



**Tameside  
Administration  
Centre,  
Ashton-under-Lyne,  
Greater Manchester**

**Archaeological Desk-  
based Assessment**



**Oxford Archaeology North**

October 2014

**Capita**

Issue No: 2014-15/1543

OA North Job No: L10770

NGR: 393865 399245

**Document Title:** TAMESIDE ADMINISTRATION CENTRE, ASHTON-UNDER-LYNE, GREATER MANCHESTER

**Document Type:** Archaeological Desk-based Assessment

**Client:** Capita

**Issue Number:** 2014-15/1543  
**OA Job Number:** L10770  
**National Grid Reference:** 393865 399245

Prepared by: Dr Rachel Street  
Position: Historical Researcher  
Date: July 2014

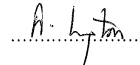
Prepared by: Ian Miller  
Position: Senior Project Manager  
Date: October 2014

Signed



Approved by: Alan Lupton  
Position: Operations Manager  
Date: October 2014

Signed



**Oxford Archaeology North**

Mill 3  
Moor Lane Mills  
Moor Lane  
Lancaster  
LA1 1QD  
t: (0044) 01524 541000  
f: (0044) 01524 848606

**Oxford Archaeology Ltd (2014)**

Janus House  
Osney Mead  
Oxford  
OX2 0EA  
t: (0044) 01865 263800  
f: (0044) 01865 793496

w: [www.oxfordarch.co.uk](http://www.oxfordarch.co.uk)  
e: [info@oxfordarch.co.uk](mailto:info@oxfordarch.co.uk)

Oxford Archaeology Limited is a Registered Charity No: 285627

**Disclaimer:**

*This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology Ltd being obtained. Oxford Archaeology Ltd accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology Ltd or all loss or damage resulting therefrom. Oxford Archaeology Ltd accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.*

---

## CONTENTS

---

<b>SUMMARY .....</b>	<b>2</b>
<b>ACKNOWLEDGEMENTS.....</b>	<b>3</b>
<b>1. INTRODUCTION .....</b>	<b>4</b>
1.1 Circumstances of Project .....	4
1.2 Location, Topography and Geology .....	4
1.3 Statutory Sites .....	5
<b>2. METHODOLOGY .....</b>	<b>7</b>
2.1 Desk-Based Assessment .....	7
2.2 Assessment Methodology .....	8
2.3 Planning Background and Legislative Framework.....	10
2.4 Local Policy .....	11
<b>3. BACKGROUND .....</b>	<b>12</b>
3.1 Historical Background .....	12
3.2 Development of the Site Area.....	15
3.3 Previous Archaeological Works .....	18
3.4 Site Area Photographs.....	19
<b>4. GAZETTEER OF SITES .....</b>	<b>22</b>
<b>5. SIGNIFICANCE OF THE REMAINS .....</b>	<b>25</b>
5.1 Introduction.....	25
5.2 Criteria .....	25
5.3 Significance.....	27
<b>6. LIKELY IMPACT OF DEVELOPMENT.....</b>	<b>28</b>
6.1 Introduction.....	28
6.2 Impact .....	28
6.3 Impact Assessment.....	28
<b>7. RECOMMENDATIONS .....</b>	<b>30</b>
7.1 Introduction.....	30
7.2 Recommendations.....	30
<b>BIBLIOGRAPHY .....</b>	<b>31</b>
<b>APPENDIX 1: HERITAGE ASSETS WITHIN 500M OF THE SITE AREA .....</b>	<b>33</b>
<b>ILLUSTRATIONS .....</b>	<b>36</b>

---

## SUMMARY

---

Tameside Metropolitan Borough Council (TMBC) is devising proposals for the redevelopment of the Tameside Administration Centre in Ashton-under-Lyne (centred on NGR 393865 399245). The current Administration Centre lies within the Ashton Town Centre Conservation Area and comprises two nineteenth-century buildings, which are both afforded statutory designation as Grade II listed buildings, and an eight-storey brick-built structure that was added to the site in the 1980s. It is considered to be inappropriate for the future needs of TMBC, which is proposing the replacement of the 1980s elements of the complex with a new building. This will inevitably necessitate considerable earth-moving works, with potential to impact on buried archaeological remains.

In order to inform the design proposals, and acting on behalf of TMBC, Capita commissioned Oxford Archaeology North to undertake an archaeological assessment of the site. This aimed to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the area, and assess the impact of any future development upon this resource.

In total, 94 heritage assets have been identified within a study area of 500m, of which six lie within the boundary of the Site Area. These include the Town Hall of 1840 and its extension of 1878, which are both afforded statutory designation as Grade II listed buildings, and are thus considered to be of national importance that would require preservation *in-situ*. Of the four identified non-designated heritage assets within the Site Area, none merit preservation by record, as they are all likely to have been destroyed completely during the construction of the Tameside Administration Centre in 1980. The scale of impact on the heritage assets within the Site Area has thus been largely determined as neutral, as the identified sites are considered to be of low or negligible archaeological value due to the probable extent of previous disturbance.

The requirement for a programme of archaeological recording to mitigate the impact of development on any below-ground archaeological remains would be devised in consultation with the Greater Manchester Archaeological Advisory Service. However, it is not anticipated that any further archaeological investigation in advance of development would be merited.

---

## ACKNOWLEDGEMENTS

---

Oxford Archaeology North (OA North) would like to thank Andrew Conroy of Capita, acting on behalf of Tameside Metropolitan Borough Council, for commissioning and supporting the project. Thanks are also due to Norman Redhead, the Heritage Management Director with the Greater Manchester Archaeological Advisory Service (GMAAS), for his support and advice. Thanks are also expressed to Lesley Dunkley, also of GMAAS, for supplying background data from the Greater Manchester Historic Environment Record.

The desk-based research and report was compiled by Dr Rachel Street, and the illustrations were produced by Mark Tidmarsh. The report was edited by Ian Miller, who was also responsible for project management.

---

## 1. INTRODUCTION

---

### 1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Tameside Metropolitan Borough Council (TMBC) is devising proposals for the redevelopment of the Tameside Administration Centre in Ashton-under-Lyne. The current Administration Centre lies within the Ashton Town Centre Conservation Area, and comprises two nineteenth-century buildings, which are both afforded statutory designation as Grade II listed buildings, and an eight-storey brick-built structure that was added to the site in the 1980s. It is oversized and, in several respects, is inappropriate for the future needs of TMBC, which is proposing the replacement of the 1980s elements of the complex with a new building. This will inevitably necessitate considerable earth-moving works, with potential to impact on buried archaeological remains.
- 1.1.2 The Site Area was in use as agricultural land on the fringe of the historic centre of the town until the late eighteenth century, when development gradually commenced in this part of Ashton. A new market house and market place had been established in the area by the 1830s, and the Town Hall was erected in the Site Area in 1840. The land immediately to the north of the Town Hall was developed in the mid-nineteenth century for workers' housing and a saw mill, although these buildings were cleared in the mid-twentieth century and the site redeveloped for the present Tameside Administration Centre.
- 1.1.3 In order to secure archaeological interests, Capita, acting on behalf of TMBC, commissioned Oxford Archaeology North (OA North) to undertake an archaeological assessment of the proposed development area. This aimed to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the area, and assess the impact of any future development upon this resource. The data generated from the assessment is intended to provide an informed basis regarding the significance of any archaeological heritage assets within the Site Area.

### 1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The Site Area is located in the centre of Ashton-under-Lyne in Tameside, Greater Manchester (centred on NGR 393865 399245; Fig 1). The town stands on the river Tame, at a convergence of canals and railways, 10.4km east of the Manchester city centre. It is bounded by the market place to the south, Warrington Street to the west, and Wellington Road to the north and east.
- 1.2.2 **Geology:** the solid geology of Tameside is composed of Carboniferous rocks of two types, Millstone Grits and Coal Measures, and permo-Triassic rocks (Countryside Commission 1998). The Middle Coal Measures that characterise are found under Ashton-under-Lyne, Dunkinfield and Hyde. These contain far less sandstone than the Lower Coal Measures, accounting for their softer and more eroded nature, but their coal seams are thicker (*op cit*).



*Plate 1: Recent aerial view of the Site Area and its environs*

### 1.3 STATUTORY SITES

- 1.3.1 The Site Area does not contain any Scheduled Monuments or Registered Parks and Gardens, although it does lie partly within the Ashton Town centre Conservation Area. There are 17 buildings or structures of special architectural interest within a 250m radius of the Site Area (Table 1). These are all afforded statutory designation as Grade II Listed Buildings, with the exception of the Church of St Michaels & All Angels, which is Grade I, and the Albion United Reform Church and the Albion Warehouse, which are both Grade II\*. Two of these designated buildings, the Town Hall (Site **01**) and the Civic Offices (Site **02**) lie within the Site Area.
- 1.3.2 The Town Centre Conservation Area covers the whole of Old Town and St Petersfield, together with areas of the markets and Delamere. This historic interest in the Conservation Area lies principally in the architectural quality of its buildings, and the distinctive grid-iron layout of the streets, buildings and open space.

HER ref.	Description	Grade	NGR
746.1.0	Church of St Michael & All Angels	I	SJ 9415 9900
931.1.0	Albion United Reform Church	II*	SJ 9432 9900
805.1.0	Albion Warehouse	II*	SJ 9432 9925
2191.1.0	Warrington Street Post Office	II	SJ 9391 9904
745.1.0	Methodist New Connexion Church	II	SJ 9396 9895
746.1.1	Grave Headstone	II	SJ 9414 9901
752.1.0	Market Hall	II	SJ 9395 9918
803.1.0	Ashton Public Library	II	SJ 9361 9895
736.1.0	War Memorial	II	SJ 9426 9911
977.1.0	121, Stamford Street	II	SJ 9412 9902
16074.1.0	Tameside Hippodrome Cinema	II	SJ 9364 9901
804.1.0	Oddfellows Hall	II	SJ 9375 9887
3.1.0	K6 Telephone Kiosk	II	SJ 9398 9914
964.1.0	St Michael's House	II	SJ 9415 9902
965.1.0	230, Stamford Street	II	SJ 9368 9887
768.1.0	Civic Offices	II	SJ 9383 9921
770.1.0	Town Hall	II	SJ 9390 9925

*Table 1: Summary of Listed Buildings within a 250m radius of the Site Area*



---

## 2. METHODOLOGY

---

### 2.1 DESK-BASED ASSESSMENT

2.1.1 The archaeological assessment has focused on the site of the proposed development, although information for the immediate environs has been considered in order to provide an essential contextual background. The assessment was carried out in accordance with the relevant IfA and English Heritage guidelines (IfA 2011, *Standard and Guidance for Archaeological Desk-based Assessments*; IfA 2010 *Code of Conduct*; English Heritage 2006, *Management of Research Projects in the Historic Environment* (MoRPHE)).

2.1.2 The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The following repositories were consulted during the data-gathering process:

- ***Greater Manchester Historic Environment Record (HER)***: the HER holds data on the historic environment for Greater Manchester, including listed buildings, all known archaeological sites, along with the location and results of previous archaeological interventions in a linked GIS and database format. The HER was consulted to establish the extent of sites of archaeological and historic interest within the study area;
- ***Lancashire County Record Office (LRO), Preston***: holds an extensive series of mapping for Greater Manchester, as well as a collection of secondary sources about the city and its suburbs;
- ***Greater Manchester Record Office, Manchester (GMRO)***: the catalogue of the Greater Manchester Record Office was searched for information relating to the study area, and relevant data was incorporated into the report;
- ***Tameside Local Studies and Archives***: the catalogue of the Tameside Local Studies and Archives was searched for information relating to the study area;
- ***Oxford Archaeology North***: OA North has an extensive archive of secondary sources relevant to the study area, incorporating both published work and unpublished client reports.

2.1.3 All archaeological sites in the Site Area and within a radius of 250m have been included in the Site Gazetteer (*Section 4*; Fig 10).

## 2.2 ASSESSMENT METHODOLOGY

2.2.1 The results of the assessment have identified the significance of the archaeological resource of the Site Area. In order to assess the potential impact of any future development, consideration has been afforded to:

- assessing in detail any impact and the significance of the effects arising from any future development of the Site Area;
- reviewing the evidence for past impacts that may have affected the archaeological sites of interest identified during the desk-based assessment;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce, or remedy adverse impacts.

2.2.2 Such impacts on the identified archaeological sites may be:

- positive or negative;
- short, medium or long term;
- direct or indirect;
- reversible or irreversible.

2.2.3 Key impacts have been identified as those that would potentially lead to a change to the archaeological site. Each potential impact has been determined as the predicted deviation from the baseline conditions, in accordance with current knowledge of the site and the proposed development. Table 2 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the cultural heritage and archaeology issues, with guideline recommendations for a mitigation strategy.

Importance	Examples of Site Type	Mitigation
National	Scheduled Monuments (SMs), Grade I and II* Listed Buildings	To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Grade II Listed Buildings Sites and Monuments Record/Historic Environment Record	Avoidance recommended
Local/Borough	Sites with a local or borough archaeological value or interest Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Low Local	Sites with a low local archaeological value Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Negligible	Sites or features with no significant archaeological value or interest	Avoidance unnecessary

Table 2: Criteria used to determine Importance of Sites

2.2.4 The impact is assessed in terms of the sensitivity of the site to the magnitude of change or scale of impact during any future redevelopment scheme. The magnitude, or scale of an impact is often difficult to define, but will be termed as substantial, moderate, slight, or negligible, as shown in Table 3.

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

Table 3: Criteria used to determine Scale of Impact

2.2.5 The interaction of the scale of impact (Table 3) and the importance of the archaeological site (Table 2) produce the impact significance. This may be calculated by using the matrix shown in Table 4:

Resource Value (Importance)	Scale of Impact Upon Archaeological Site			
	Substantial	Moderate	Slight	Negligible
<b>National</b>	Major	Major	Intermediate/Minor	Neutral
<b>Regional/County</b>	Major	Major/Intermediate	Minor	Neutral
<b>Local/Borough</b>	Intermediate	Intermediate	Minor	Neutral
<b>Local (low)</b>	Intermediate/Minor	Minor	Minor/Neutral	Neutral
<b>Negligible</b>	Neutral	Neutral	Neutral	Neutral

Table 4: Impact Significance Matrix

2.2.6 The impact significance category for each identified archaeological site of interest will also be qualified, and recommended mitigation measures will be provided, where possible at this stage, to impacts that are of moderate significance or above; any measures to reduce any impact will be promoted in the report. It is also normal practice to state that impacts above moderate significance are regarded as significant impacts. It is important that the residual impact assessment takes into consideration the ability of the mitigation to reduce the impact, and its likely success.

- 2.2.7 It is also considered important to attribute a level of confidence by which the predicted impact has been assessed. For the purpose of this assessment, the criteria for these definitions are set out in the table below.

Confidence in Predictions	
Confidence Level	Description
High/Certain	The predicted impact is either certain, <i>ie</i> a direct impact, or believed to be very likely to occur, based on reliable information or previous experience, and may be estimated at 95% chance or higher.
Medium/Probable	The probability can be estimated to be above 50%, but below 95%.
Low/Unlikely	The predicted impact and its levels are best estimates, generally derived from the experience of the assessor. More information may be needed to improve the level of confidence, which can be estimated using the present information at above 5% but less than 50%.
Extremely Unlikely	The probability can be estimated at less than 5%.

Table 5: Impact Prediction Confidence

### 2.3 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

- 2.3.1 **National Policy Framework:** in considering any planning application for development, local planning authorities are bound by the policy framework set by government guidance. This guidance provides a material consideration that must be taken into account in development management decisions, where relevant. In accordance with central and local government policy, this assessment has been prepared in order to clarify the study site's archaeological potential and to assess the need for any further measures to mitigate the impact of the proposed development.
- 2.3.2 National planning policies on the conservation of the historic environment are set out in National Planning Policy Framework (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as 'heritage assets'; 'heritage assets are an irreplaceable resource', the conservation of which can bring 'wider social, cultural, economic and environmental benefits...' (DCLG 2012, *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 (DCLG 2012, *Section 12.128*). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that 'includes or has the potential to include heritage assets with archaeological interest' (DCLG 2012, *Section 12.128*).

- 2.3.3 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; ‘great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be...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, including scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings and grade I and II\* registered parks and gardens and World Heritage Sites, should be wholly exceptional’ (DCLG 2012, *Section 12.132*). Therefore, preservation *in-situ* is the preferred course in relation to such sites unless exception circumstances exist.
- 2.3.4 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, to ‘avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals’ (DCLG 2012, *Section 12.129*). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (DCLG 2012; *Section 12.132*).

## 2.4 LOCAL POLICY

- 2.4.1 The key local planning policies include the Tameside Unitary Development Plan (2004), which was supplemented in 2010 by the Ashton Town Centre Strategy (2010).

## 3. BACKGROUND

### 3.1 HISTORICAL BACKGROUND

3.1.1 The following section provides an historical context to the present study, and is considered by period as detailed in Table 6 below. Key sites are summarised in the Gazetteer of Sites with numbers given in brackets (*Section 4*), and are mapped on Figure 10.

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 3,500 BC
Neolithic	3,500 – 2,200 BC
Bronze Age	2300 BC – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – AD 1066
Late Medieval	AD 1066 – AD 1540
Post-medieval	AD 1540 – c 1750
Industrial Period	c AD1750 – 1914
Modern	Post-1914

*Table 6: Summary of British archaeological periods and date ranges*

3.1.2 ***Prehistoric and Roman Period:*** the current understanding of human activity in Greater Manchester as a whole during the prehistoric period is poor, and there is only limited evidence for early activity in Ashton. This is derived largely from Ashton Moss, where a single Mesolithic flint tool has been discovered, together with a collection of nine Neolithic flints (Nevell 1992, 25-30). There is also some evidence for activity on Ashton Moss during the Bronze Age, which is derived from the discovery of a human skull that has been dated scientifically to 1,320–970 BC (Hodgson and Brennand 2004, 44). However, there is no known evidence for prehistoric activity within the boundary of the Site Area.

3.1.3 There is no known evidence for human activity in Ashton during the Roman period.

3.1.4 ***Medieval Period:*** there is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest. However, the eastern terminus of a linear earthwork known as Nico Ditch in Ashton Moss is thought to have been an administrative boundary dating from the eighth or ninth century (Nevell and Walker 1998, 40-1). Further indication of activity in the area during this period comes from the town's name. The 'Ashton' may derive from the Anglo-Saxon meaning 'settlement by ash trees' (Nevell 1997, 32). The origin of the 'under-Lyne' element is less clear, although it could derive from the British *lemo*, meaning elm (Lewis 1848, 90-6).

3.1.1 Ashton is certainly one of the oldest settlements in Tameside, and it is thought that St Michael's Church, mentioned in the entry for the ancient parish of Manchester in the Domesday Survey of 1089, was in Ashton. Ashton was a medieval market town of some local importance, after a royal charter to hold a market in the town was granted in 1284 (Burke and Nevell 1996, 51). It was, unusually, a single-township parish (Kenyon 1991, 23). Landscape and documentary research have confirmed that from the period 1348 to 1642 the area was dominated by remains of isolated farms and the homes of owners of manors (Nevell 2003, 19). In the case of Tameside, one building, Ashton Old Hall was the seat of the de Asshetons, the medieval lords of the extensive manor of Ashton, and from 1515 was a minor residence of their successors to the lordship, the Booths. The hall was situated immediately to the south of St Michael's Parish Church (Plate 2), and was gradually taken down from the late eighteenth century onwards, with the final demolition in 1893 (Nevell and Walker 1998).



*Plate 2: Ashton Old Hall from Lower Wharf Street*

3.1.2 By the early fifteenth century, Ashton had a population of approximately 150, and by the mid-seventeenth century this number had grown to about 550 (Nevell 1991, 99-100). The hearth tax returns for the mid-seventeenth century indicate a number of large houses within the town; 15 properties with three or more hearths are recorded in 1666 (Burke and Nevell 1996, 51). In 1775, the population of Ashton had reached 2859 (Aikin 1795, 228). An Ashton estate plan of 1765 shows the town in a pictorial style (reproduced in Bowman 1960, 630). Over 100 buildings are depicted, and many of these appear to have been timber-framed structures of two or three-storeys. The extent of the town during this period was captured by William Yates on his survey of Lancashire that was published in 1784 (Plate 3).

3.1.3 Although Ashton-under-Lyne is best known as one of the most important Lancashire cotton towns of the nineteenth century, its urban history is particularly noteworthy for the extensive remains which survive of a Georgian and Regency planned town (Nevell 1993, 146). In the late eighteenth and early nineteenth centuries, the Earl of Stamford was responsible for the development of a Georgian planned town on the western edge of the medieval core of Ashton. This was built in two main phases, from 1787-1803 and during the 1820s (Nevell and Walker 1998, 52). The first phase was based around Stamford Street. This street, with its Georgian Circus, acted as the axis for the new development and included a mixture of middle-class three-storey town houses and working-class two-storey dwellings, as well as shops and workshops. Despite both phases of Georgian buildings being engulfed by industrial development by the mid-nineteenth century, much has remained intact (*ibid*).

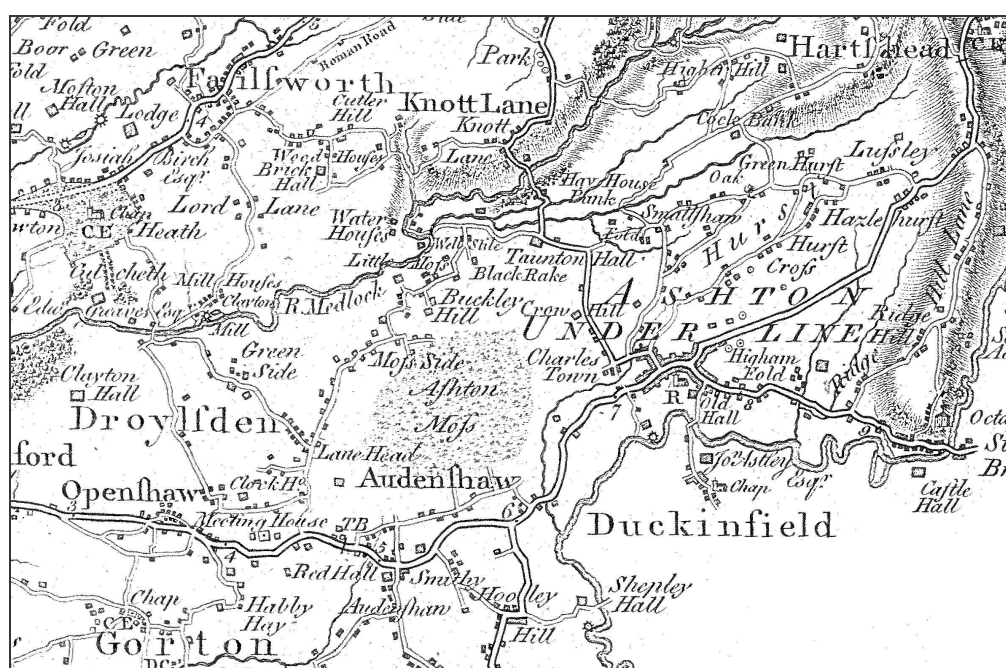


Plate 3: Extract from Yates' Map of the County Palatine of Lancaster of 1784

3.1.4 **The Canal System:** by the late eighteenth century, an increase in production, population, and demand for manufactured goods associated with the Industrial Revolution necessitated improved transportation links across the region. The success of the Bridgewater Canal of the 1760s had fired the imagination of the wealthy land-owners of Lancashire (Hadfield and Biddle 1970). The industrialists of Ashton-under-Lyne soon realised the potential of the canals in terms of reduced costs and improved transportation of goods. During boom in canal building during the 1790s, three canals were proposed and constructed across Tameside: the Ashton Canal (1792-7); the Huddersfield Canal (1794-1811); and the Peak Forest Canal (1794-1804). Since all three shared many of the same promoters, shareholders, committee men and engineers, these canals can be seen as creating one system which provided a through route for canal trade from Liverpool to Hull. Ashton formed a key focus for the three schemes being an important coal mining centre in this part of the Lancashire Coalfield (Nevell and Walker 2001, 47).



## 3.2 DEVELOPMENT OF THE SITE AREA

3.2.1 One of the earliest detailed plans of Ashton dates to 1787, and provides a survey of the land belonging to the Earl of Stamford (Plate 4). This captures Ashton at an early stage in the rapid development of the town that characterised the nineteenth century. The present study area lies beyond the northern edge of this plan, suggesting that it was undeveloped and on the fringe of the historic settlement. Bow Street is shown, but marked as 'New Street', adding weight to the suggestion that this part of the town was not developed until the late eighteenth century.

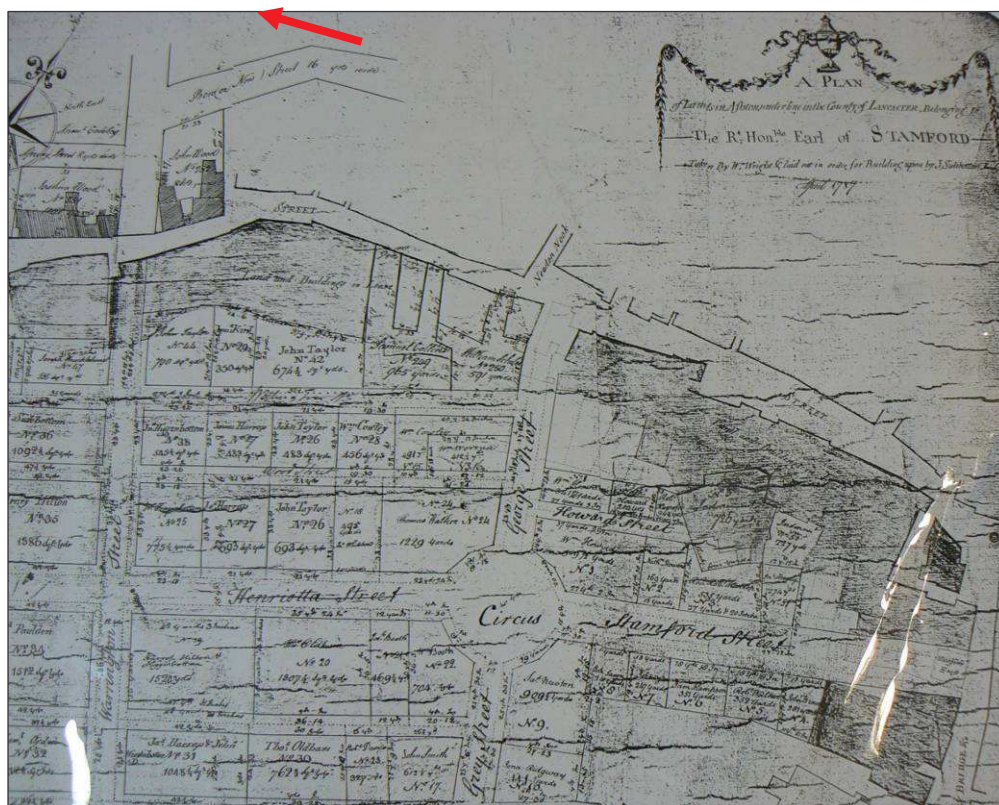


Plate 4: Plan of the Stamford Estates, dated 1787, with arrow marking the approximate position of the Site Area

- 3.2.2 The next available map of the area, produced by Atkinson in 1824, appears to show the southern part of the Site Area in use as formal gardens, whilst immediately to the south-east is the site of the 'intended market' (Plate 5). The closed market was actually opened in 1829 as a forerunner to the existing market hall, and a new Market House for administration purposes was erected near the George and Dragon public house. The Market House became redundant when the Town Hall was opened in 1840 and, after serving as a public house for a while, was eventually demolished to allow for more market stalls (Dyson nd, 8).
- 3.2.3 The central and northern parts of the Site Area are shown on Atkinson's map to have comprised four enclosed fields, with buildings and parallel streets along the northern edge. These are likely to have comprised a combination of commercial and residential properties.



Plate 5: Extract from J Atkinson's map of 1824, with arrow marking the approximate position of the Site Area

- 3.2.4 The first detailed plan of the Site Area is provided by the Ordnance Survey map of 1851 (Fig 2), which shows the Site Area to have become developed. The Town Hall and Fire and Police Station (Site **01**). This neo-classical building was erected in 1840 to a design by the Manchester-based architects Young and Westall (Plate 6). The cost of the building came to a grand total of £5,630 (*Ashton Reporter*, 10 August 1878). The Ordnance Survey also show the principal thoroughfares of Wellington Road and Warrington Street to have been opened, and connected via several smaller streets that were laid out across the Site Area. These included Tatton Street, Jermyn Street and Gosford Street, and provided a focus for the development of double-depth workers' housing (Sites **03-05**). The southern part of the Site Area was in use as a market place by this date, and the market house is shown to have been established immediately to the south-east. The development of this new market had been enabled by the Earl of Stamford, who had donated 1,400 yards of land to the town for the purpose of a market (*The Reporter*, 20 September 1930).
- 3.2.5 The next edition of Ordnance Survey mapping was published in 1863 at a scale of 6": 1 mile (Fig 3). Whilst the scale of this mapping does not provide any meaningful detail of individual buildings, it does indicate that further houses had been erected within the Site Area. In particular, more houses appear to have been built in the block between Tatton Street and Jermyn Street (Site **03**). A larger building, probably of an industrial nature, is shown to have been erected to the north, occupying the block between Jermyn Street and Gosford Street (Site **06**).

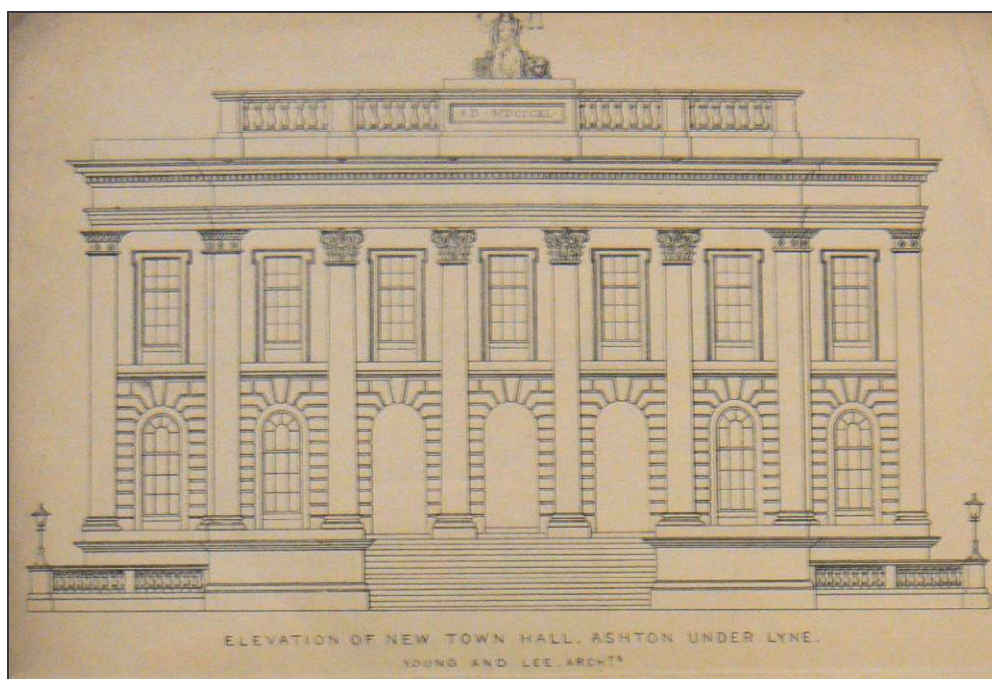


Plate 6: Architects' drawing of the new Town Hall of 1840

- 3.2.6 The nature of the industrial building between Jermyn Street and Gosford Street (Site **06**) is confirmed by the detail provided on the Ordnance Survey map of 1874 (Fig 4), which annotates it as a saw mill, with an associated timber yard occupying the eastern end of the plot. The housing between Tatton Street and Jermyn Street (Site **03**) had been fully developed by this date, and all comprised double-depth properties with privies in the rear yards. This detailed map provides no indication that the houses had cellars.
- 3.2.7 A similar configuration of buildings within the Site Area is shown on the next edition of Ordnance Survey mapping, which was published in 1894 (Fig 5). The principal development shown is an extension to the Town Hall (Site **01**), the foundation stone for which extension had been laid in August 1878. The ground floor of the building housed the council chamber and committee room, with room for the county court, police charge room, police office, and offices for the chief constable, rate collectors and committee clerks. The first floor of the building housed a public hall or assembly room and four ante-rooms, surveyor's office and store room. The building also had a large basement, which contained offices for sanitary inspectors, waterworks superintendent, a store room for sanitary stores, four cells for prisoners, a small residence for the town hall keeper, a fire-engine house and a two-horse stable (*Ashton Reporter*, 10 August 1878).
- 3.2.8 Few changes to the other buildings in the Site Area are evident on the 1894 map, although the saw mill is no longer annotated, suggesting that it may have fallen into disuse or changed function. The layout and configuration of buildings in the Site Area is similarly unchanged on the next editions of Ordnance Survey mapping, published in 1909 (Fig 6) and 1922 (Fig 7), although a tramway had been laid along Wellington Road, Warrington Street and across the market square.

- 3.2.9 The 1933 edition of Ordnance Survey mapping shows little change to the Site Area (Fig 8). The tram network appears to have been remodelled, with the removal of lines along Wellington Road and Warrington Street, and a shelter had been built adjacent to the Town Hall in the south-eastern part of the Site Area. The former saw mill (Site **06**) is annotated as a cotton waste mill, and an associated chimney is shown in the north-western corner of the building. This period had seen improvement carried out to the market hall, which had been completed in September 1930. This had involved the reconstruction of the sides of the building that fronted onto Bow Street and Market Street to a design by Messrs Eaton, Son & Cantrell (*The Reporter*, 20 September 1930).
- 3.2.10 Changes to the Site Area were implemented after the Second World War. Whilst the Town Hall and adjacent buildings occupying the block between the market place and Tatton Street appear to have been largely unaltered, the Ordnance Survey map of 1963-7 shows some of the workers' housing to the north to have been cleared (Fig 9). A new thoroughfare, Chaumont Way, is shown to have been laid across the market place, providing a direct link to the Town Hall from Bow Street.
- 3.2.11 Further clearance of the central and northern parts of the Site Area had been carried out the late 1970s, when construction work on the Tameside Administration Building commenced (Plate 7). This was intended to house all the local council departments in a single building.

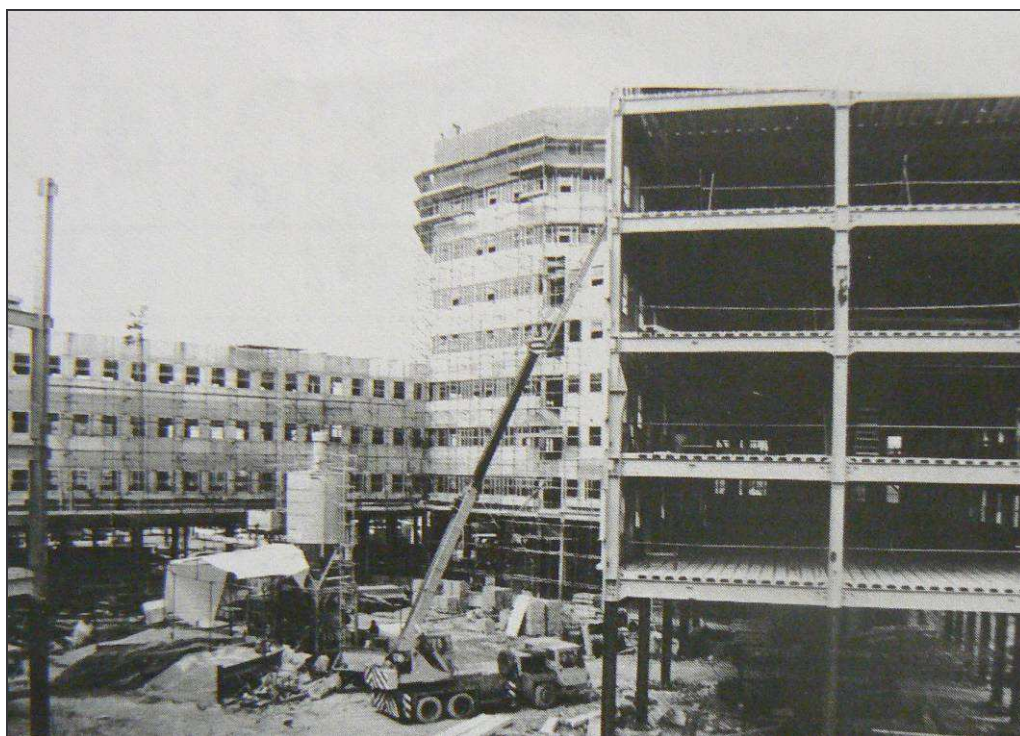


Plate 7: Developing the Tameside Administration Centre in 1980

### 3.3 PREVIOUS ARCHAEOLOGICAL WORKS

- 3.3.1 The study area has not been subject to any archaeological investigation previously.

### 3.4 SITE AREA PHOTOGRAPHS



Plate 8: The Tameside Administration Centre viewed from Wellington Road



Plate 9: The western side of the Tameside Administration Centre, looking along Warrington Street



Plate 10: View of the Tameside Administration Centre and Town Hall, looking along Wellington Road

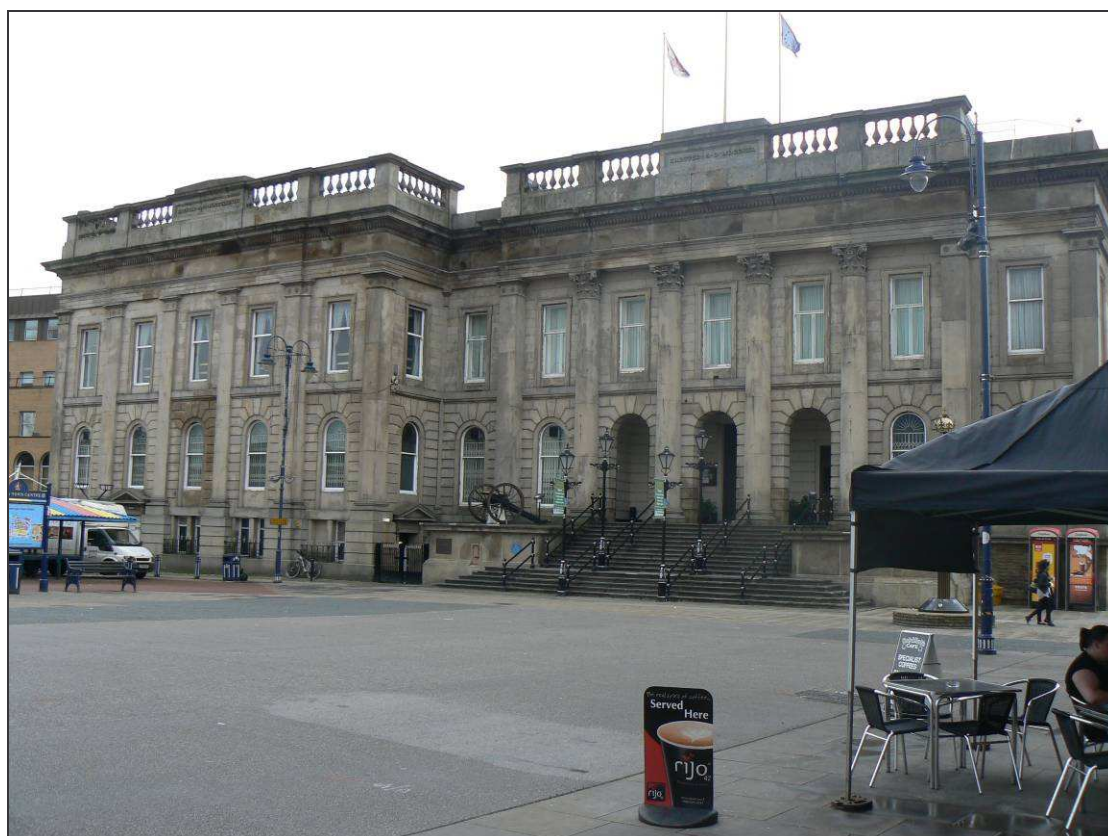


Plate 11: The front elevation of the Grade II listed Town Hall, looking across the edge of the market place



*Plate 12: The market hall, a Grade II listed building*



*Plate 13: View across the market place from the Town Hall*

---

#### 4. GAZETTEER OF SITES

---

The following gazetteer entries summarise the heritage assets that lie within the boundary of the Site Area. A full list of the heritage assets within 500m of the Site Area is presented as *Appendix 1*.

<b>Site Number</b>	<b>01</b>
<b>Site Name</b>	Town Hall
<b>HER Number</b>	770.1.0
<b>Designation</b>	Grade II listed building; Town Centre Conservation Area
<b>Site Type</b>	Public Building
<b>Period</b>	1840
<b>NGR</b>	393889 399248
<b>Source</b>	HER; Listed building description
<b>Description</b>	Town Hall. 1840, extended in 1878. By Young and Lee. Ashlar. 7 x 8 bays with a five-bay extension. All of two storeys raised above a basement storey. Neo-classical. Five-bay centre has attached giant columns supporting a dentilled entablature, and a balustered parapet which conceals the roof and has articulating dies and a datestone. Rusticated ground floor with round arched openings. Eared architraves to first floor windows. Extension treated similarly but with giant pilasters. Interior: entrance hall with Ionic columns. The grand imperial staircase gives access to the civic hall on the first floor. It has cast-iron balusters and a roof-light above a coved soffit and frieze with early eighteenth-century style plasterwork. The civic hall has a concaved coffered ceiling. The extension houses the Council Chamber on the first floor.
<b>Assessment</b>	Designated listed building. The heritage asset lies within the Site Area, but will not be directly affected by the proposed development.

---

<b>Site Number</b>	<b>02</b>
<b>Site Name</b>	Civic Offices
<b>HER Number</b>	768.1.0
<b>Designation</b>	Grade II listed building; Town Centre Conservation Area
<b>Site Type</b>	Public Building
<b>Period</b>	c 1840
<b>NGR</b>	393839 399216
<b>Source</b>	HER; Listed building description
<b>Description</b>	Late nineteenth-century, and very austere, but topped with an endearingly crude carved lion. This part now is only a façade, and between it and the town hall extension, and rising up as a backdrop to the whole of the N side, the council offices are atrociously ugly in yellowish brick, four and six storeys with an eight-storey octagonal part.
<b>Assessment</b>	Designated listed building. The heritage asset lies within the Site Area, but will not be directly affected by the proposed development.



---

<b>Site Number</b>	<b>03</b>
<b>Site Name</b>	Tatton Street Houses
<b>HER Number</b>	-
<b>Designation</b>	None
<b>Site Type</b>	Workers' Housing
<b>Period</b>	Mid-nineteenth century
<b>NGR</b>	393839 399257
<b>Source</b>	OS 1851
<b>Description</b>	A row of workers' housing shown on the Ordnance Survey map of 1851. Demolished during the mid-nineteenth century, and site redeveloped as the Tameside Administration Centre.
<b>Assessment</b>	The heritage asset lies within the boundary of the Site Area, although buried remains will almost certainly have been destroyed during the construction of the Tameside Administration Centre in 1980.

---

<b>Site Number</b>	<b>04</b>
<b>Site Name</b>	Jermyn Street Houses
<b>HER Number</b>	-
<b>Designation</b>	None
<b>Site Type</b>	Workers' Housing
<b>Period</b>	Mid-nineteenth century
<b>NGR</b>	393802 399275
<b>Source</b>	OS 1851
<b>Description</b>	A row of workers' housing shown on the Ordnance Survey map of 1851. Demolished during the mid-nineteenth century, and site redeveloped as the Tameside Administration Centre.
<b>Assessment</b>	The heritage asset lies within the boundary of the Site Area, although buried remains will almost certainly have been destroyed during the construction of the Tameside Administration Centre in 1980.

---

<b>Site Number</b>	<b>05</b>
<b>Site Name</b>	Wellington Road Houses
<b>HER Number</b>	-
<b>Designation</b>	None
<b>Site Type</b>	Workers' Housing
<b>Period</b>	Mid-nineteenth century
<b>NGR</b>	393814 399319
<b>Source</b>	OS 1851
<b>Description</b>	A row of workers' housing shown on the Ordnance Survey map of 1851. Demolished during the mid-nineteenth century, and site redeveloped as the Tameside Administration Centre.
<b>Assessment</b>	The heritage asset lies within the boundary of the Site Area, although buried remains will almost certainly have been destroyed during the construction of the Tameside Administration Centre in 1980.

---

---

<b>Site Number</b>	<b>06</b>
<b>Site Name</b>	Saw Mill and Timber Yard
<b>HER Number</b>	-
<b>Designation</b>	None
<b>Site Type</b>	Industrial Site
<b>Period</b>	Nineteenth century
<b>NGR</b>	393831 399287
<b>Source</b>	OS 1874
<b>Description</b>	A saw mill shown on the Ordnance Survey map of 1851, and marked as a cotton waste mill on the Ordnance Survey map of 1933. Demolished during the mid-nineteenth century, and site redeveloped as the Tameside Administration Centre.
<b>Assessment</b>	The heritage asset lies within the boundary of the Site Area, although buried remains will almost certainly have been destroyed during the construction of the Tameside Administration Centre in 1980.

---

## 5. SIGNIFICANCE OF THE REMAINS

---

### 5.1 INTRODUCTION

- 5.1.1 The assessment has identified a total of 94 sites of archaeological interest within 500m of the Site Area (Fig 10). Of this total number of heritage assets, 17 are Listed Buildings, of which two lie within the boundary of the Site Area. The development proposals will not impact directly on the listed buildings, which will be retained. A detailed assessment of the impact of development on the setting of these buildings has not been considered as part of this assessment, which has focused exclusively on the potential for below-ground archaeological remains. However, it is quite clear that the 1980s Tameside Administration centre building is incongruous with the historic Town Hall (Site **01**) and the adjacent Civic Offices (Site **02**), and its removal will enhance the historic character of the area.
- 5.1.2 There were no other designated sites (eg Scheduled Monuments or Historic Parks and Gardens) within the Site Area, although the edge of the Ashton Town Centre Conservation Area lies within the southern part of the Site Area (Fig 10). Of the total number of heritage assets identified, however, only six sites of archaeological interest have been identified within the Site Area (Sites **01-06**).

### 5.2 CRITERIA

- 5.2.1 Where sites do not possess a statutory designation their value as a heritage asset has been determined with reference to the Secretary of State's criteria for assessing the national importance of monuments, as contained in Annexe 1 of the policy statement on scheduled monuments produced by the Department of Culture, Media, and Sport (2010). These criteria relate to period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. The heritage assets within the Site Area (Sites **01-06**) have been considered using the criteria, with the results below.
- 5.2.2 **Period:** all of the heritage assets within the boundary of the Site Area developed as a direct result of the nineteenth-century development and expansion of Ashton-under-Lyne. Whilst some chance finds dating to the prehistoric and Roman periods have been discovered in the wider study area, it is most unlikely that any remains from these early periods will have survived the intensive development of the site from the late eighteenth-century onwards. Similarly, as the Site Area lies beyond the fringe of the medieval settlement, the potential for buried remains from this period to survive within the Site Area is considered to be very low.

- 5.2.3 **Rarity:** none of the known sites are considered to be significant on the basis of rarity. Most of the sites are workers' housing dating from the mid-nineteenth century, and are of a plan form that has been recognised widely across the Greater Manchester area, and subject to a considerable level of archaeological investigation. This is particularly the case with double-depth houses dating to the first half of the nineteenth-century. In this respect, the former workers' housing on the former Tatton Street, Jermyn Street and Gosford Street (Sites **03-05**) have some rarity value. The site of the mid-nineteenth-century saw mill (Site **06**) similarly has a low rarity value.
- 5.2.4 **Documentation:** the historical development of the study area from the late eighteenth century can be traced reasonably well from cartographic sources. Further documentary research may furnish additional evidence, including more precise dating of the construction of the relevant buildings, although this is unlikely to alter the outline presented in this assessment.
- 5.2.5 **Group Value:** the six sites within the Site Area represent key elements of the nineteenth-century urban townscape. In this respect, the heritage assets identified in the Site Area have a high group value.
- 5.2.6 **Survival/Condition:** the two listed buildings in the Site Area (Sites **01** and **02**) are in good condition, and will not sustain any direct impact as part of the proposed redevelopment of the site. Conversely, it is most likely that all of the buried heritage assets identified in the Site Area (Sites **03-06**) will have been damaged or destroyed during the development of the Tameside Administration Centre in the early 1980s.
- 5.2.7 **Fragility/Vulnerability:** any buried archaeological remains, should they be present and survive *in-situ*, are vulnerable to damage or destruction during any earth-moving works across the site. However, it is considered most unlikely that any buried remains will survive *in-situ*.
- 5.2.8 **Diversity:** the remains relate to the nineteenth-century development of the area, and the associated development of domestic housing and public buildings. None of the sites within the Site Area are considered to be significant due to diversity.
- 5.2.9 **Potential:** there are no prehistoric sites within the study area and the potential for prehistoric remains is considered to be low. The potential for Roman remains to survive *in-situ* within the Site Area is similarly considered to be low, reflecting the intensive development of the site from the late eighteenth century onwards.
- 5.2.10 There are no known remains from the post-Roman period through to the mid-nineteenth century, and the potential for remains from these periods is considered to be low. Similarly, whilst the Site Area did contain buildings from this later period, the potential for buried remains to survive *in-situ* is considered to be low.

### **5.3 SIGNIFICANCE**

- 5.3.1 Using the above criteria, and particularly rarity and survival/condition, the Site Area possibly contains non-statutory below-ground heritage assets of negligible or local significance. The sites that have been identified have been subject to redevelopment that will have damaged or destroyed any buried remains, thereby reducing their significance to negligible.
- 5.3.2 The two nineteenth-century buildings that occupy the Site area are both afforded statutory designation as Grade II listed buildings, and may thus be considered to be of considerable significance.

---

## 6. LIKELY IMPACT OF DEVELOPMENT

---

### 6.1 INTRODUCTION

6.1.1 Current planning policy guidance for the historic environment, embodied in NPPF (DCLG 2012), advises that archaeological remains are an irreplaceable resource. It has been the intention of this study to identify the archaeological significance and potential of the Site Area, and assess the impact of proposed development, thus allowing the policy stated in NPPF (DCLG 2012) to be enacted upon. The results are summarised in Table 7.

### 6.2 IMPACT

6.2.1 Groundworks for any future development within the Site Area, including the reduction or other disturbance of ground levels, the digging of foundations and service trenches, have the potential for having a direct impact by damaging or destroying below-ground archaeological remains. For the purposes of this assessment, it is assumed that there will be major earth-moving works required by the development works, which will have a substantial impact on any buried remains.

6.2.2 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact, and this assessment has concluded that redevelopment of the site in the twentieth century will have caused considerable damage or complete destruction of earlier buildings in the northern central parts of the Site Area. It is thus unlikely that any buried remains will survive *in-situ*.

### 6.3 IMPACT ASSESSMENT

6.3.1 Following on from the above considerations, the scale of impact on the below-ground heritage assets within the Site Area has been largely determined as neutral, as the identified sites are considered to be of low or negligible archaeological value due to the probable extent of previous disturbance.

Site Number	Site Name	Importance	Impact	Significance of Impact
01	Town Hall	Regional/County	Negligible	Neutral
02	Civic Offices	Regional/County	Negligible	Neutral
03	Tatton Street double-depth workers' houses (mid-nineteenth century)	Local/ Negligible	Negligible	Minor
04	Jermyn Street double-depth workers' houses (mid-nineteenth century)	Local/ Negligible	Negligible	Neutral
05	Gosford Street double-depth workers' houses (mid-nineteenth century)	Local/ Negligible	Negligible	Neutral
06	Saw mill and timber yard/cotton waste mill	Local/ Negligible	Negligible	Neutral

Table 7: Assessment of the impact significance on each site within the Site Area during development

---

## 7. RECOMMENDATIONS

---

### 7.1 INTRODUCTION

- 7.1.1 The *National Planning Policy Framework* instructs that in the case of heritage assets which either have designated status or are non-designated but are of a significance demonstrably comparable with a Scheduled Monument, *ie* of national importance, the general assumption should be in favour of conservation. Where the loss of the whole or a part of a heritage asset's significance is justified by a development, the developer should be required first to record that asset and advance understanding of its significance, in a manner proportionate to their importance and the impact (NPPF, p 32 para 141). Development also has the potential for enhancing heritage assets. This might include the consolidation and display of excavated below-ground remains, or the reference to heritage assets within the design. NPPF encourages developments which change the setting of a heritage asset so as to better reveal its significance.
- 7.1.2 None of the below-ground heritage assets identified within the Site Area are afforded statutory designation, and are thus not considered to be of national importance that would require preservation *in-situ*. All of these assets, moreover, have been determined to be of negligible significance.

### 7.2 RECOMMENDATIONS

- 7.2.1 The requirement for any further archaeological recording of buried remains within the Site Area will be decided by the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Manchester City Council. However, it is not anticipated that any further archaeological investigation in advance of development would be merited.



---

## BIBLIOGRAPHY

---

### CARTOGRAPHIC SOURCES

Ordnance Survey First Edition 60":1 mile, 1851

Ordnance Survey First Edition 6":1 mile, 1863

Ordnance Survey 25":1 mile, 1874

Ordnance Survey 25":1 mile, 1894

Ordnance Survey 25":1 mile, 1909

Ordnance Survey 25":1 mile, 1922

Ordnance Survey 25":1 mile, 1933

Ordnance Survey 1:2500, 1963-7

### PRIMARY SOURCES

*Ashton Reporter*, 10 August 1878

*The Reporter*, 20 September 1930

### SECONDARY SOURCES

Aikin, J, 1795 *A Description of the County Thirty to Forty Miles around Manchester*, London

Brennand, M, (ed), 2007 *Research and Archaeology in North West England. An Archaeological Research Framework for North West England: Volume 2. Research Agenda and Strategy*, CBA North West, 9 (19), Manchester

Burke, T, and Nevell, M, 1996 *Buildings of Tameside*, Manchester

Countryside Commission, 1998 *Countryside Character Volume 2: North West*, Cheltenham

Dyson, K, nd *Tameside Interesting Buildings Past and Present*, privately

English Heritage, 2006 *Management of Research Projects in the Historic Environment* (MoRPHE), Swindon

Hadfield, C, and Biddle, G, 1970 *The Canals of North West England*, 1, Newton Abbott

Institute for Archaeologists, 2010 *Code of Conduct*, Reading

---

Institute for Archaeologists, 2011 *Standard and Guidance for Historic Environment Desk-based Assessment*, Reading

Nevell, M, 1991 *Tameside 1066–1700*, Manchester

Nevell, M, 1992 *Tameside Before 1066*, Manchester

Nevell, M, 1993 *Tameside 1700–1930*, Manchester

Nevell, M, 1997 *The Archaeology of Trafford, Manchester*

Nevell, M, and Walker, J, 1998 *Lands and Lordships in Tameside*, Manchester

Nevell, M, and Walker, J, 2001 *Portland Basin and the Archaeology of the Canal Warehouse*, Manchester

## APPENDIX 1: HERITAGE ASSETS WITHIN 500M OF THE SITE AREA

HER ref.	Description	NGR
<b>Listed Buildings</b>		
746.1.0	Church of St Michael & All Angels	SJ 9415 9900
931.1.0	Albion United Reform Church	SJ 9432 9900
805.1.0	Albion Warehouse	SJ 9432 9925
2191.1.0	Warrington Street Post Office	SJ 9391 9904
745.1.0	Methodist New Connexion Church	SJ 9396 9895
746.1.1	Grave Headstone	SJ 9414 9901
752.1.0	Market Hall	SJ 9395 9918
803.1.0	Ashton Public Library	SJ 9361 9895
736.1.0	War Memorial	SJ 9426 9911
977.1.0	121, Stamford Street	SJ 9412 9902
16074.1.0	Tameside Hippodrome Cinema	SJ 9364 9901
804.1.0	Oddfellows Hall	SJ 9375 9887
3.1.0	K6 Telephone Kiosk	SJ 9398 9914
964.1.0	St Michael's House	SJ 9415 9902
965.1.0	230, Stamford Street	SJ 9368 9887
768.1.0	Civic Offices	SJ 9383 9921
770.1.0	Town Hall	SJ 9390 9925
<b>Buildings</b>		
1990.1.0	Clarence Arcade	SJ 9388 9892
13686.1.0	Drill Hall	SJ 9354 9893
2270.1.0	Industrial Building, Newman Street	SJ 9350 9917
13696.1.0	The Star Inn	SJ 9363 9897
13701.1.0	Salvation Army Citadel	SJ 9370 9900
13702.1.0	Mecca Cinema (formerly the Majestic)	SJ 9381 9902
13703.1.0	Ashton-under-Lyne Savings Bank	SJ 9390 9906
13704.1.0	St James's Church	SJ 9417 9942
13704.2.0	St James' School	SJ 9421 9940
13411.1.0	Peacock House	SJ 9342 9889
5796.1.0	St Ann's Roman Catholic Church	SJ 9342 9910
5854.1.0	Gladstone Mill	SJ 9399 9878
2183.1.0	Savings Bank (former), Warrington Street	SJ 9395 9893
3474.1.0	Harper Mill	SJ 9445 9915
3350.1.0	Cotton Waste Mill	SJ 9379 9961
3347.1.0	Good Hope Mill	SJ 9347 9889
2189.1.0	Theatre Tavern	SJ 9361 9903

HER ref.	Description	NGR
2277.1.0	Mineral Water Manufactory	SJ 9334 9918
2275.1.0	Brass Works	SJ 9339 9916
2265.1.0	Independent Methodist Church	SJ 9375 9936
13898.1.0	The Wesleyan Sunday Schools	SJ 9370 9881
6165.1.0	Shopfront at 120, Stamford Street	SJ 9410 9904
6356.1.0	Wheatsheaf Public House (former)	SJ 9401 9899
6359.1.0	Pitt and Nelson Public House (former)	SJ 9401 9911
13697.1.0	Picture Pavilion, Old Street	SJ 9368 9900
<b>Monument</b>		
767.1.0	Manor Court House (site of)	SJ 9414 9907
2187.1.0	Theatre Royal (site of)	SJ 9359 9902
750.1.0	Ashton-under-Lyne Market Cross	SJ 9417 9908
2267.1.0	Ashton Gas Works (site of)	SJ 9361 9913
2266.1.0	St. Mary's Roman Catholic Church and Presbytery (site of)	SJ 9371 9936
10456.1.0	Refuge Chapel (site of)	SJ 9422 9920
617.1.0	Ashton Old Hall, Prison (site of)	SJ 9417 9888
5856.1.0	Grey Street Mill (site of)	SJ 9403 9896
2272.1.0	Gasholders (site of)	SJ 9350 9910
5857.1.0	Knowles Mill (site of)	SJ 9406 9877
5858.1.0	Wood and Harrop's Mill	SJ 9407 9904
5859.1.0	James Ogden's Mill (site of)	SJ 9414 9910
6162.1.0	Bridge End Iron Works (site of)	SJ 9370 9870
6362.1.0	Croft Mill (site of)	SJ 9370 9895
2268.1.0	Goods Yard (site of)	SJ 9363 9938
6364.1.0	Brassey's Mill (site of)	SJ 9400 9877
5855.1.0	Oldham's Mill (site of)	SJ 9399 9898
617.1.1	Ashton Old Hall	SJ 9417 9887
8200.1.0	Parish School (site of)	SJ 9405 9898
8201.1.0	Court House (site of)	SJ 9415 9909
8202.1.0	Market Cross (site of)	SJ 9415 9910
633.1.0	Oldham, Ashton and Guide Bridge Railway and Station	SJ 9352 9945
651.1.0	Charlestown Station	SJ 9391 9940
6363.1.0	Flash Hall Mills (site of)	SJ 9357 9894
5824.1.0	Lees Street Mill (site of)	SJ 9389 9962
654.1.0	Ashton Old Wharf	SJ 9406 9876
2274.1.0	Industrial Buildings, Dean Street	SJ 9342 9923
3346.1.0	Wharfe Mill (site of)	SJ 9377 9875
2273.1.0	Possible Industrial Building (site of)	SJ 9348 9913

HER ref.	Description	NGR
3348.1.0	Cotton Waste Mill (Free Trade Buildings 1874) (site of)	SJ 9332 9921
2269.1.0	Oldham Road Foundry (site of)	SJ 9357 9916
5853.1.0	Foundry Street Mill (site of)	SJ 9396 9904
5844.1.0	Cross Street Mill (site of)	SJ 9352 9888
5845.1.0	Old Street Mill (site of)	SJ 9354 9884
5846.1.0	Stanley Mill (site of)	SJ 9365 9907
5847.1.0	Gas Street Mill (site of)	SJ 9368 9904
5850.1.0	Charlestown Mill (site of)	SJ 9376 9932
5851.1.0	Delamere Street Mill (site of)	SJ 9382 9901
5852.1.0	Kenworthy's Mill (site of)	SJ 9385 9891
<b>Place</b>		
2170.1.0	Market Avenue	SJ 9394 9905
8257.1.0	Old Street	SJ 9371 9899
736.2.0	Memorial Park	SJ 9427 9913
8205.1.0	Little Park (site of)	SJ 9406 9891
13695.1.0	Stamford Arcade (formerly Flag Alley) Alley	SJ 9408 9905
2177.1.0	Old Square, Ashton (the circus)	SJ 9403 9900
3526.1.0	Ashton Town Core	SJ 9408 9909
3514.1.0	Charles Town/ Charlestown Settlement	SJ 9340 9930

*List of known heritage assets within 500m of the Site Area, recorded in the Greater Manchester Historic Environment Record*

---

## ILLUSTRATIONS

---

### FIGURES

- Figure 1: Site location
- Figure 2: Site boundary superimposed on the Ordnance Survey map of 1851
- Figure 3: Site boundary superimposed on the Ordnance Survey map of 1863
- Figure 4: Site boundary superimposed on the Ordnance Survey map of 1874
- Figure 5: Site boundary superimposed on the Ordnance Survey map of 1894
- Figure 6: Site boundary superimposed on the Ordnance Survey map of 1909
- Figure 7: Site boundary superimposed on the Ordnance Survey map of 1922
- Figure 8: Site boundary superimposed on the Ordnance Survey map of 1933
- Figure 9: Site boundary superimposed on the Ordnance Survey map of 1963-7
- Figure 10: Plan of gazetteer sites

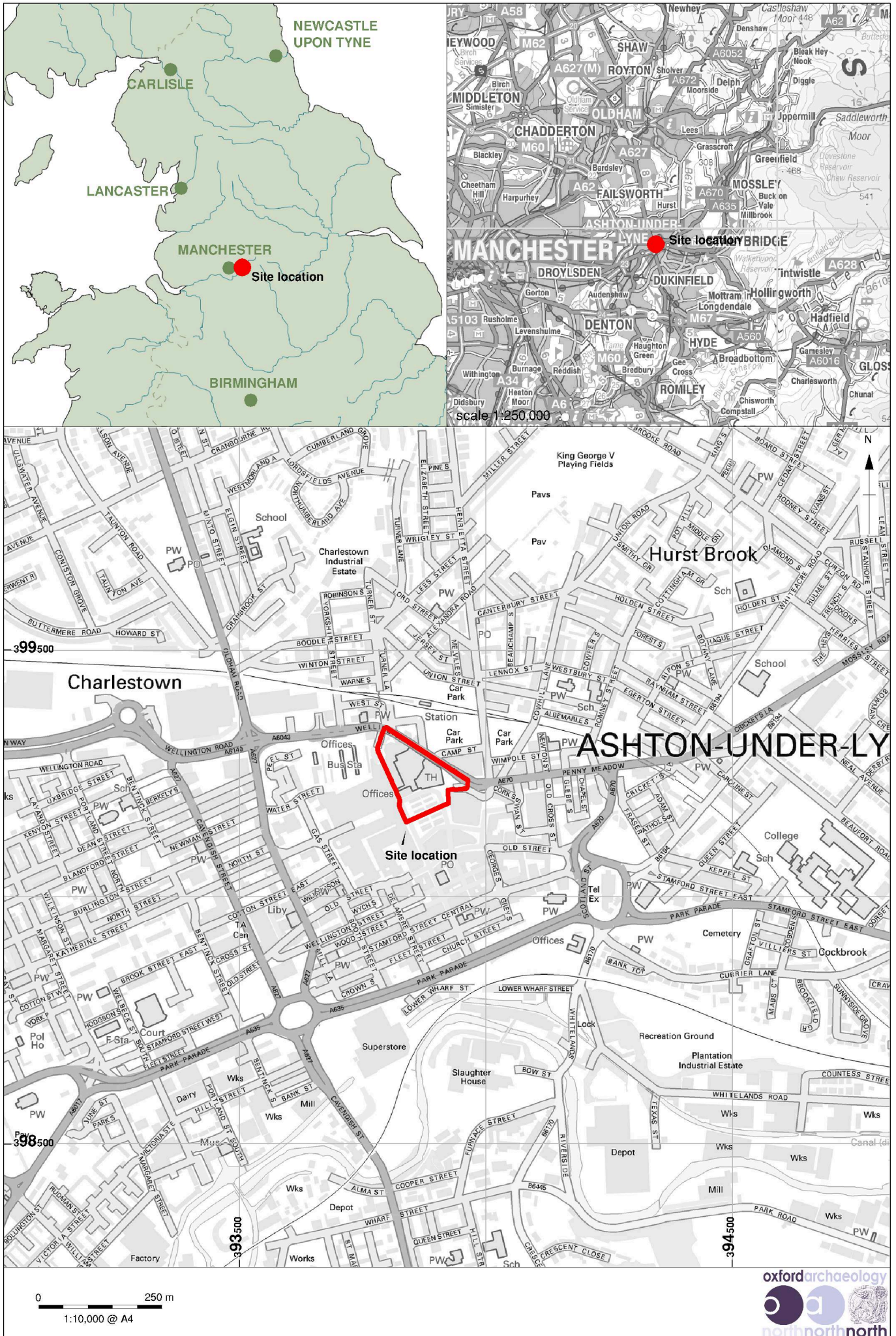


Figure 1: Site location

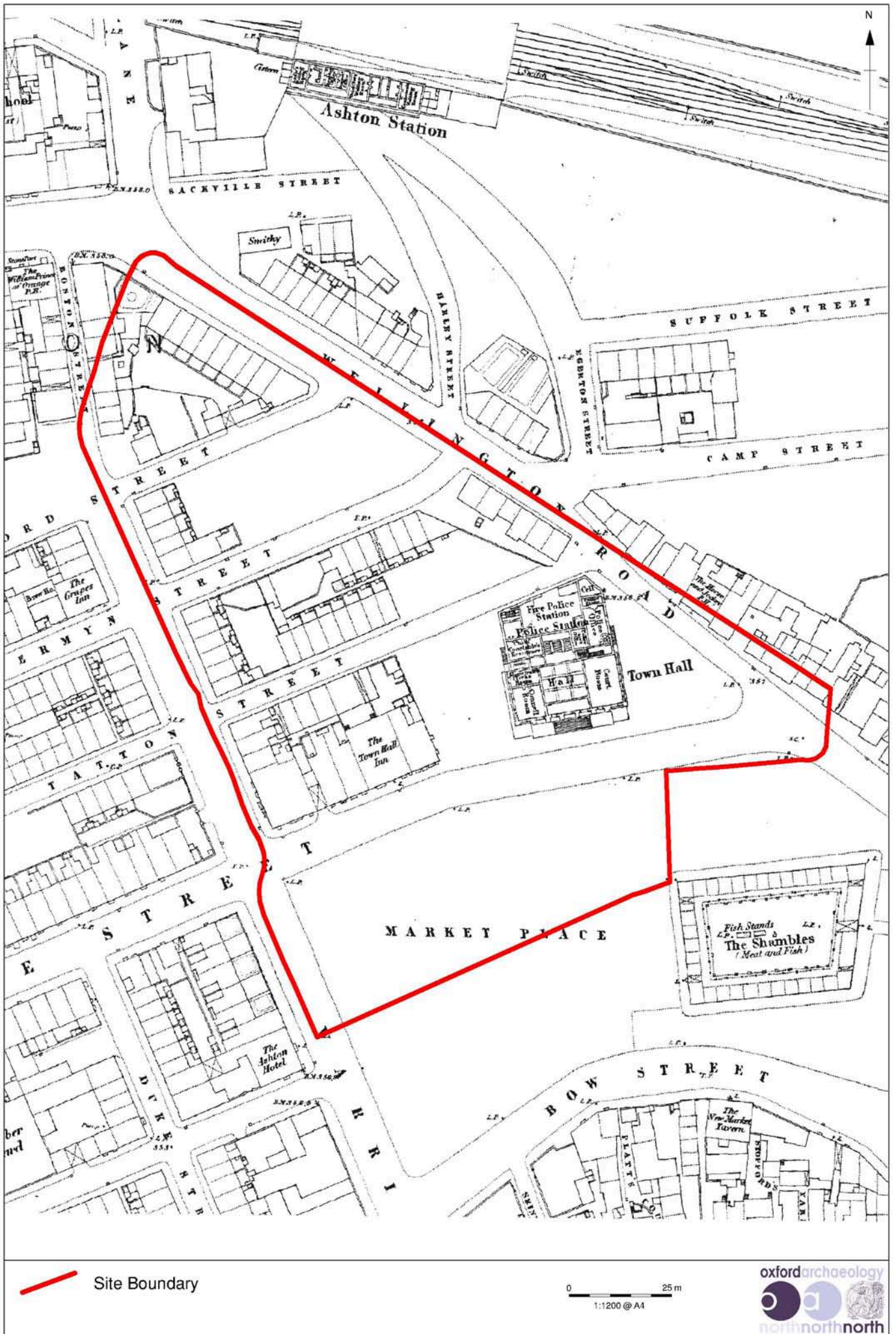


Figure 2: Site boundary superimposed on the Ordnance Survey map of 1851





Figure 3: Site boundary superimposed on the Ordnance Survey map of 1863



Figure 4: Site boundary superimposed on the Ordnance Survey map of 1874

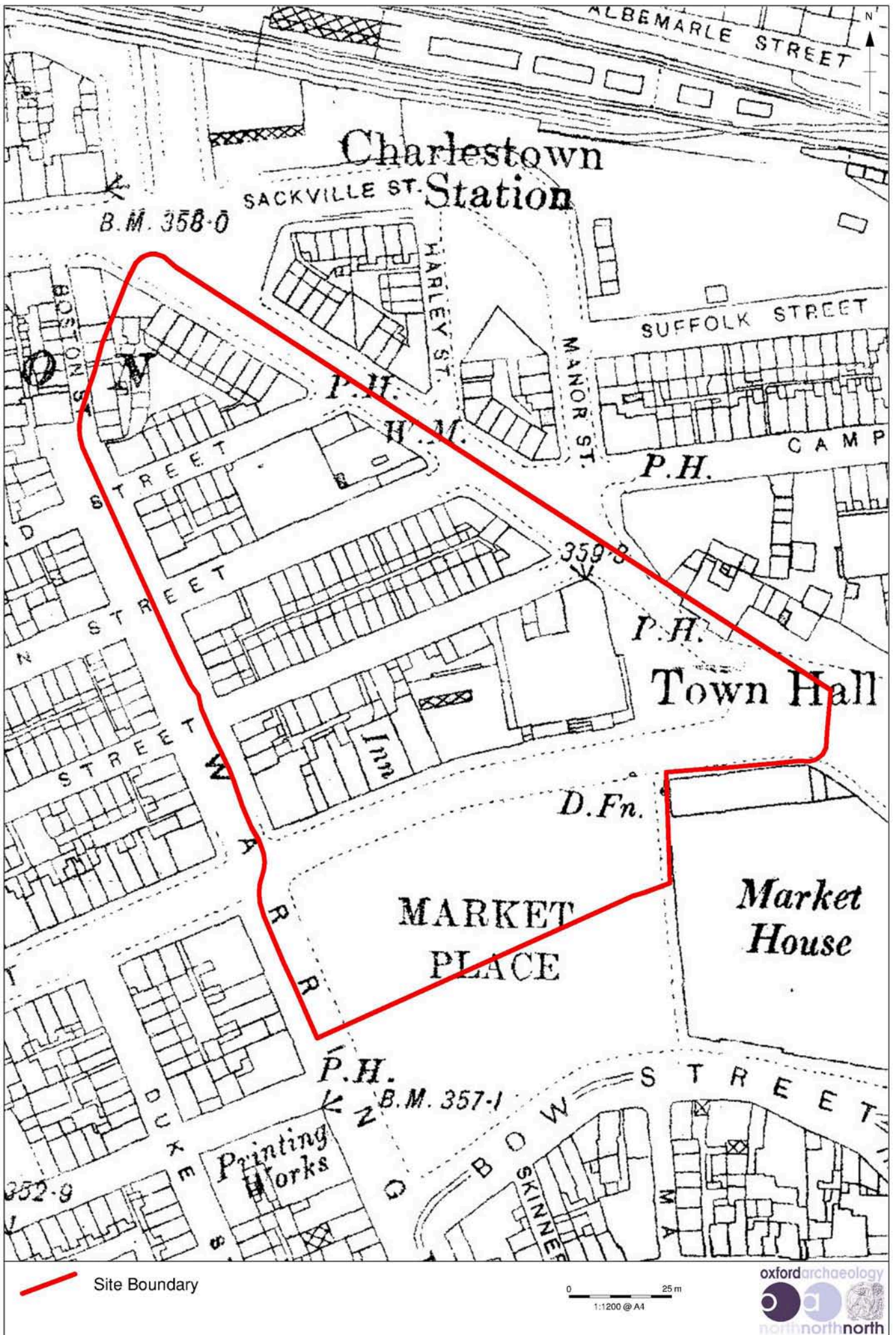


Figure 5: Site boundary superimposed on the Ordnance Survey map of 1894

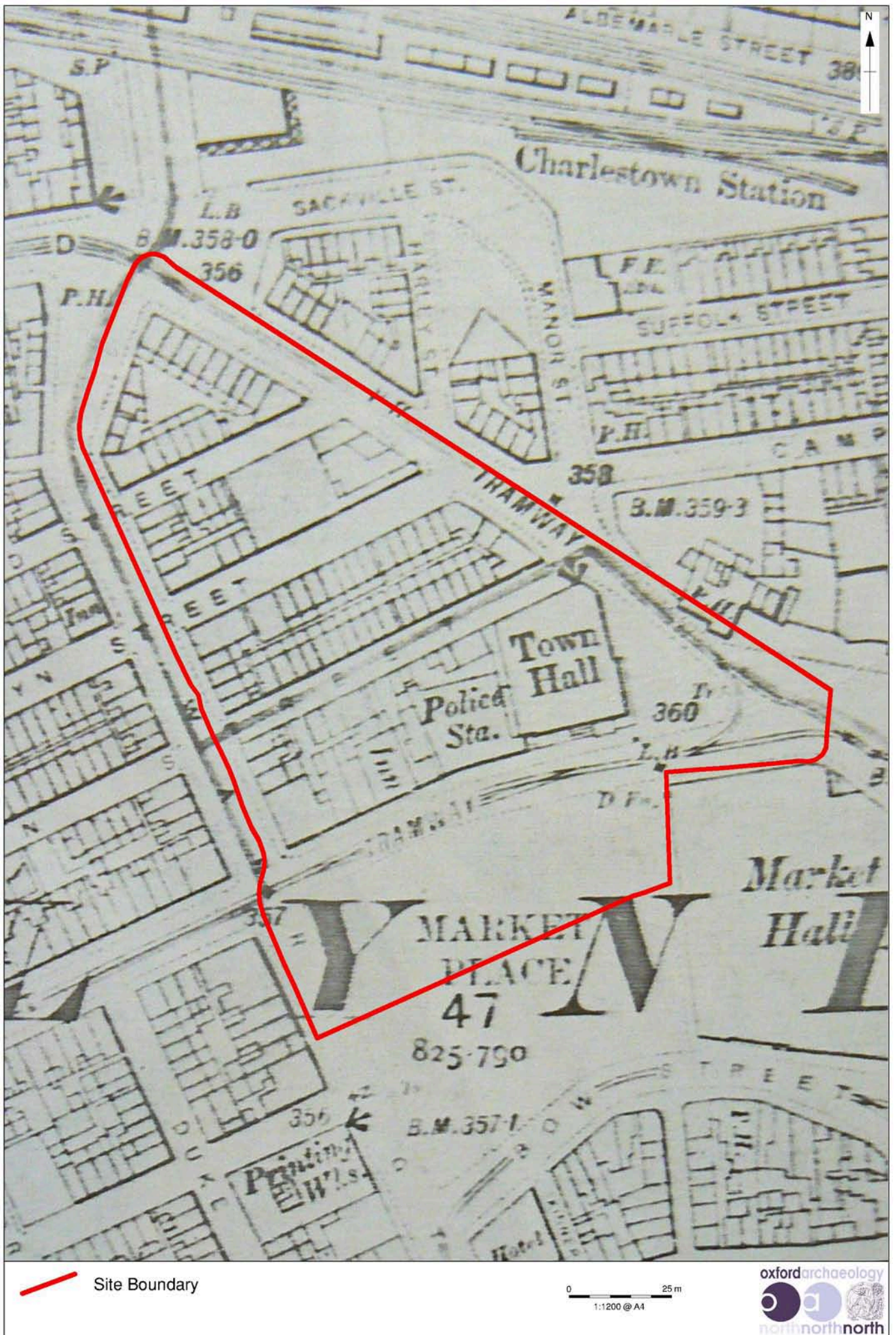


Figure 6: Site boundary superimposed on the Ordnance Survey map of 1909

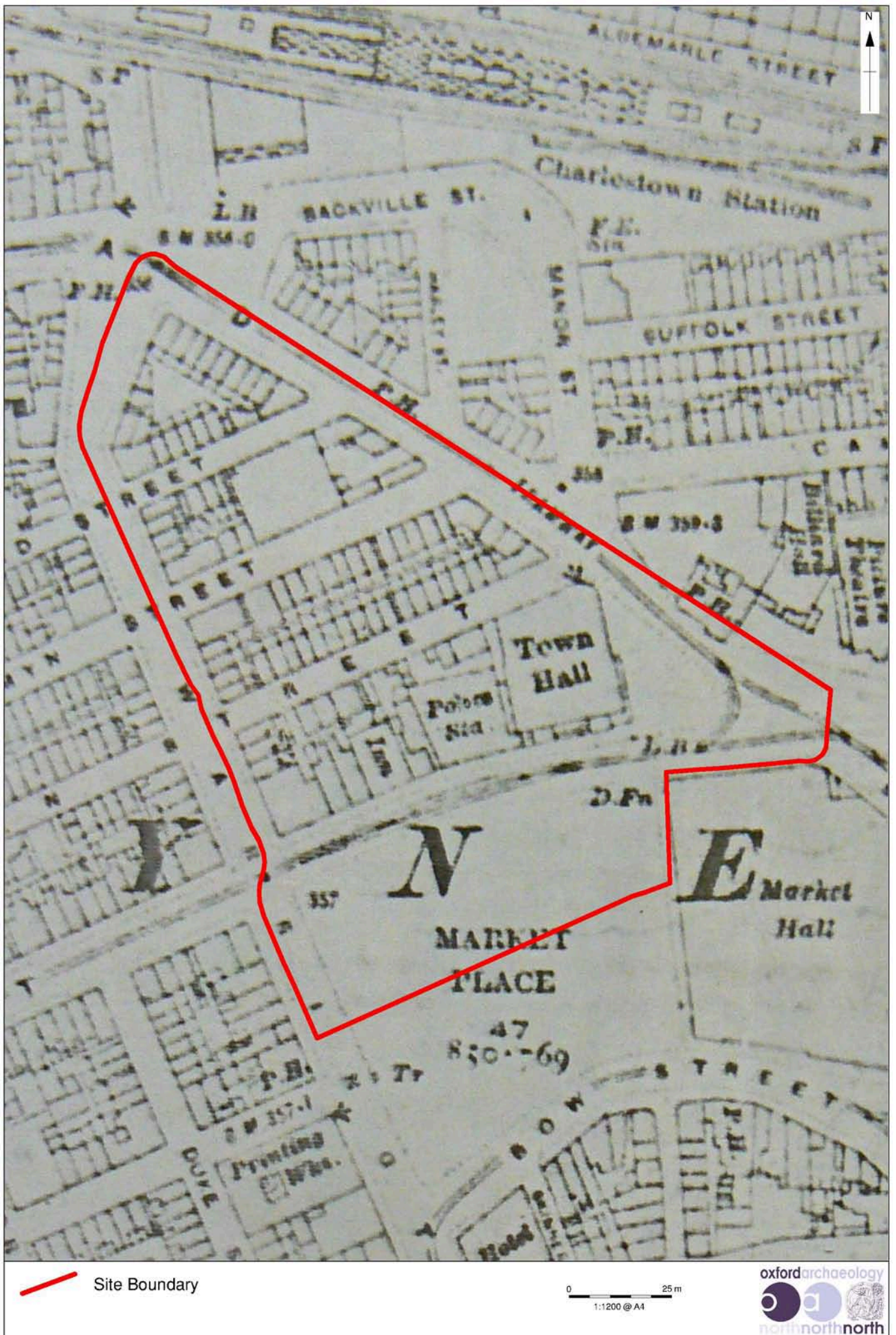


Figure 7: Site boundary superimposed on the Ordnance Survey map of 1922

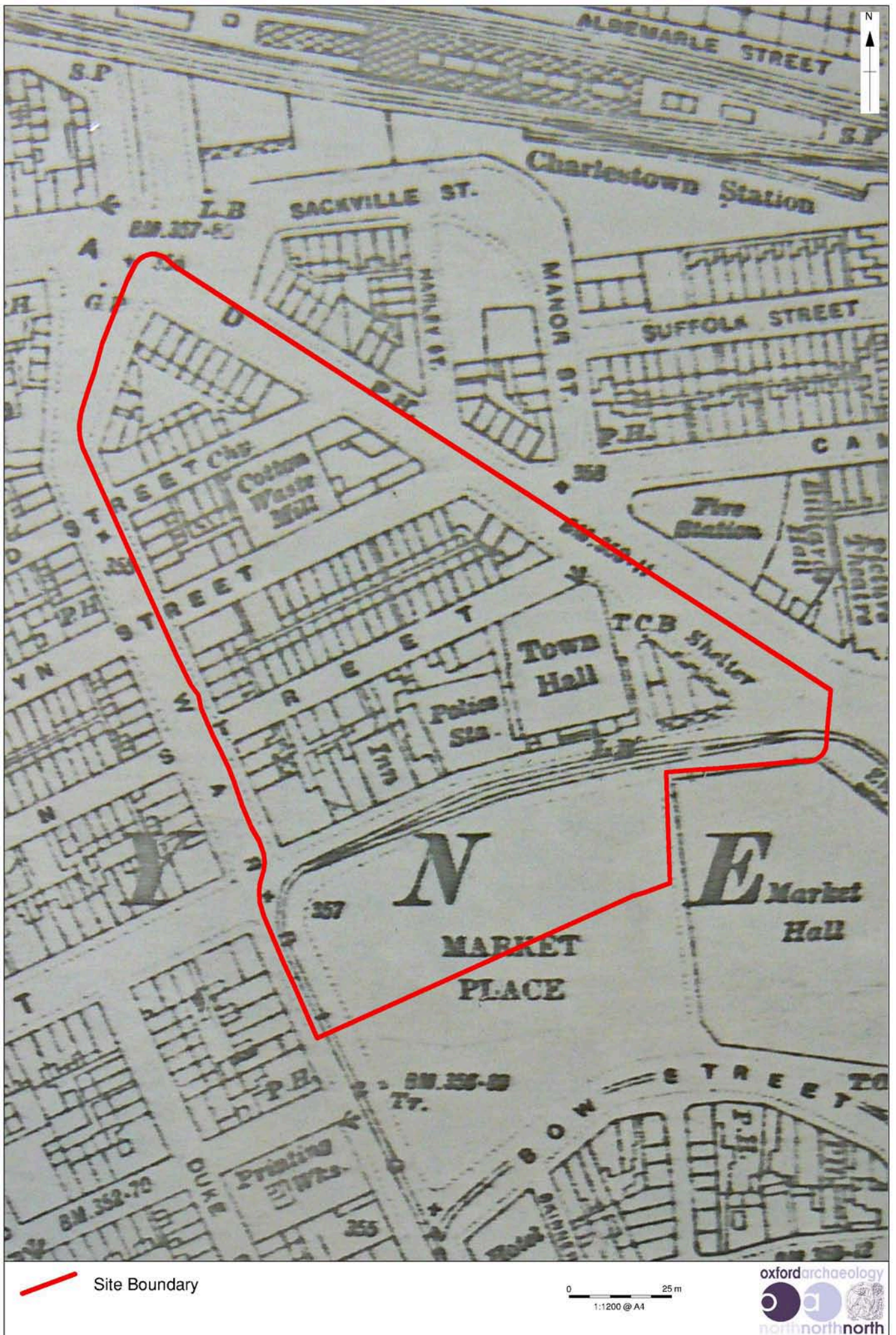


Figure 8: Site boundary superimposed on the Ordnance Survey map of 1933

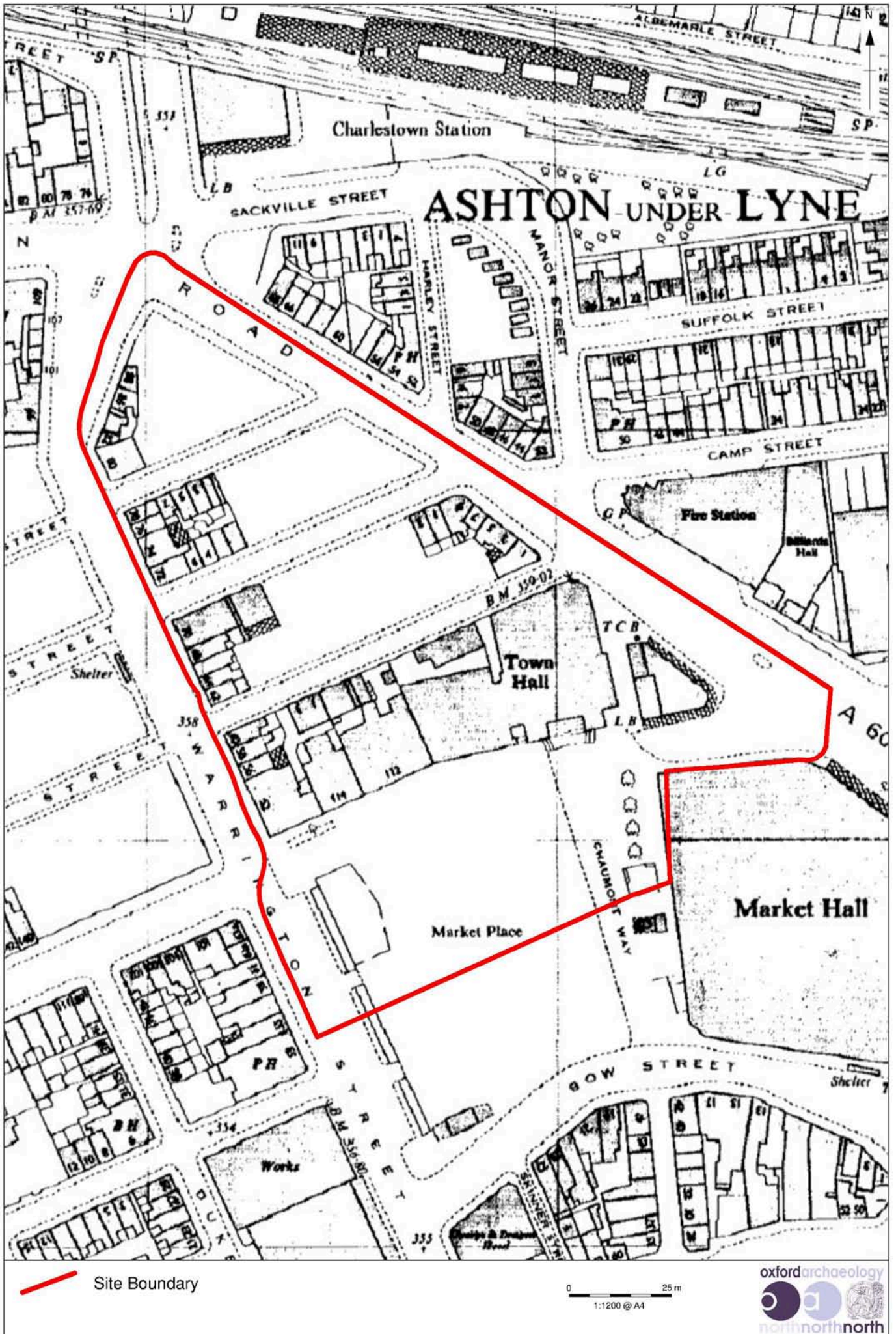


Figure 9: Site boundary superimposed on the Ordnance Survey map of 1963-67

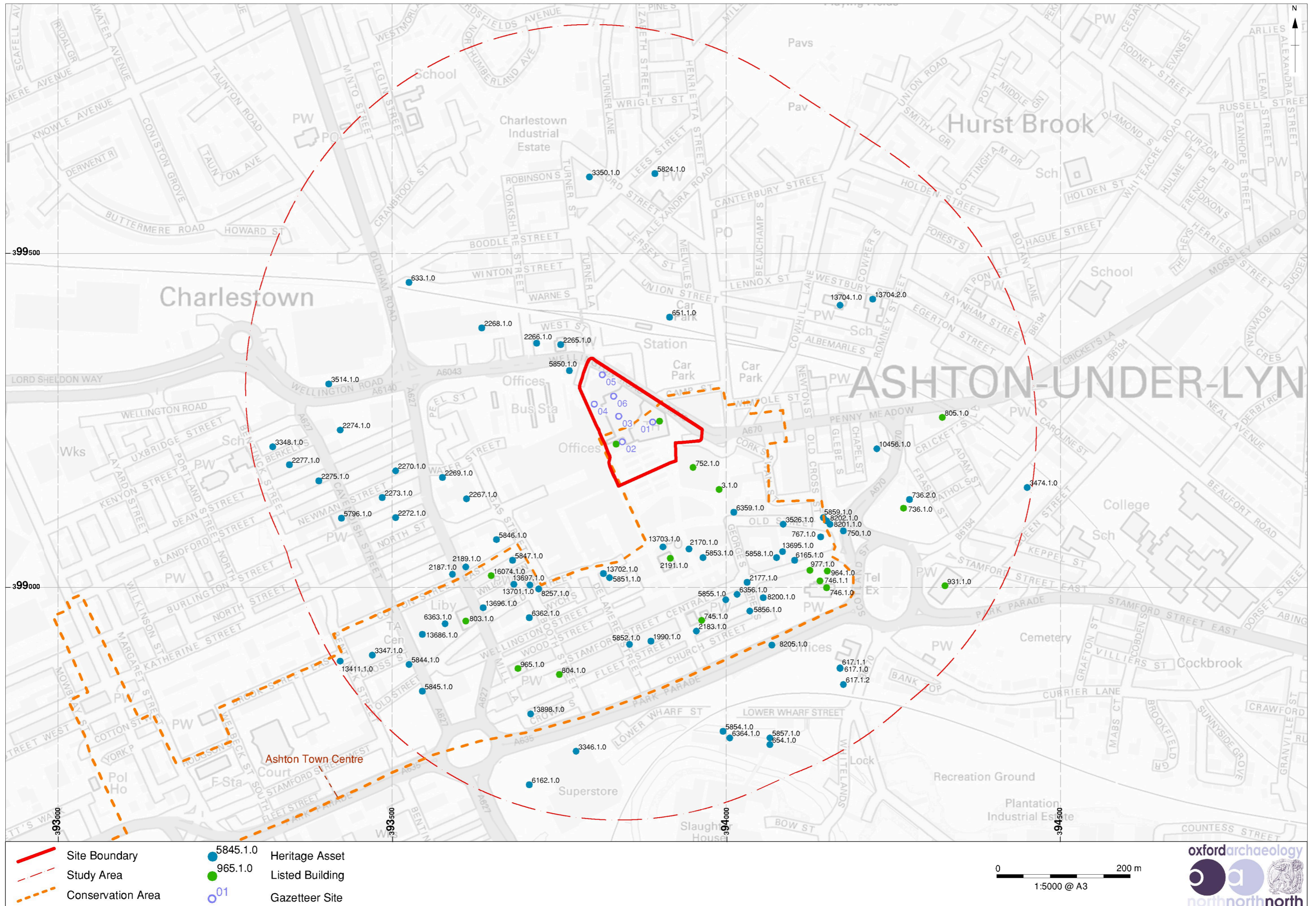


Figure 10: Location of Heritage Assets