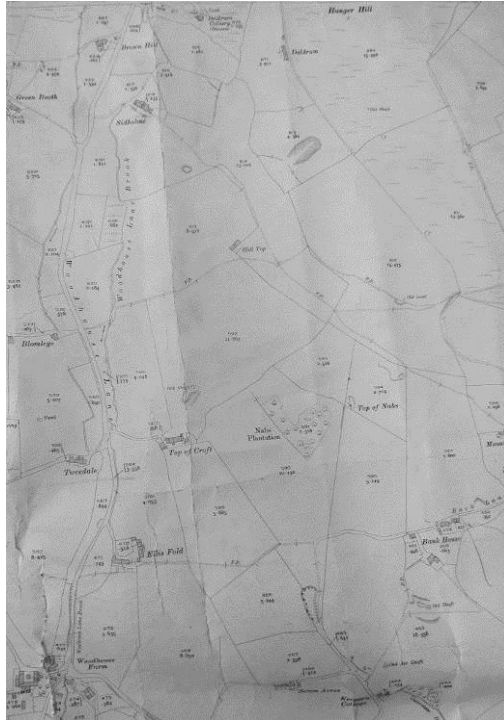
**OS1910: Catley Lane Head**



**Prickshaw**

There was little change by 1910 except that the tramway north of Prickshaw had been removed although the route is still marked.

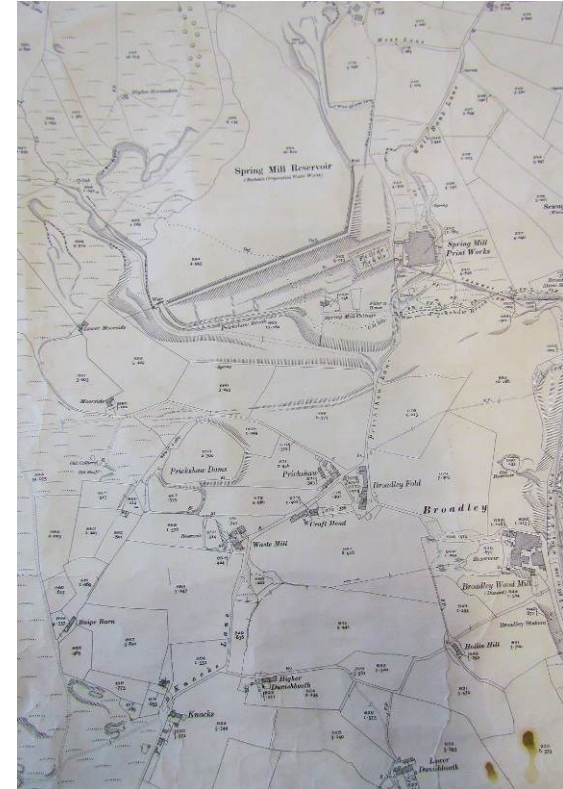




**OS1929: Woodhouse Lane**



**Catley Lane Head**



**Prickshaw**

The 1929 map shows the midden at Woodhouse Farm, now listed at Grade II, and one of the houses at Brown Hill had been demolished. There had been little change in Catley Lane Head, apart from some development opposite the house at Harper Road.

### 3.3 Character Appraisal

The following section describes the surviving exterior architectural features of the built heritage in Catley Lane Head, Fern Hill, Shawfield and Woodhouse Lane. Although historic plans are not available, some conclusions can be drawn from the documentary evidence and from the buildings themselves.

#### Catley Lane Head

The buildings here consist predominantly of stone houses and farm buildings constructed in a vernacular style. Many have local stone slate roofs, although some have replaced Welsh slate or concrete tile roofs. The few 20<sup>th</sup> century houses tend to be also constructed in stone, with one exception built in red brick. Farms are set away from the road but there are short terraces of houses in the centre of the hamlet built up to the level of the pavement, although some have small front gardens with low stone boundary walls with a variety of copings. Other buildings in the hamlet include a former workshop. Stone kerbs and pavements survive in the hamlet, along with some lengths of flagstone walling.



***Stone Paving and Kerbs***

***Setted Road***

The Grade II listed Smallshaw Farmhouse is built on a three-unit plan with a projecting two-storey porch, a rear wall fireplace and chimney stack and a 20<sup>th</sup> century lean-to addition to the left gable. It retains windows of 4 lights (now 2), 6 lights and 4 lights with recessed ovolo-moulded mullions, and hoodmoulds with spiral stops. The central window has a king mullion. The upper floor has flat-faced mullions of 3, 4 and 3-(with mullions removed) lights. The porch has a moulded door opening with inscribed lintel and slightly overhanging upper storey separated by a moulded band. There is an attached barn with a full-height cart entry, stone paving in front of the house and associated buildings across the yard.

Fern Hill Farmhouse, also listed at Grade II, consists of a 2-unit 18<sup>th</sup> century house with a 17<sup>th</sup> century wing which is 2 rooms deep with a steep stone stair rising between them. The 2-bay 18<sup>th</sup> century section formerly had 2 square cut flush mullioned windows to each floor although no mullions still exist and the doorway has square-cut jambs and lintel. To the right is a projecting single storey porch with a date-stone marked 'I.M.C. 1691', an accentuated ogee shaped enriched lintel and a round panel

Jenny Wetton Conservation



above with a coped gable and kneelers. The 17<sup>th</sup> century cross wing has a stone plinth and quoins, one 3-light double chamfered mullion window with a hoodmould to each floor. The upper was formerly of 5 lights, the lower of 4, one being removed to insert a later door. The rear has three 2 and 3-light windows with plain hoodmoulds. The 17<sup>th</sup> century wing was recorded as being derelict in 1972 but appears to have been restored and re-used by the time of the updated listing in 1985. A local resident recalls a well behind Fern Hill Farmhouse and a well has survived in an extension at the rear of the three storey farmhouse.

The Grade II listed Fern Hill Cottage dates from the early 18<sup>th</sup> century and is built on a 2-unit plan with a large central entrance porch. The windows have flush chamfered mullions although most have been removed. The porch has an off-centre door with heavy chamfered stone surround and a gable with central owl-hole and kneelers. The rear and side-walls have been completely re-built and have 20<sup>th</sup> century casement windows. There are also a number of historic stone outbuildings at Fern Hill which have been converted for other uses in a sympathetic manner.



***Smallshaw Farmhouse***



***Fern Hill Farmhouse***



***Fern Hill Cottage***



***Fern Hill***

Many of the unlisted buildings in Catley Lane Head are also of architectural interest and show the development of the hamlet. To the south of the hamlet are more isolated buildings. Harper Road Farm dates from the late 18<sup>th</sup> century and has a low stone Jenny Wetton Conservation



porch with a large block door surround, quoins and two 2-light mullioned windows. The attached barn has been converted for residential use with the cart entry partially infilled and inserted windows and the Farm retains stone paving and setts in the yard. South of Harper Road, on the east side, is a stone milepost or guide stone which is shown on the 1851 map<sup>23</sup>. Fairview dates from the early 19<sup>th</sup> century and consists of a terrace of three cottages, of which one has been added later, and retains stone window surrounds with an added stone porch and replaced windows.

Hollands Farm house is built in narrow stone courses and retains a 2-light mullioned window on the ground floor with wider 2-light mullioned windows and two narrow lights on the first floor, all with stone surrounds and modern windows and with an added conservatory at the front. The attached barn is constructed from large blocks and has been converted for residential use with an infilled cart entry and inserted windows. Brown Hill Farm is a laithe house (barn and house under one long roof) with what appears to be an earlier wing which may date from the 18<sup>th</sup> century with two infilled 3-light mullioned windows and an infilled doorway with a stone surround of large blocks on the north elevation and a similar doorway on the south elevation. The wing has been converted to a barn and the house is now in the central section.



**Harper Road Farm**



**Fairview**



**Hollands Farm**



**Brown Hill Farm**

<sup>23</sup> Milestone Repository Society. [online]. Available at:

[http://www.msocrepository.co.uk/images/milestone/LANCASHIRE/LA\\_XROC01.jpg](http://www.msocrepository.co.uk/images/milestone/LANCASHIRE/LA_XROC01.jpg) [accessed 24.09.15]

The hamlet itself contains a number of short terraces. Numbers 725-733 Rooley Moor Road is partly constructed from narrow courses and may date from the 18<sup>th</sup> century, the rest are built of larger blocks and may be later; one retains a small stone shed built against the boundary wall. The short terrace opposite at 780-784 is dated 1848 and retains stone window and door surrounds and stone chimneys. To the north of number 784 is a two-storey building which may be a former workshop and which retains two stone window surrounds on the first floor although a large doorway has been inserted under a modern steel joist. A local resident remembers this being used as a garage. Barnside next door is a modern building constructed from stone in a contemporary style but with similar stone window surrounds to other buildings.

The Doldrums, at 812-818 and Kings Bridge (dated 1885) at 761-765 are further examples of short 19<sup>th</sup> century terraces, with stone door surrounds and stone window lintels and sills; they are believed to have been built for quarry workers. There is a well in the wall opposite numbers 812-818 which is fed from the village well located behind Barnside and marked on the 1910 map. Number 1 Smallshaw Road is similar in style, although it is a detached house. Numbers 7-23 Smallshaw Road is another terrace, although built in two phases of which 9-23 are earlier, lower in height and with simple stone detailing and number 7 (originally constructed as two houses, of which one had a shop on the ground floor) has corniced doorways and a taking-in door at the side converted to a window. Smallshaw Road is bordered by a stone wall with flat copings; the wall on the south side has two infilled stiles which would have provided access to the reservoir.



**780-784 Rooley Moor Road**



**Building by No. 784**





***The Doldrums***



***7-23 Smallshaw Road***



***Stile to South of Smallshaw Road***



***Stile to South of Smallshaw Road***

To the north of the hamlet, beyond cattle grids and a bus turning circle, lies a long setted section of Rooley Moor Road with stone kerbs and drainage channels at the sides. The width of the setted road from Ding Quarry entrance to Catley Lane Head varies from 4.5m to 5.5m with the number of setts across the road varying from 12 along the narrow sections to 24 at Lane Head. By averaging the width of the road, the total number of setts has been estimated at 327,600<sup>24</sup>. A detailed description of the road structure is given by UMAU<sup>25</sup>. Some derelict buildings lie along the Road, one of which retains stone quoins and the boundary wall has been built around it. A terrace of former cottages lies to the south-west of the road at Syke Bank, built in several phases and retaining simple detailing; this is in the process of restoration for re-use. A number of stone pens lie either side of the road and containing timber sheds used for storage and housing animals. In earlier years, these were used for keeping cows, sheep, hens, geese and turkeys and the fields used for haymaking and sheep grazing.

<sup>24</sup> Pers. Comm. 19.08.15

<sup>25</sup> University of Manchester Archaeological Unit. *Desk-Based Assessment Rooley Moor Road* (Manchester, UMAU, 2003), 8





***Setted Section of Rooley Moor Road***



***Derelict Building***



***Former Cottages at Sykes Bank***



***Stone Pens***

Further afield from the road lie more isolated farmsteads, of which some are of architectural interest. Hunger Hill Farmhouse, to the south, appears to have been constructed in three phases and may date from the 18<sup>th</sup> century; it retains 2 and 3-light mullioned windows with three sets of long windows on the north elevation at first floor level which indicate former weaving sheds. To the north-east lies Knacks Farm which dates from 1821 and is constructed in diminishing courses and retains a stone paved yard with outbuildings. Two buildings at number 4 and 6 Knacks Lane are similar in character. Higher Dunishbooth Farm retains stone quoins, mullioned windows and an infilled doorway with a surround of large stone blocks at the front and there is a short section of setted lane beyond the Farm. The Waste, further along the lane, is the site of a former waste mill and retains a two-storey stone building which may be the smaller, southern part of the building shown on the 1851 map.





***Hunger Hill Farm***



***Knacks Farm***



***4 and 6 Knacks Lane***



***Higher Dunishbooth Farm***



***The Waste***

### **Shawfield**

Shawfield is a hamlet which has developed along Shawfield Lane as it winds up the hill. Bank House, listed at Grade II, lies at a distance to the west. Other buildings of architectural interest include a number of farms, some of which have developed as folds, or groups of related buildings, and houses facing onto the road appear to be 18<sup>th</sup> or early 19<sup>th</sup> century in origin. Buildings extend to the line of the road or are set behind planted gardens with stone boundary walls. Roofs are of local stone slate or



replaced Welsh slate. A number of the farm buildings have been converted for residential use in a sympathetic manner.

Shawfield Farm Cottage retains 18<sup>th</sup> century square stone window surrounds and another cottage retains partially infilled long mullioned windows which may have provided light for weaving, with a modern extension in sympathetic materials. Further long windows which provide evidence of former weaving sheds survive on the first floor at Shawfield Stones Farm. One house dates from later in the 19<sup>th</sup> century and retains windows with taller stone surrounds for sash windows and corniced stone chimneys. A well survives by the side of the road, surrounded by a stone wall although this appears to have been damaged by nearby tree growth. At the top of the hamlet is a derelict field barn.



***Shawfield Farm Cottage***



***Shawfield Stones Farm***



***Converted Barn***



***Later 19<sup>th</sup> Century House***



**Well**



**Derelict Barn**

### **Woodhouse Lane**

East Woodhouse Cottage and the attached cottages, now numbered 1-9 Woodhouse Lane, are listed at Grade II. Dated 'W B 1709'(William Bentley) on the door lintel, they are built of coursed rubble with stone dressings and a stone slate roof. The main cottage is on a 3-unit hearth-passage plan with a projecting porch of slightly later date and a projecting cross-wing to the left, a single-storey addition to left and a later two-storey wing to rear, now used as two cottages. The two-storey house has double-chamfered mullion windows, two of 2 lights to the gabled cross-wing and 3 lights to the other two units of the ground floor, each with a hoodmould. The porch has a coped gable with kneelers and ball finials. A new door has been inserted into the house-part when it was used as a separate cottage. The upper floor has two 2-light double chamfered windows to the cross wings, a 4-light window above the porch, a 3 light above the hall and a 7-light to the right (now 6). The building retains quoins and coped gables with kneelers and ball finials. The chimney stacks have moulded cornices. The added wing to the rear has four flush chamfered 3-light mullioned windows with hoodmoulds only to the ground floor, square-cut monolithic door jambs, ball finials and a central chimney stack. There is a planted garden to the front with a low stone boundary wall and monolithic ashlar gate piers with ball finials. The single-storey stone Shepherd's Cottage, to the south, is white-painted with a slate roof and modern windows.

The foldyard at Woodhouse Farm is listed at Grade II and is dated 1895. Built of random dressed stone with a stone slate roof and clay ridge tiles, this is a U-shaped range of buildings which are still in agricultural use, surrounding a walled foldyard and central midden. The various door openings have rounded jambs and lintels apart from the central gabled porch which has a semi-circular fanlight and arch with a dated tablet, vent hole and corniced pedestal with a ball finial above. Similar finials rise from each corner of the building and the enclosing wall. The buildings also retain quoins, corbelled eaves, and ridge vents, none of which are complete.

Other unlisted buildings along the road are also of architectural interest. The Old Dairy at Ellis Fold Farm has been converted for residential use in a sympathetic manner. Sidholme Farm house retains mullioned windows, a stone slate roof and the attached



barn has a full-height cart entry converted to a window. The house at Brown Hill Farm is similar and retains a date-stone from 1618 set into its boundary wall. The buildings at Doldrum Farm have been re-built of stone in the 20<sup>th</sup> century; the farmhouse retains a stone slate roof but the main outbuilding has a concrete tile roof. There is a section of historic setted road from Top of Croft Farm to Brown Hill Farm.



***East Woodhouse Cottage and Attached Cottages***



***Sidholme Farm and Barn***



***Brown Hill Farm***



***Setted Road***

### **3.4 Architectural Context: Yeoman Houses in Southern Lancashire**

Houses in the area were generally built with timber frames before being replaced in stone. Hartwell, Hyde and Pevsner describe this type as 'of strong character, low-set, with stone walls and roofs, long ranges of mullioned windows and stony paths, yards and boundary walls. They are commonly neither isolated, nor gathered in villages, but clustered in the evocatively named 'folds' – tight groups of two or three houses and associated outbuildings.'<sup>26</sup>

<sup>26</sup> Hartwell, C., Hyde, M. and Pevsner, N. *The Buildings of England: Lancashire: Manchester and the South-East* (London: Yale, 2004), 41

The cross-passage plan was typical and spans a broad social spectrum, with rooms opening off each other. This type can be recognised from the exterior by the enclosed chimney being off-set from the entrance. The main hearth serving the living room/kitchen backed onto the cross-passage. The simplest type of cross-house had a kitchen/living-room and a private room to one side of the cross-passage and a service room or cow-house on the other side. Brunskill describes this type: 'In either case, the main room would be open to the roof and the inner room similarly open or given a ceiling so as to provide a loft for storage of sleeping.'<sup>27</sup>

Windows in the 15<sup>th</sup> and 16<sup>th</sup> centuries were small with mullions and iron-framed casements, the mullions being of stone in stone and brick buildings and of timber in timber-framed houses; this style continued in use until the end of the 17<sup>th</sup> century. Hall states that, by the end of the 17<sup>th</sup> century, individual hoodmoulds had gone out of fashion and a single moulded string course ran the length of the building<sup>28</sup>. Many 18<sup>th</sup> and early 19<sup>th</sup> century houses had simple stone-framed windows square in shape.

Hall also states that 'the earliest window glass takes the form of diamond leaded lights...' which 'led to the development of elaborate glazing designs...' 'Diamond panes ...continued in use throughout the 17<sup>th</sup> century but square or rectangular panes gradually took over from about 1660...The panes were held by lead comes... and ...usually had a vertical stanchion of either wood or iron in the centre of each light and the leaded lights were tied to these by fine wire. [Horizontal] Saddle bars are usually square in section and often have flattened ends turned at right angles to enable the bars to be nailed to the window frame<sup>29</sup>'. In the later 17<sup>th</sup> and early 18<sup>th</sup> centuries, cross windows became common as an interim design between the mullioned casement window and the sash. The sash window became popular in all parts of the country in the 18<sup>th</sup> century, initially restricted to small panes by manufacturing techniques but with larger panes with the introduction of plate glass in the 1840s eventually culminating in single pane sashes in the late 19<sup>th</sup> century.

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<sup>27</sup> Brunskill, R. W. *Traditional Buildings of Britain: an introduction to Vernacular Architecture* (London: Cassell, 2004), 49

<sup>28</sup> L. Hall. *Period House Fixtures and Fittings 1300-1900* (Newbury, Countryside, 2005), 73

<sup>29</sup> L. Hall. *Period House Fixtures and Fittings 1300-1900* (Newbury, Countryside, 2005), 86-87

## 4 SIGNIFICANCE

### 4.1 Assessing significance

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy; NPPF policies 127 and 128 (CLG, *National Planning Policy Framework*, 2012). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...' (NPPF Para. 126). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 132). English Heritage issued *Conservation Principles* in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. There are three levels of significance as well as neutral and an intrusive grade:

#### **Exceptional Level of Significance**

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II\* listing. The NPPF advises that substantial harm should be wholly exceptional.

#### **High Level of Significance**

A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

#### **Medium Level of Significance**

An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings and buildings which make a positive contribution to a conservation area. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

#### **Low Level of Significance**

The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

#### **Neutral**

The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

**Intrusive**

The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

**4.2 Significance of Built Heritage**

Following the methodology for assessment of cultural significance set out in the English Heritage *Conservation Principles*, the built heritage within and near to the Neighbourhood Area can be identified to have the following heritage values:

**Evidential Value:**

There is documentary evidence of buildings, probably timber-framed, in the area from the mid-16<sup>th</sup> century but many were re-built of stone in the 17<sup>th</sup> century and the earliest surviving building is Smallshaw Farmhouse, dating from 1622. A date-stone from an earlier house at Brownhill in Woodhouse Lane dated 1618 survives in the property boundary. Other houses also date from the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries. However, a number of historic buildings have been lost with the economic decline of the area in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Rooley Moor Road appears to have been built on its present route, rather than taking an easier and lower route, because of the extensive bogs in the area. It is conspicuous from a distance, 'like a ribbon running straight to the sky'<sup>30</sup>. Sections of the road have survived in good condition and reveal a number of phases of construction, although there are areas of loose rubble infill between the stone sett sections. The Rochdale Conservation Officer summarised the significance of Rooley Moor Road:

'While it can safely be assumed that the current engineered route south of Old Slack was constructed after the period when the local community were solely responsible for its upkeep, there is no conclusive documentation for the date of building of the engineered stone sett road as seen today. The varying sett sizes and laying styles seen along the length of the route suggests that some areas predate the proliferation of quarries along its length in the late 18<sup>th</sup> and [early 19<sup>th</sup>] centuries, while others were rebuilt or strengthened in order to carry the weight of gritstone being carried to Rochdale and other towns.

'...a significant section of Rooley Moor Road was improved or rebuilt by the mill workers of Rochdale who supported the civic rights of the slaves in the USA during the American Civil War. Local historian Ernest Price wrote the 'History of Norden' in the 1920's, within living memory of the Cotton Famine, which makes specific reference to the 'Cotton Road' over Rooley Moor. As such, Rooley Moor Road constitutes an important part of both national and international social history.<sup>31</sup>

UMAU states:

<sup>30</sup> Marshall, A. 'Like a Ribbon in the Sky', *Rochdale Observer*, 2.04.1977, p51

<sup>31</sup>Smith, K. [Rooley Moor Road, 2012] Held at the Greater Manchester Historic Environment Record

'...there is no doubt that Rooley Moor Road was in existence as a highway well before the Highways Act of 1835, which enabled parishes to combine for form high district authorities, and can be regarded as an Ancient Highway for the purposes of the Highways Act 1980.<sup>32</sup>

'The surviving remains of Rooley Moor Road, as an important routeway from the Roch Valley to the Irwell Valley in Rossendale are of local significance.<sup>33</sup>

The historic buildings in the area show evidence, in the form of long ranges of mullioned windows, of a mixed economy typical of upland areas. Here, farming was often marginal and farming families supplemented their incomes with additional activities such as cotton and wool weaving, coal mining and stone quarrying.

### **Historical Value:**

Many of the farm houses in the area date from the 17<sup>th</sup> century and are illustrative of the building and rebuilding of homes undertaken by the gentry and yeoman-farmers of the area. This is evidence of the importance of agriculture in the area. Pearson, Price, Tanner and Walker state:

'Of more than 70 farms in Rochdale Borough which survive from this period, two-thirds have good evidence, in the form of datestones for example, of building or rebuilding in the 17<sup>th</sup> century. It should be emphasised too that it is highly likely that many of these, if not most, originated before the 17<sup>th</sup> century. However, only seven can definitely be dated to the 16<sup>th</sup> century and only ten to pre-1500. Of the latter, seven were rebuilt between 1600 and 1700. Examples include Lightowlers, Barthouse, Wildhouse, Small Shaw, and Whitaker farms.

'Also surviving from this period are the remains of a stone barn near Catley Lane Head, dating from before 1624 and now converted to a house. ... At Royton, Hunger Hill and Hill Top Farm, Littleborough are the remains of ridge-and-furrow: relics of arable field-systems that were abandoned with the change to sheep farming at this period.<sup>34</sup>

The Historic Environment Record does not contain any records relating to the converted barn mentioned above.

### **Architectural Value:**

There are eight listed buildings or groups of buildings within the study area or just outside it and others of architectural interest. Many of the farm houses and cottages are constructed in a vernacular style of locally quarried stone typical of other buildings in the area, especially the mullioned windows, hood moulds and doorways formed of quoins with heavy lintels, as well as more decorative features on listed buildings.

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<sup>32</sup> University of Manchester Archaeological Unit. *Desk-Based Assessment Rooley Moor Road* (Manchester, UMAU, 2003), 7

<sup>33</sup> University of Manchester Archaeological Unit. *Desk-Based Assessment Rooley Moor Road* (Manchester, UMAU, 2003), 13

<sup>34</sup> Pearson, B., Price, J., Tanner, V. and Walker, J. *The Rochdale Borough Survey* (Greater Manchester Archaeological Unit, 1981), 120



Buildings are generally in good condition and well maintained but there has been much replacement of windows with those in modern materials and designs out of keeping with the character of the area. Some stone slate roofs have been replaced with concrete tiles and dormers have also been inserted disrupting rooflines. In places, there are inappropriate concrete fences out of keeping with the character of the hamlet. Some stone pavements and areas of stone setting on the historic roads have been replaced with asphalt.



***Stone Paving Replaced with Asphalt***

***Setted Road Repaired with Asphalt***

#### **Aesthetic Value:**

The moorland setting of the historic buildings has inspired local photographers, such as Paul Wild. The public realm has benefitted from the retention of setted road surfaces, stone kerbs and pavements and stone slab walls, which often do not survive.

#### **Social Value:**

Many of the houses are associated with families who lived in the area for a long time, such as the Chadwicks, Crossleys, Bentleys and Cleggs. There are still residents who have lived locally for a long time and whose ancestors lived locally.

The buildings have provided homes and employment to many local people for several hundred years and maintenance work to Rooley Moor Road provided employment to unemployed men during the Cotton Famine. Walkers, joggers, horse-riders and cyclists use the roads and tracks to gain access to the moors. There is also an active fishing community, using the former mill reservoirs.

### **4.3 Contribution Made By Setting to Significance**

The NPPF requires an assessment of the significance of affected heritage assets, including any contribution made by their setting. The NPPF defines the setting of a heritage asset 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'.



The close relationship between the setting and the character of the area under study is described in the Prickshaw and Broadley Fold *Character Appraisal*:

'The close relationship between the surrounding landscape and the conservation area is critical to its particular character and significance. The topography of the site slopes upwards towards the south west and is naturally formed, with the aspects of the built environment reacting to the existing landscape.

'In terms of the wider context of the site, picturesque views towards Whitworth to the east are facilitated by the valley and hills beyond. Similarly, the gentle incline of hills to the west and north create pleasant rural views which contribute significantly to both the aesthetic value and understanding of the development of the settlement. This effect is subdued slightly as a result of the visually intrusive pylons which run along the north of the settlement's setting. Views of the settlement within, and in the foreground of this almost unspoilt rural setting is a key factor of its specific character and value as it promotes both understanding of its historic development and vernacular aesthetic.<sup>35</sup>

The entire study area was historically set in a rural landscape, although industrial development took place in the Naden and Spodden valleys to take advantage of the water as a source of power and, later, of the availability of stone and coal. Since the decline of the industry in the area, the setting has reverted to a more rural character, although the mill ponds, Spring Mill Reservoir, setted roads and spoil heaps contribute to the understanding of the historic development of the settlements.



**View North Towards Fern Hill, c. early 20<sup>th</sup> Century**

As Rooley Moor Road rises up the slope of the Moor, there are panoramic views above and below Catley Lane Head and from Fern Hill and Knacks Lane. Indeed, it used to be said that you could see the fireworks at Belle Vue in Manchester on a clear night. From the road, there are also attractive views to the sides, towards vernacular farm buildings in the middle distance. The centre of the hamlet has quite an enclosed character although the gaps in development afford views out over fields. As at Prickshaw and Broadley Fold, the electricity pylons intrude on views in the northern part of the area but modern street furniture also negatively affects views within the hamlet.

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<sup>35</sup> Rochdale Metropolitan Borough Council. *Conservation Area Appraisal: Prickshaw and Broadley Fold* (July 2014), 13



***View South From Fern Hill***



***View South-east From Smallshaw Road***



***View West Towards Hunger Hill***



***Spoil Heaps and Pylons***

The setting of Shawfield is quite different in character. The road winds up the hillside and the many of the historic buildings are grouped in a 'fold', giving a generally enclosed feel, although there are glimpsed views southwards. There are, however, contrasting panoramic views from White Lees at the top.



***View South Within Shawfield***



***View South From White Lees***



The setting of Woodhouse Lane is different again, in that the road heads up a broad valley, providing interesting views towards vernacular farm buildings to the side, in the middle and far distances. The mature trees in the bottom of the valley emphasise the wilder nature of the hill tops, such as Hunger Hill.



***View East Towards Top of Croft***



***View East Towards Hunger Hill***

Overall the **setting is considered to make a positive contribution** towards the significance of each area, although modern street furniture, electricity pylons and a recently erected wind turbine above Shawfield Dairy Farm detract from this contribution. The Moor itself has been identified as a fragile landscape by the Council.

## 5 HERITAGE PLANNING CONTEXT

### 5.1 National Planning Policy Framework

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance. Sections 69 and 70 impose a duty on local planning authorities to survey and keep under review their district for areas which are of special architectural or historic interest, the character of which it is desirable to preserve or enhance, and to designate those areas as conservation areas. This duty is an on-going requirement of local authorities. Section 72 (1) of the same Act places a duty on local authorities if the development is in a conservation area - 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (section 72(1)).

Planning permission is required for work which is likely to affect the character and special interest (significance) of the conservation area.

The *National Planning Policy Framework* (NPPF) was published in 2012 replacing all former planning policy statements (PPS5 etc.). The Historic Environment Planning Practice Guide, which accompanied PPS5, has recently been replaced by the *Planning Practice Guide: Conserving and Enhancing the Historic Environment*, though this should be read in the light of the NPPF, and does not comprise policy.

The NPPF states that the local planning authority should 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. Furthermore, paragraph 312 states that '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.' Policies 126-141 are related to conserving and enhancing the historic environment.

The *Planning Practice Guide* states: 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

Policy 127 of the NPPF states: 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.'

Policies 128 and 129 require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made



by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 131 states: 'In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Policy 132 states: 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, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

The *Planning Practice Guide* gives guidance on how to assess if there is substantial harm:

'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. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm<sup>36</sup>.

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<sup>36</sup> Department for Communities & Local Government. *Conserving and enhancing the historic environment: Decision-taking: historic environment* [online]. Available at:

Policy 133 states: 'Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Policy 134 states; 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Policy 137 states: 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'

Policy 138 states: 'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Policy 141 states: 'Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

## **5.2 Rochdale Borough Unitary Development Plan**

### **G/BE/9 (PART ONE POLICY) Conservation of the Built Heritage**

Priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable, in particular: conservation areas; listed buildings and their settings; scheduled ancient monuments; parks and gardens of

special historic interest; and archaeological remains. Such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will be taken or supported, wherever possible, to facilitate their continued upkeep and beneficial use. Particular emphasis will be placed on securing new uses for existing buildings to ensure their future, and on promoting conservation activities which provide a stimulus for the regeneration of town centres, older urban and rural areas, including historic and cultural landscapes.

#### **BE/10 Development Affecting Archaeological Sites And Ancient Monuments.**

Developers must take full account of the presence of known Ancient Monuments and sites of archaeological importance and their settings in proposals. Planning permission will be refused where developers do not sympathetically accommodate such structures or remains, particularly where the proposal has a significant affect on the site itself or its setting. Proposals should accommodate the physical preservation of archaeological features in situ. In exceptional circumstances where this is not possible, and where the site is of lesser significance, archaeological excavation to secure the preservation of features either on or off site may be appropriate to enable preservation by record. In such cases, the applicant may be required to carry out a programme of proper recording of archaeological evidence before development takes place. Such a programme could be secured by planning conditions or through a Section 106 obligation negotiated with the applicant. In all cases there should be a full and appropriate prior evaluation of the archaeological resource detailing its value, the likely impact of proposals and mitigation as required.

#### **BE/11 Protection Of Locally Important Buildings And Features Of Architectural And Historic Interest.**

The Council will permit development proposals that do not adversely affect buildings and features which are of local interest and which contribute to the character of an area and/or are important in townscape terms.

#### **BE/16 Demolition Of Buildings In Conservation Areas**

When considering proposals for the demolition of unlisted buildings in a Conservation Area, the desirability of preserving or enhancing the character or appearance of the Conservation Area in which the building is situated will be considered. Proposals to demolish such buildings will be assessed against the same broad criteria as proposals to demolish Listed Buildings (see Policy BE/12). Consent to demolish will only be granted where it can be demonstrated that the building cannot be beneficially used and all possible efforts have been made to find a use for the building. Where the demolition of an unlisted building is acceptable, there must be detailed plans for the development or appropriate treatment of the site and development must enhance the appearance of the Conservation Area. Any grant of consent for demolition will include a condition that demolition shall not take place until a contract for the carrying out of works of redevelopment has been made and planning permission for those works has been granted.

#### **BE/17 New Development Affecting Conservation Areas**



Development proposals will be permitted that preserve or enhance the character or appearance of a conservation area. In assessing a proposal, the following principles – where relevant – will be taken into account: a) Its relationship to existing buildings, the site and its surroundings; b) Its design - including elevations, roof form, materials, finishes and detailing; c) The retention, replacement and restoration of historic features and details of buildings, and - in the public realm - walls, paving and street furniture; d) The retention and enhancement of landscaped areas, trees and natural features; e) The design of new shop fronts (and replacements and/or alterations to those existing) should reflect the character or appearance of the conservation area, consistent with the provisions of Policy BE/5; f) The design and siting of advertisements, new street furniture, paving and other highway surfaces and related structures (e.g., lighting and signs); and g) The design and siting of car parking and servicing facilities. Development proposals should include detailed plans and drawings enabling its implication(s) for the character and appearance of the conservation area to be established.

### **BE/18 Changes Of Use To Buildings In Conservation Areas**

Proposals for the change of use of unlisted buildings in Conservation Areas will be permitted provided that:- a) The new use is compatible with adjoining uses; b) Conversion and adaptation respects the architectural and historic interest of the buildings and their settings; and c) The provisions of Policy BE/17 “New Development Affecting Conservation Areas” are satisfied.

## 6 CONCLUSIONS AND RECOMMENDATIONS

The information in Sections 3 and 4 of this report provides an overview of the history of the study area and an assessment of the significance of the historic buildings, other parts of the built heritage and the setting. Section 5 sets out the legislative and planning policy framework and gives guidance on the circumstances in which consent may be required.

Catley Lane Head, and probably also Shawfield and Woodhouse Lane, are considered to be of 'special architectural or historic interest, the character of which it is desirable to preserve or enhance'.

### 6.1 Recommendations

#### 6.1.1 Conservation Area Designation

It is recommended that that Rochdale Council should consider the designation of a new conservation area to cover Catley Lane Head, to include Fern Hill and Harper Road in the south, Smallshaw and Knacks Lane as far as The Waste in the east, the northern boundary of the Neighbourhood Area in the north and the setted road leading to Hunger Hill and Hunger Hill Farm in the west. This would provide additional protection to an area with significant vernacular architecture and built heritage features.

Additional small conservation areas could be considered to cover Shawfield, as far as White Lees Farm and Woodhouse Lane from Woodhouse Farm and Shepherd's Cottage in the south to Brown Hill in the north.

Any new conservation area should have a full appraisal carried out and a management plan drawn up to ensure the conservation of the special features of the area.

Incremental change in the area is visible in replaced roofs, inserted dormers, and replacement windows and doors. In order to ensure the retention of historic roofs and windows, it is also recommended that restriction of Permitted Development rights through an Article 4 Direction be considered. Minor development, such as domestic alterations and extensions, can normally be carried out without planning permission under the provisions of the General Permitted Development Order (GPDO). Article 4 of the GPDO gives local planning authorities the power to restrict these 'permitted development rights' where they have the potential to undermine protection for the historic environment. Using the provisions of Article 4 of the GPDO brings certain types of development back under the control of a local planning authority so that potentially harmful proposals can be considered on a case by case basis through planning applications.

#### 6.1.2 Archaeological Assessment

This report has provided an overview of the history and assessment of the built heritage but has not looked at the potential for below-ground remains and their likely significance. Although some work has been carried out by UMAU, it would be useful to have a similar overview taken of archaeological significance of the area, which would inform the archaeological potential of any new conservation areas.

### **6.1.3 Interpretation and Promotion**

The study area has an interesting history which could be made more widely available. The area is already used by walkers, runners, horse-riders and cyclists as well as an active fishing community. Visitors and residents could be informed of important features along Rooley Moor Road by interpretation panels, a leaflet and further information on the Neighbourhood Forum website. Grant funding is available for local communities to promote their history in this way.

This report acts as a record of the built heritage and could be added to the Historic Environment Record, in accordance with NPPF Policy 141.

If more visitors are to be attracted to Rooley Moor Road, some consideration may need to be given to the provision of parking, although this would have to be sensitively located and designed in a manner appropriate to the character of the area.



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## 8 APPENDIX – LISTED BUILDING DESCRIPTIONS

Fern Hill Cottage (formerly listed as No 9 under Fern Hill) 25.10.1951 G.V. II

Cottage. Early C18. Coursed rubble with stone dressings and stone slate roof. 2-unit plan with 2 storeys and a large central entrance porch. Stone plinth and quoins. The windows have flush chamfered mullions although most have been removed. The ground floor formerly had a 2-light window to the left, a 5-light to the right; the first floor 4-light and 3-light. The porch has an off-centre door with heavy chamfered stone surround and a gable with central owl-hole and kneelers. The rear and side-walls have been completely re-built and have C20 casement windows.

Fern Hill First Farmhouse (formerly listed 25.10.1951 as Fern Hill under Fern Hill) G.V. II

Farmhouse. C18, with older wing "IMC: 1691" (John and M. Crossley) on door lintel. Coursed rubble with stone dressings and stone slate roof. 2-unit house of C18 date with central entrance is built adjoining the C17 cross-passage and cross-wing which is of 2 storeys and 2 rooms deep with a steep stone stair rising between them. The 2-bay C18 section formerly had 2 square cut flush mullioned windows to each floor although no mullions still exist and doorway has square-cut jambs and lintel. To the right is the projecting single storey porch with accentuated ogee shaped enriched lintel and round panel above: L coped gable and kneelers. The crosswing has a stone plinth and quoins, one 3-light double chamfered mullion window with hoodmould to each floor. The upper was formerly of 5 lights, the lower of 4, one being removed to insert a later door. Coped gable and kneelers. The rear has three 2 and 3-light windows with plain hoodmoulds.

Smallshaw Farmhouse - G.V. II

Farmhouse. "1622 ICM.....H" (Crossley family) on door lintel. Dressed stone with stone slate roof. Three-unit plan with projecting 2-storey porch, rear wall fireplace and chimney stack and C20 lean-to addition to left gable. Stone plinth and quoins; windows of 4 lights (now 2) 6 lights and 4 lights with recessed ovolo-moulded mullions, and hoodmoulds with spiral stops. The central window has a king mullion. The upper floor has flat-faced mullions of 3, 4 and 3-(with mullions removed) lights. The porch has a moulded door opening with inscribed lintel and slightly overhanging upper storey separated by a moulded band.

Prickshaw Cottages G.V. II

Row of 4 cottages, early C19 (datestone in the 1820s in centre of upper storey to right). Hammer-dressed stone with stone slate roof. Three storeys and basement to left hand cottage, two storeys to the remainder. Windows and doors dressed with slabs of un-moulded stone, windows being of 3 lights but mostly altered, or of 2 large lights. Several windows now stoned in.

Bank House Farmhouse II

Farmhouse. "1694 CH" (Charles Holte) said to be on an internal date stone. Dressed stone with stone slate roof and brick chimney stacks. 3-unit plan with entrance to left of house-part and additional entrance at right hand side. 3 bays with central 6-light mullion and transom window with king mullion. All other windows have 4 or 5-light double chamfered mullions and drip moulds with spiral stops to first floor. The door



openings have square cut monolithic jambs and lintels. Quoins and plinth, coped gables with kneelers and a dove cote to right hand gable. Porch to right gable now used as coal house. Rear has one 3-light mullioned window as front, cross window at half level lighting stair and one semi-circular headed single light. Closed-string twisted-baluster stair. John Wesley is said to have preached here on 3rd April 1754.

#### Woodhouse, East - Cottage and attached cottages G.V. II

House. "W B 1709"(William and Michael Bentley) on door lintel. Coursed rubble with stone dressings and stone slate roof. 3-unit hearth-passage plan with projecting porch of slightly later date, projecting cross-wing to left, a single-storey addition to left and a later 2-storey wing to rear, now being used on 2 cottages. The 2 storey house has double chamfered mullion windows, two of 2 lights to the gabled cross-wing and 3 lights to the other two units of the ground floor; each has a hoodmould. The porch has a coped gable with kneelers and ball finials. A new door has at some stage been inserted into the house-part when it was used as a separate cottage. The upper floor has two 2-light double chamfered windows to the crosswings, 4-light above the porch, 3 above the hall and 7-light to the right (now 6). Quoins and coped gables with kneelers and ball finials. The chimney stacks have moulded cornices. The added wing to the rear has four flush chamfered 3-light mullioned windows with hoodmoulds only to the ground floor, square- cut monolithic door jambs, ball finials and a central chimney stack.

#### Woodhouse Farm: Foldyard - buildings G.V. II

Foldyard. 1895 on tablet above door. Random dressed stone with stone slate roof and clay ridge tiles. U-shaped range of buildings, now milking sheds etc. surrounding a walled foldyard and central midden (q.v.). The various door openings have rounded jambs and lintels apart from the central gabled porch which has a semi-circular fanlight and arch with dated tablet, vent hole and corniced pedestal with ball finial above. Similar finials rise from each corner of the building and the enclosing wall. Quoins, corbelled eaves, and ridge vents none of which are complete.

#### Woodhouse Farm: - Foldyard Midden G.V. II

Midden shelter. 1895. Cast iron columns, stone slate roof and clay ridge tiles. Rectangular roof supported on columns in the centre of a foldyard (q.v.). 1 bay by 2 bays with slender cast iron columns. Retaining side walls and hipped roof.

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