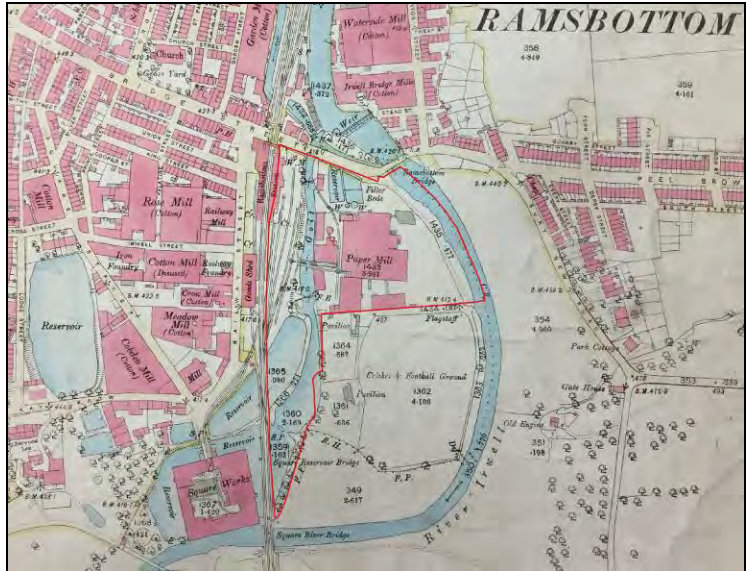


A Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom



ARS Ltd Report 2019/155

August 2019

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Prepared on behalf of: Eccleston Homes Ltd

Date of compilation: August 2019

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Local Authority: Bury Council

Site central NGR: SD 79387 16738

EXECUTIVE SUMMARY

Archaeological Research Services Ltd was commissioned by Eccleston Homes Ltd to produce an historic environment desk-based and building assessment of the former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom ahead of the submission of a planning application for a mixed use scheme of residential and commercial uses.

The site was once the location of a series of reservoirs associated with the Grant Brothers Square Works, which was located to the south-west of the proposed development site. By the mid-late 19th century, the site was partially infilled, and a paper mill was established within the site boundary by James and Samuel Broadbent Ingham. The site continually expanded throughout the 19th and 20th centuries, with the demolition and construction of a number of buildings within the site. The site also changed hands several times, being known throughout its lifespan as Ramsbottom Paper Mill, Holcombe Mill, Trinity Paper Mill and finally Mondi, before the site and operations were shuttered in 2008 as a result of rising fuel prices against a backdrop of declining demand. The majority of the buildings within the site were demolished between 2012 and 2015, with only three structures, the twice-shortened mill chimney, and the goit currently present within the site.

At present, it is proposed to retain Buildings A and B, the chimney and the goit as part of the proposed development. These features are all included within the Ramsbottom Conservation Area boundary and, as noted by the Bury Council Principal Planning Officer, these structures should be re-used as part of any new development of the site. This assessment agrees within this recommendation. Whilst the Principal Planning Officer also notes that building C should be retained, this structure is not located within the Conservation Area and is currently in a very poor state of repair and this assessment concludes that this structure could be demolished as part of the redevelopment of this site.

It is recommended that a structural survey is carried out of the two buildings to be retained. Once this survey is complete it is recommended that a Historic England Level 1 survey is carried out of all three structures as far as is possible for safety reasons.

It is also recommended that once the exclusion zone around the chimney is lifted, a phase of targeted trial trenching be carried out across the site to assess the survival of any below-ground remains associated with the former Holcombe Mill complex, in particular areas of the complex that correspond to the footprint of the original paper mill. Depending upon the results of the archaeological evaluation, it may be appropriate to carry out archaeological excavation to further record any significant surviving archaeological remains as part of a mitigation strategy prior to commencement of any development works.

**An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
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1 INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Ecclestone Homes Ltd to produce an historic environment desk-based and building assessment of the former Mondi Site, Holcombe Mill, Bridge Street, Ramsbottom ahead of the submission of a planning application for a mixed use scheme of residential and commercial uses. At present, the detail of the design have not been finalised, but initial plans indicate that it is proposed to demolish one of the buildings within the site, building C, and retaining buildings A, B and the chimney.

The Bury Council Principal Planning Officer has noted that the proposed development has the potential to impact upon the character of the Ramsbottom Conservation Area. Furthermore, a pre-application consultation response has been provided by the Senior Planning Archaeologist for Greater Manchester Archaeological Advisory Service (GMAAS) in November 2018, which included the following comments:

'At this point, no archaeological desk-based assessment has been produced and the historic environment record has not been approached. It does appear that a heritage report was produced by Atelier Urban Architects in 2014. Sadly, no consultation with GMAAS took place and a copy of the report has not been made available. Having sight of that report might be of some value in GMAAS' attempts at offering advice on the heritage.

GMAAS advise that, in-line with government planning advice; any application should be submitted along with an archaeological desk-based and building assessment (DBA). The DBA should consider and provide in detail an assessment of the heritage significance of the standing buildings. In providing that assessment care should be taken in comparing the Holcombe Mill buildings with other, functionally similar buildings in the region. There are examples of other paper mills that have been investigated previously within Greater Manchester, and reports are lodged with the HER. The assessment should utilise the assessment framework set-out in Conservation Principles: Policies and Guidance (English Heritage 2008).

The DBA should address what is known of the use-history of the site, concentrating particularly upon the nineteenth and twentieth centuries. The report will need to describe what we understand of the industrialised paper-making process through the nineteenth and early twentieth centuries. It should include a detailed map regression exercise, supported by photographic and documentary evidence where available, to look at the development of past buildings on the site, when that occurred and what functions they may have played. This should provide a basis for an assessment of the potential for evidence to survive of different phases of development and process organisation within the mill. Whilst a particular focus should be placed upon the power systems, this will need to be set against any suspected developments in the production demands and processes undertaken. The ultimate objective should be an assessment of the heritage significance and potential impacts of the archaeological remains on the site, and of the impact of the proposed development will have upon that significance/importance. It will be appropriate to frame this assessment using the Secretary of State's criteria (DCMS 2010 Annex 1(2010)) for assessing national importance in archaeological remains.'

1.2 Site description

The 'red line boundary' of the proposed development area (hereafter 'PDA') is depicted by a red polygon on Figures 1 and 2, and is c.3.37ha in area. The site is located at the bottom of Bridge Street, off Peel Bridge which forms the northern boundary of the PDA. The site is further bounded to the east by the meander of the River Irwell, to the south by the Ramsbottom Cricket Club grounds and to the west by the cricket club access road and East Lancashire railway line. The site is currently occupied by three derelict buildings, one of which abuts a 31m tall chimney, whilst the remainder of the site is largely covered by extensive concrete pads (Photographs 1 - 18). The site is centred at NGR SD 79387 16738 (Figures 1 and 2).

1.3 Geology

The underlying solid geology of the PDA largely comprises mudstone and sandstone of the Marsden Formation with a small area adjacent the north-western boundary of the site comprising Guiseley Grit sandstone. Both are sedimentary bedrock formed approximately 320 to 322 million years ago in the Carboniferous Period when the local environment was previously dominated by swamps, estuaries and deltas. This is overlain by superficial deposits of clay, silt, sand, and gravel alluvium (BGS 2019).

2 PLANNING POLICY

2.1 Planning (Listed Buildings & Conservation Areas Act) 1990

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990) impose a statutory duty upon the Local Planning Authority (LPA) to recognise, positively manage and ensure the preservation and enhancement of Listed Buildings and Conservation Areas.

2.2 National Planning Policy Framework

This assessment was carried out under the *National Planning Policy Framework (NPPF)* (MHCLG 2019). The *NPPF* set out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the *NPPF* is to contribute to the achievement of *sustainable development*, which includes "...contributing to, protecting and enhancing our natural, built and historic environment..." (MHCLG 2019, 54).

Section 16 of the *NPPF* deals with government policy in relation to conserving and enhancing the historic environment and its role in sustainable development.

Paragraph 185 states that "*plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.*" This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 189 states that, *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”* (MHCLG 2019, 55).

Paragraph 190 states that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”* (MHCLG 2019, 55).

In determining planning applications, 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.

Paragraphs 193 – 202 provide guidance on the approach to be adopted by local authorities in weighing the impact of development against the conservation of heritage assets and their setting and significance (MHCLG 2019, 55-57). Paragraph 193 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”* (MHCLG 2019, 55).

Setting Policy and Guidance

The NPPF Paragraph 189 states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. In the document Conservation Principles:*

Policy and Guidance (English Heritage 2008) it is noted that ‘places where significance stems essentially from the coherent expression of their particular cultural heritage values can be harmed by interventions of a radically different nature’ (English Heritage 2008, 58).

2.3 Bury Unitary Development Plan

The Bury Unitary Development Plan (UDP) was adopted by the Council in 1997 and is in the process of being replaced by the Bury Local Plan. However, until the Local Plan is adopted, the UDP still acts as the guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council’s decisions on planning applications. The UDP includes the following in relation to the historic environment:

2.3.1 EN2/1 – Character of Conservation Areas

The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough’s Conservation Areas.

The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

- ♦ retain, replace and restore features of historical and architectural interest;
- ♦ remove dereliction and bring unused land or buildings back into beneficial use;
- ♦ prepare and promote design guidelines to ensure sympathetic development.

2.3.2 EN2/2 – Conservation Area Control

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area.

In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- ♦ the nature of the development in terms of its bulk, height, materials, colour, design and detailing;
- ♦ the relationship between the proposed development and the architectural and visual qualities of the surrounding area;
- ♦ in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

2.3.3 EN2/3 – Listed Buildings

The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

2.3.4 EN3/1 – Impact of Development on Archaeological Sites

Where a development proposal is submitted which will affect an archaeological site, the developer should submit sufficient information on the potential impact of the development to allow the Council to make a full and proper investigation into its archaeological consequences.

The Council will have regard to the following criteria in determining the importance of an archaeological site and the impact of any proposal:

- ♦ the historic importance of the site;
- ♦ the quality and condition of the site;
- ♦ the rarity value of the site;
- ♦ the nature of the proposed development;
- ♦ the level/degree of disturbance;
- ♦ the permanence of the proposal;
- ♦ the siting of associated infrastructure/services.

2.3.5 EN3/2 – Development Affecting Archaeological Sites

On sites where development is considered to be acceptable in principle, consent will only be granted if:

- ♦ the development is designed in such a way as to minimise the level of disturbance and damage;
- ♦ development is programmed so that such sites and remains can be investigated in accordance with a previously agreed scheme of excavation and evaluation;
- ♦ where damage or disturbance is unavoidable, arrangements are made for the archaeological recording of the site prior to and during development.

3 AIMS AND OBJECTIVES

The principal aims of this assessment are to produce a report detailing any archaeological potential of the PDA, and to assess the potential impacts of the proposed development upon any buried and upstanding archaeological remains, historic buildings, the historic landscape and the settings of nationally designated assets and to assess their significance. The following objectives will contribute towards accomplishing this aim:

- ♦ To collate and assess existing information about the historic environment within the study area and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains and any upstanding buildings/structures within the PDA.
- ♦ To provide an assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular investigative techniques in order to aid the formulation of any necessary mitigation strategy,

including further evaluation, excavation, and/or preservation of archaeological remains.

- ♦ To assess, where possible from the available sources, the extent of any ground disturbance associated with any previous intrusive development.
- ♦ To provide an assessment of potential impacts of the proposed development to the settings of cultural heritage assets, and make recommendations for further detailed assessment should this be considered necessary.

4 METHOD STATEMENT

The DBA was undertaken in accordance with the guidelines set out in *The Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk Based Assessment* (CIfA 2017).

The historic buildings appraisal was conducted according to the guidelines in *Understanding Historic Buildings – A Guide to Good Recording Practice* by Historic England (2016) and CIfA's *Standards and Guidance for Archaeological Building Recording* (CIfA 2019). The records produced were used in order to create an interpretative discussion of the form, function and phasing of the structures concerned. This consisted of the following.

- ♦ A written record of the buildings was carried out by annotating plans and elevations and by completing ARS Ltd pro-forma building recording sheets. Descriptions and terms used follow Brunskill (1994 and 2000), Curl (1997) and Lynch (1994) wherever possible.
- ♦ A photographic survey composing high-resolution digital photographs (16 megapixels) was taken using a Nikon L810. Details of the photographs were recorded on pro-forma index sheets, which included location, subject and orientation. The location and direction of the photographs were plotted on scaled plans.

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential*, *historical* (either *illustrative* or *associative*), *aesthetic* or *communal*. It is further outlined in Annexe 1 of *Scheduled Monuments & Nationally Important but Non-Scheduled Monuments* (DCMS 2013) which states that monuments can have both archaeological and historic interest and derive significance both from their physical presence and their setting. The following principles should be used to gauge the importance of heritage assets: *period*, *rarity*, *documentation/finds*, *group value*, *survival/condition*, *fragility/vulnerability*, *diversity*, and *potential* (DCMS 2013, 10-11).

Reference is also made to 'heritage significance' as described in the *NPPF*, which is defined as the '*value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*' (MHCLG 2019, 71).

4.1 Study Area

The study area adopted for this assessment was agreed with the Senior Planning Archaeologist for GMAAS, and comprises a 250m study area off-set from the Application Site boundary. This study area is depicted as a dark blue polygon on Figure 1 and subsequent figures.

4.2 Information Sources

The following sources of information were consulted to inform this assessment:

- ◆ The Greater Manchester Historic Environment Record (HER) for information regarding non-designated assets and previous fieldwork, and Historic Landscape Characterisation (HLC) mapping.
- ◆ The National Heritage List for England (NHLE) maintained by English Heritage for information concerning designated assets within the study area.
- ◆ The Lancashire Record Office and Bury Archives for historic maps, plans and other documents relevant to the study area.
- ◆ Google Earth and Bing online historical satellite imagery.
- ◆ Groundsure Historic Mapping Report for historic Ordnance Survey maps.
- ◆ The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).
- ◆ Environment Agency Lidar data.
- ◆ Various other relevant books, journals and publications identified during the course of the assessment, details of which can be found in the references section of the report.
- ◆ A site walkover to Historic England Level 1 standard was undertaken in fine conditions on 17th July 2019.

5 BASELINE DATA

5.1 Archaeological and Historical Background

There is a paucity of information for prehistoric activity within Ramsbottom, with the Bronze Age providing the most substantial evidence for prehistoric remains within this area. The burial sites of the Bronze Age, typified by a circular ditch surrounding a mound, are the most common earthworks to have survived from the prehistoric period in Britain. Whitelaw Cairn, located c.1.3km south-east of the PDA, is c.14m in diameter with a substantially built retaining wall and is one of the most significant Bronze Age burial sites to be excavated in the Mersey Basin, with the remains of eight cremations, four of which were urned, discovered in the 1960s (Nevell and Redhead 1999).

Further prehistoric remains within the north-west can be found at Castlesteads (NHLE 1014720), a Scheduled Iron Age promontory fort overlooking the floodplain of the River Irwell c.3.4km to the south of the PDA (Historic England 2019). A 1982 evaluation of the site

revealed a number of pits and post holes of former structures surrounded by a substantial ditch, though severely eroded by later agricultural activity (Lavan 1995).

During the Iron Age/early Romano-British period, much of the north-west was a part of the Celtic kingdom of the Brigantes. Appearing to be more of a confederation of amalgamated tribes rather than a single kingdom, Brigantia was incorporated into the Roman Empire in the mid AD 70s, some 30 years after the Roman army's invasion of Britain. Fieldwork within the Mersey Basin has indicated that the river terraces supported a number of farmsteads during the 1st-3rd centuries AD, with it being likely that settlement at Castlesteads continued during the Romano-British period, though evidence thus far is inconclusive (Nevell and Redhead 1999).

During the medieval period the area of Ramsbottom appears to have been incorporated within the Royal Manor (or Fee) of Tottington, which comprised the northern part of the parish of Bury (Farrer and Brownbill 1911). Medieval remains across this area are lacking, with excavations across the north-west revealing little in the way of physical evidence (Nevell and Redhead 1999). The majority of information gleaned from this period comes from place-name interpretations and documentary records.

The name Tottington first appears in documents from the 13th century, with *tot* either referring to a 'look out hill' or perhaps a personal name '*Tata*.' The latter part of the name, *ingu* and *tun*, can be defined as 'the people of an enclosure/farmstead' (Ekwall 1922; Lavan 1995). The name Ramsbottom does not appear in documents until the 14th century, with *rams* either referring to a personal name deriving from the Old Norse *hrafn* (a raven) or the Old English equivalent *hraban*, which was degraded into ram. The latter, *bottom*, likely derives from the Old Norse *boton* or the Old English *bothem*, which denotes the closed head of a valley or fiord or low-lying ground (Sephton 1913; Ekwall 1922).

During the 17th or 18th century, what remained of the manor of Tottington was split into two parts, Lower and Upper, with the area of Ramsbottom incorporated into the Lower End. Yates' 1786 *Map of Lancashire* is the earliest map available which depicts this area of Bury in some detail. This map shows the main roads at the time, in addition to identifying the larger towns by name and a number of structures within the landscape. Whilst Ramsbottom is not named on Yates map, the site of the PDA is still discernible and depicted as empty adjacent the River Irwell, though a possible mill is shown to the west of the PDA.

Papermaking appears to have been established in Britain in the late 15th century, with evidence for papermaking in the north-west as early as the 17th century, with considerable expansion of this industry in the 18th century due to the increase in the publication of newspapers and books. There appears to have been a particular concentration within the Irwell Valley, due to the availability of water for processing and a supply of rags from textile mills for use as raw materials (Ashmore 1982, 15). Early paper mills were small in scale, with paper produced from waste rags, which were converted into pulp, passed through a screen to form sheets and then pressed and hung to dry. By the late 18th century, the paper-making machine was developed in England, which sped up the earlier process considerably.

Ramsbottom's rapid growth began in the late 18th century, when the Bury firm of Peel and Yates built a new factory and offices for their calico bleaching and dyeing business in Ramsbottom. These works were later acquired by the Grant brothers in 1806. The Grant

family would later become prominent citizens within Ramsbottom as, by 1812, they had acquired a number of other mills within the area, including the Alsop Mill at Nuttall, settled at both Nuttall Hall in Nuttall Park and Barwood House, and financed the construction of the Church of St Andrew (NHLE 1250813) (BC 2011). In 1821, the Grant brothers moved the works to the newly constructed Square Works (GMHER 9578.2.0), c.20m to the west of the PDA. The Square Works, a calico printing works, was constructed on the site of Cawdaw (or Caldwell) Mill (GMHER 8578.1.0), which was an old corn mill and thought to be the manorial corn mill of Tottington Manor. This is possibly the mill that is depicted adjacent the PDA on Yates' 1786 map.

Greenwood's 1818 *Map of the County Palatine of Lancaster* and Hennett's 1830 *Map of the County Palatine of Lancaster* (Figure 3) depict the expansion Ramsbottom has undergone during the late 18th-early 19th century. Whilst the area of the PDA is not depicted on either map as containing structures, these maps do depict a large body of water, likely a reservoir associated with the adjacent Square Works, within the PDA.

The 1840 Ordnance Survey (OS) 1inch Plan (Figure 4) provides some further details about both Ramsbottom and the PDA during the early-mid 19th century. The body of water within the PDA is now depicted as a pair of reservoirs associated with the Square Works being fed from a goit connected to the River Irwell to the north. A road is also now shown leading to the Square Works complex, which runs through the western part of the PDA. The eastern part of the site is shown as empty.

The first map to record the area of the PDA in detail is the Tottington Lower Lend Tithe Map from the early 1840s and the accompanying apportionment dated to 1841 (Table 1; Figure 5).

Table 1: 1842 Tottington Lower End Tithe Apportionment

Owner	Occupier	Plot No	Description	State of Cultivation	Quantities		
					A	R	P
Samuel Ashton and Brothers & Samuel Ashton & Thomas Elton	Richard Schofield	4	Great Meadow	Pasture	10	3	34
William Grant and Brothers	William Grant and Brothers	339	Higgin? Cotton Meadow	Meadow	8	3	23
		340	River Orwell	-	1	3	21
		341	Road	-	1	3	27
		342	Plantation Reservoir and embankment	-	2	1	3
		343	Reservoir	-	1	1	18
		344	Reservoir	-	2	1	30

This map shows the area of the PDA as consisting of parts of several separate plots, with four of these plots comprising water features. The majority of the land/water features within the PDA are jointly owned by William Grant and Brothers, the same brothers as described above as owning the adjacent Square Works. The land within the north-western part of the PDA is recorded as being owned by Samuel Ashton & Brothers. Samuel and Thomas Ashton were the owners of Ramsbottom Mill, located c.250m to the north of the PDA, constructed in 1802 and were notable as being the first spinning and weaving mill in the Irwell Valley.

Between the mid-late 19th century, Ramsbottom expanded significantly, due in part to the opening of the Manchester, Bury and Rossendale Railway (later the East Lancashire Railway) in 1844, which ran parallel to the western boundary of the PDA. Ramsbottom Station (GMHER 674.1.0) was located adjacent and within the north-western boundary of the site. During this time period, construction works had extended further to the east of Ramsbottom, with a number of mills being constructed along both banks of the River Irwell.

Holcombe Paper Mill (GMHER 15642.1.0) was constructed in the mid-19th century (dates range from 1859 to 1865) by James Broadbent Ingham. Ingham and his brother, Samuel, were experienced in this trade, having established Shuttleworth Paper Mill in 1848. The mill's function was to produce paper, casing and wrappings from old bagging, jute and manila ropes, and quality paper from woodpulp, straw and rags (Todd 1995).

Trade directory entries not that up until 1870s, the site traded as 'Samuel B Ingham & Brother.' In 1872, the mill was sold to a newly created public company for £12, 000 and is recorded in Kelly's 1873 *Post Office Directory of Lancashire* as the 'Ramsbottom Paper Mill Co. Limited,' with Edward Partington as the managing director.

The first map to depict the layout of Holcombe Paper Mill is the 1891 OS plan (Appendix 7), which depicts one large building within the centre of the site labelled 'Paper Mill.' In actuality, this structure is likely composed of a number of smaller buildings, as seen depicted on later mapping. This main structure is bordered to the south by two large structures and to the west by four further buildings, including building A and also including a chimney and an attached boiler house. Whilst not labelled on this map, the 1892 OS Town Plan (Appendix 7) shows the northern part of the site as containing a second square chimney to the south-east of the main circular chimney. To the north, adjacent Bridge Street is a small reservoir, a pair of filter beds, and a pair of wells. The goit depicted on the early tithe map is still in use at this time, though the largest of the reservoirs is no longer depicted. This reservoir appears to have been infilled, with the land utilised for both the mill and the cricket & football ground to the south of the site.

The paper making process at Holcome Mill is likely to have followed the mechanised processes established almost 50 years earlier. Pulp, which was beaten by a *hollander*, was fed onto a moving belt of wire cloth, with the excess water draining below in concrete tanks or sumps. The paper was then smoothed on rotating *calendars* (heated cylinders) and onto a reel (WA 2006).

This map is also the first to depict the railway line and Ramsbottom Station adjacent the western boundary of the PDA. At this time, Ramsbottom Station is showing as having platforms/buildings to the east and west of the line, with a number of additional rail lines

running off the main line to the east, providing access to several areas within the Mill complex.

In 1896, the company was put into voluntary liquidation and a new Ramsbottom Paper Mill Co. was formed under the same name for capital reconstruction. Between 1891/2 and 1910, the Ramsbottom Paper Mill underwent a number of alterations to both machinery and buildings (Appendix 7). The papermaking machines, of which Ashmore (1982) notes that there are three in 1903, were made by Smith & Law of Bury in 1885 and Bently & Jackson of Bury in 1903. A number of beaters (wide troughs with semi-circular ends and a partition down the middle where a shaft rolled a series of bars or knives around, breaking rags into fibres) in use in the late 19th / early 20th century at Holcombe Mill are also noted as having been made by Bury firms in the 1880s or 1890s (Ashmore 1982, 123 and 140).

In 1903, the site is recorded as producing on three machines and producing white and coloured printings, coloured casings, fancy cover papers, and small hands (RHS/2/1/10). By 1906, it is recorded that the 'No.2 Bently & Jackson machine was rebuilt at a cost of £4,500' (RHS/2/1/10). By the 1910 OS plan (Appendix 7) the filter beds, reservoir and one of the wells within the northern part are no longer depicted. A small extension is shown adjacent the southern façade of building A. Building B has been constructed adjoining a structure shown on the earlier 1893 plan, just to the south of building A. The square chimney is no longer depicted, with a larger building, possibly building C, having been constructed in its place. The main building within the centre of the site is depicted as two adjoining buildings, with a new extension along its south-eastern extent connecting the main structure with one of the earlier structures adjacent the southern boundary of the site. A number of filter beds are now depicted to the east of the buildings, adjacent the River Irwell.

A photograph of the site from the early part of the 20th century shows the Ramsbottom Paper Mill complex as largely being comprised of two-storey stone buildings, with the chimney the most prominent feature in the site (RHS 2019a). The chimney is also shown as having a top crown, which would have acted as a drip course to keep rainwater from running down the exterior walls.

The 1929 OS (Appendix 7) indicates that the site has again undergone a number of changes to the overall planform of the buildings. The small extension to the south of building A is no longer depicted, with a number of small structures now depicted to the south-west and east of the chimney. The main paper mill complex structure within the centre of the site has also undergone changes, with the northernmost building appearing to have been completely demolished and replaced by a structure half its size. A large rectangular structure has also been constructed to the north of this new building, with a small building connecting the two. A new building is depicted adjacent the northern boundary of the site, whilst one of the filter beds in the south-eastern part of the site is no longer present, having been replaced by a new filter bed adjacent the southern boundary of the site.

The 1938 OS Plan (Appendix 7) indicates that between 1929 and 1938, very few changes were carried out. The biggest change in the overall plan of the mill complex is the removal of two structures abutting the main paper mill building within the centre of the site, and the removal of several of the filter beds within the eastern part of the site. A number of photographs, dated to between 1938 to 40, indicate that at this time the Ramsbottom

Paper Mill chimney had developed a significant tilt and re-alignment works were carried out in order to straighten this feature (RHS 2019b; RHS 2019c).

In 1964, the site was sold to the Liverpool Daily Post and Echo Limited and was traded under the name Holcombe Paper Mill Co. Ltd. Historic OS mapping from 1960s (Appendix 7) shows that the mill complex has once again been expanded, this time to the north of the main paper mill building, within the former footprint of the building that was demolished by the 1929 OS plan. An extension has been added to the eastern extent of this structure as well. One of the two filter beds within the eastern part of the site has been demolished.

In 1965, an inventory and valuation of 'Peel Bridge Mill' (Holcombe Mill), taken for insurance purposes, was carried out (BRM/2/5). This inventory and valuation was carried out every year between 1965 and 1983, and included a description of every structure within the works, their usage, and any alterations made to these structures during this period. A map was produced in 1983 which corresponded to the plan numbers assigned in the inventory and valuation book (Appendix 1) Whilst this map could not be reproduced within this assessment, a sketch plan has been made to show the layout of the buildings within the site (Figure 6). This document notes that building A was utilised as Offices, building B was utilised as a Joiners' Shop and Engineers' Shop, and building C was a Mess Room, Papermaker's Office, Laboratory and Store (Appendix 1).

In 1968, the site was sold and became a part of the Trinity Paper Mills Ltd, where it remained to 1995. The inventory and valuation book notes that between 1965 and 1984 that the total valuation of the mill complex increased dramatically between these dates, with a difference of almost £7.6million during this 19 year period (BRM/2/5). It was also during the 1960s that the top crown of the chimney was removed, though the exact date is unknown.

Documents note that in 1972, the No.2 papermaking machine was rebuilt, with the No.1 machine being completely rebuilt and being renamed No.3 in 1974. In the late 1970s, a fire broke out within the eastern part of the site, which appears to have damaged several of the buildings within the north-eastern part of the site, possibly buildings 18 and 43 on the 1983 plan (Figure 6) (RHS 2019d).

The 1978 OS Plan (Appendix 7) is the first to show a structure extending to the south from the southern façade of building A. This building, identified as 1A on in the valuation document, was utilised as a single-storey brick house for the gas control equipment. In 1972, the Ramsbottom Station was closed, with the station and rail lines once extending into the north-western part of the PDA no longer depicted.

In 1992, the company was sold to a Danish Company, Danisco. An article within the Bury Times (Jan 17th, 1992) notes that at this time the mill is largely involved in paper-making, mainly for the corrugated case industry and packaging. The 1992 OS plan (Appendix 7) shows that an extension has been constructed along the eastern part of the main Paper Mill complex, adjacent the river. By 1994, the former goit has been covered within several areas of the site, though it is still visible adjacent building B at this time.

The late 20th-early 21st century would prove to be a time of change for the Mill complex. In 1997, a major rebuild was carried out on the Mill buildings and infrastructure, though details of these refurbishments are unknown. In 2001, Mondi took over ownership and

operation of the mill complex (RFP 2008). In 2005, a single storey extension was added along the western façade of building A (Planning Reference 44183). Eventually, in 2008, the Mill complex was closed as a result of rising fuel prices against a backdrop of declining demand (RFP 2008).

In 2012, a planning application was submitted to Bury Council for the demolition of the majority of the buildings within the site (Reference 54265). The buildings were demolished between 2012 and 2015. In 2015, due to increasing safety concerns, an application for the demolition of the top 15m of the chimney was approved and carried out (Reference 58287). Currently the site is unoccupied, with the majority of the site covered in concrete pads indicating the footprint of former buildings, or covered with areas of demolition rubbish and dense vegetation.

5.2 Designated Assets

On-Site

Part of the Ramsbottom Conservation Area falls within the north-western corner of the PDA, including buildings A and B and the chimney. This part of the Conservation Area (the Irwell Bridge Area) forms the eastern entrance point to the town centre and is important to the industrial character and history of the town (BC 2011, 29). The extent of the Conservation Area is depicted on Figure 8 and is discussed further in section 8 below.

Off-Site

There are four Grade II Listed Buildings located within the wider 250m study area, and a further nine Grade II Listed Buildings located within the Ramsbottom Conservation Area. All of these structures are located to the west of the PDA. Further details of these assets can be found in the gazetteer in Appendix 2 and are illustrated in purple on Figure 8.

5.3 Non-Designated Assets

5.3.1 Historic Structures

On-Site

The Greater Manchester HER records one non-designated historic structure falling within the boundary of the PDA: Holcombe Mill (Mondi) (GMHER 15642.1.0). This former cotton mill was first constructed in the mid-19th century, and was largely demolished by 2012 with only three structures and a chimney currently present within the site boundary. Further details of this asset can be found in the gazetteer in Appendix 2 and is illustrated in blue on Figure 8.

Off-Site

The Greater Manchester HER records a further eight non-designated historic structures falling within the wider 250m study area. The majority of these structures are the remains of former mills once operational within Ramsbottom. Further details of these assets can be found in the gazetteer in Appendix 3 and are depicted in light blue on Figure 8.

5.3.2 Archaeological Remains

On-Site

The Greater Manchester HER does not record any archaeological remains as falling within the boundary of the PDA. However, the historic map regression has identified that the site was once the location of a series of reservoirs, with at least one being associated with the Square Works (GMHER 9578.2.0) and possibly the earlier Cawdaw (Caldwell) Corn Mill (GMHER 9578.1.0) (Table 2). The footprint of these reservoirs are illustrated in orange on Figure 9.

Table 2: Non-designated archaeological remains within the site boundary

Project ID	Description
AR1	Square Works Reservoirs (possible Cawdaw Corn Mill Reservoir)

Off-Site

The Greater Manchester HER records 11 non-designated archaeological remains within the wider 250m study area. The majority of these entries are located immediately to the west of the PDA and represent a number of mills that were demolished in the late 20th/early 21st century. Further details of these entries can be found in the gazetteer in Appendix 3 and are depicted in brown on Figure 9.

5.4 Archaeological Investigations

On-Site

No formal archaeological investigations have been carried out within the site, though a Heritage Statement was produced in 2014 prior to the shortening of the mill chimney (Atelier MB Urban Architects). Ground investigation works, in the form of trial pits, window samples and boreholes, were carried out within the site between 25th June 2019 and 2nd July 2019. The results of the trial pits and window samples have been made available for this assessment (Appendix 3; Betts Geo 2019), which have identified significant levels of made ground across the entire site, in addition to a number of concrete slabs between 0.5-1m BGL.

Silts, with a slight organic/hydrocarbon odour, were noted within both the trial pit and window samples. The location of these silts corresponds with areas identified on historic mapping as former reservoirs and filter beds. Further details of these investigations can be found in the gazetteer in Appendix 3 and are illustrated on Figure 10.

Off-Site

The Greater Manchester HER records one archaeological investigation as having been carried out within the wider 250m study area, a desk-based assessment at the Aldi Foodstore, immediately to the west of the site boundary. Details of this assessment can be found in the gazetteer in Appendix 3 and is illustrated in green on Figure 10.

5.5 Historic Landscape

On-Site

The boundary of the PDA includes three separate HLC units: 'Industrial' (Holcombe Mill), 'Ornamental, Parkland and Recreational' (Cricket Club) and Water Bodies. Details of these HLC units are listed below in Table 4, are listed in further detail in the gazetteer in Appendix 4 and are illustrated on Figure 11.

Table 3: HLC types Located within the PDA

HLC ID	HLC broad type	HLC primary type
HGM8048	Industrial	Textile Mill
HGM8122	Ornamental, Parkland and Recreational	Sports Ground
HGM8125	Water Bodies	Reservoir

Off-Site

There are a further 44 HLC units within the wider 250m study area. These are listed in detail in the gazetteer in Appendix 4 and are illustrated on Figure 11.

6 BUILDING ASSESSMENT

The site of the former paper mill has been substantially altered as only three structures and a chimney remain on this site which originally comprised many buildings, as indicated by historic mapping. Some of the outline of former buildings can be viewed. The surviving buildings have been assigned codes for ease of understanding (Figure 2). Due to stability issues with the chimney it has been substantially reduced in height; however, an exclusion zone is still in place, which resulted in this structure being viewed and photographed from a distance. Furthermore, none of the buildings were internally accessed due to safety issues as buildings B and C were deemed unsafe and building A had been tightly secured with all apertures either being blocked or boarded (Photographs 19-33).

6.1.1 Building A

Exterior

Building A is located to the north west of the site and is labelled on a historic plan dating to 1983 as the office. Of all the remaining buildings on site, building A is the only structure where architectural decoration has been employed. Chamfering stonework, moulded drip moulds and a relatively ornate gatepier are present on this building. It is a two-storey stone built structure with pitched roof and a single rising chimney stack. It has been extended to the west with the addition of a later 20th century single storey lean-to structure.

The eastern elevation is punctuated by a series of apertures with stone cills and lintels. At ground floor level windows are present in bays 1, 2, 4, 5 and 7 with stone cills and lintels, the latter of which have chamfered soffits. Bays 3 and 6 have a doorway with stone lintel and chamfered soffit and ashlar chamfered jambs. Above, is a reversed U-shaped drip mould with quadrafoil decoration framed by a circular piece of stone. On the northern edge of the

eastern elevation is a gatepier with carved stone detailing. The northern gable end has a doorway of the same description as those aforementioned above in bay 1, a window in bay 2 and vegetation concealing the remaining elevation at ground floor level. No apertures are present at first floor level but this floor level is defined by two ashlar stone block string courses which differ against the predominately rusticated stonework of the building. In the centre of the upper string course the chimney breast projects from the wall, rising to protrude above the roofline which is delineated with stone coping and kneelers. The gable end has been extended to the west at ground floor level by the later 20th century addition of a lean-to structure.

The eastern gable end is absent of features at first floor level, although the ashlar stone block string courses have been employed to architecturally distinguish the upper floor. Furthermore, kneelers and stone coping have been used on the pitched roofline. At ground floor level the remnants of a former adjoining structure are apparent.

The western elevation is partially concealed at ground floor level due to the addition of a lean-to structure. The southern aspect of the western façade is concealed behind unruly vegetation. At first floor level six windows are present which all appear to have the same lintels and cills.

The lean-to extension, added to this building c.2005, is composed of stone with a mono-pitched roofline. All windows along the western elevation have been blocked with stone.

Interior

The interior of the structure was not accessible as all access points to the building have been boarded over or blocked with stone. However, the Mill inventory and valuation dated to between 1965 – 83 (Appendix I) notes that the interior of this building had been modified in the 20th century with the removal of office walls. Therefore, it is known that the original layout of this structure has been altered in the past.

6.1.2 Building B

Exterior

Building B is to the south of building A and appears to have been extensively modified. It is a two-storey rubble stone built structure with hipped roof. The corners of the building are delineated by quoins and the top edge of each elevation has stone coping. The northern elevation has unequal fenestration with differing openings and designs. All are obscured by either boarding or vegetation. The two apertures in bay 1 have stone surrounds, the window and doorway in bays 2 and 3 at first floor level have a quoin surrounds. A metal staircase running from east to west provides access to the upper floor level. The eastern elevation has a later brick lean-to structure with stone quoins which obscured the northern portion of the ground floor of the eastern façade. At upper floor level two modified apertures are present which have been expanded and reduced in size with RSJ lintels inserted. The southern gable end has two apertures both with quoin surround. The westernmost aperture has been reduced in height and the easternmost window has been blocked. The outline of a former adjoining building is present in the southern gable end. The remnants of a former pitched roof and the location of the purlins can be viewed. Furthermore, a bearing house is situated within the outline of the former structure

indicating the former industrial use of the site. The western elevation fronts the river and due to the vegetation growth is difficult to view, although it appears to have been modified with changes to the sizing of apertures. The building is labelled as the joiners' shop and engineer's store on the 1983 plan of the site.

Interior

The interior was not accessible due to safety issues; however, it could, in part be observed through an opening along the southern gable end. This revealed a single room at ground floor level with a later inserted RSJ beam supporting the i-beam ceiling. Through the first floor doorway along the northern elevation it could be observed that elements of the ceiling had collapsed and no features could be observed at first floor level. Much of the value this building may have originally possessed has been diminished through alterations and deterioration. However, this building is situated in the conservation area is one of four standing structures which represent the original site.

6.1.3 Building C

Structure C is adjacent to the chimney and in a very poor state of disrepair. Vegetation is protruding from the elevations and roof and some stone work is absent from the southern elevation. The building was considered too unsafe to enter and therefore the interior has only been observed from a distance through the open apertures. Structure C is a 2-storey stone block built building with coping stones lining the edge of the pitched roof. The building appears to have either been extended or abutted by a structure to the south, of which only a small section remains. The 1983 plan of the site labels this structure and adjoining former southern structure as the mess room, papermaker's office, laboratory and stores. The eastern elevation has unequal fenestration with two doorways at ground floor level with a window to the right of each and three windows at first floor level. The northern gable end has a large later inserted window at first floor level and a doorway to the right, again at first floor level. The latter of these apertures has no external staircase or apparent purpose. The southern gable end is composed of brick and may relate to the structure which originally abutted the southern elevation. A pile of rubble is located in this southern area. The western elevation has a stone base and a brick upper half. It adjoins the chimney and provides the chimney with a small degree of context. Similarly, with the opposing elevation the western façade is in a poor state of disrepair with vegetation protruding and an unintentional hole in the wall. Much of the value this building may have originally possessed has been diminished through alterations and deterioration. Nonetheless, this building is one of four standing structures which represent the original site.

6.1.4 The Chimney

The chimney is not fully described in this report as due to the exclusion zone in place and therefore, it was not possible to closely examine the structure. Furthermore, the chimney has already been reported upon when reduction works were undertaken in order to make the structure safer (Atelier MB Urban Architects 2014).

7 ASSESSMENT OF THE SIGNIFICANCE OF AFFECTED NON-DESIGNATED HERITAGE ASSETS

The Greater Manchester HER records the former Holcombe Mill (GMHER 15642.1.0) as a non-designated heritage asset. The majority of the mill was demolished in 2012 with the chimney reduced by c.15m in 2015. Presently, there are three extant former mill buildings present within the site in addition to the shortened chimney stack. The first of the structures, building A, possess significance due to its *illustrative historical value*, resulting in this structure possessing *architectural interest*. Historic England notes that ‘*some industrial buildings were deliberately architectural in their design. Architects, where they were employed, often focused their attention on public facing parts of the industrial complex, such as main offices or showrooms: such buildings can be of peripheral interest to the interest of the complex as an industrial site, but may be of special architectural interest in their own right*’ (Historic England 2017a, 11). As such, it is considered that this structure also possesses some *aesthetic value*. This building, located at the main entrance to the site adjacent the primary entrance to the town from the east, has been constructed of stone with modest architectural detailing on the doorways and dripmoulds which gives this building the impression of greater importance than buildings B and C. These features lend this structure some *evidential value*. This structure is depicted by the 1893 OS plan, and it is likely that this former office building is original to the early factory. This structure has undergone some alterations, with a single-storey stone extension added along the buildings western façade in the 21st century. Whilst the interior of this structure was unable to be examined, due to the building being boarded up for safety, it is possible that this structure has suffered a degree of deterioration, though possibly not as extreme an extent as buildings B and C. Both the extension and likely interior degradation of this structure have arguably diminished the *illustrative historical*, *architectural*, and *aesthetic values* that the structure may have originally possessed.

Buildings B and C are considered to possess a small degree of *illustrative historical value*, largely due to their prior usage within the mill complex. These structures are also afforded a degree of *evidential value*, as they offer evidence of the former industrial use of the site. However, as discussed in section 6 above, these two structures have both undergone modifications in the 20th century and extensive deterioration since the mill’s closure in 2008, with building C suffering particularly from neglect. These factors have greatly diminished the *illustrative historical* and *evidential values* that these structures once possessed.

The former mill chimney, as discussed within the 2014 heritage statement (Atelier MB 2014), possesses significance due to its *evidential*, *historical*, *aesthetic* and *communal values*. This assessment agrees with this earlier report and would only note that the values listed above have since been diminished slightly, due to the reduction of the chimney by 15m in 2015.

It is also considered that the former Holcombe Mill complex derive significances from their *illustrative historical* and *group values*, resulting from the relationship between the three extant structures, chimney, and also the goit running through the western part of the site. These buildings represent a surviving visual and physical link of not only a once extensive mill complex, but also of the once largely industrial town of Ramsbottom. However, this

significance has been greatly diminished due to the demolition of the majority of the site in 2012, and the extensive deterioration of the remaining buildings since then.

There is the potential that remains of earlier phases of the Holcombe Mill complex to survive below the concrete pads which cover the majority of the site. Extensive rebuilding works were carried out on both the Mill buildings and associated infrastructure within the site in 1997, with the majority of the site being demolished in 2012. Whilst the significance of these assets cannot be quantified or assessed without field evaluation, it is likely that they would be of local significance, due to the *evidential* and *illustrative historical values* that they could possess.

Furthermore, there is the potential for several of the early reservoirs within the site (AR1) to survive below-ground. These reservoirs were once owned by the Grant Brothers, who constructed and operated the nearby Square Works. However, it is possible that at least one of these reservoirs may be older, possibly associated with Cawdaw (Caldwell) Mill, the possible manorial corn mill of Tottington Manor. Whilst the significance of these assets cannot be quantified or assessed without field evaluation, it is likely that remains would be of local significance, due to the *evidential*, *illustrative* and *associative historical values* that they could possess.

The *Archaeological Research Framework for North West England* (Brennand 2007) identifies that further research into specific industries in the region is patchy. Whilst the textile industry has been extensively studied, both nationally and internationally, related industries, such as the paper industry which relied on the textile mills for their raw materials, appear to have been less studied.

The research framework also notes that little archaeological work has been undertaken on the environmental impacts of increased pollution from growing industrial production (Brennand 2007, 140). The Holcombe Mill complex was noted for having difficulties in relation to the unsafe disposal of waste effluent from the paper making process, for which it faced criticism and threat of action from the authorities several times (Atelier MB Urban Architects 2014, 7). The increased acquisition of palaeoenvironmental data of all types should enable a clearer picture of the impacts of changing climate on human populations across the region.

8 SETTING ASSESSMENT

8.1 Methodology

An assessment was carried out to gauge the potential setting impacts to the Ramsbottom Conservation Area and the Grade II listed structures within its boundary. The impact to the settings of these assets has been undertaken using the guidelines set out in *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (Historic England 2017) which recommends a 5-stage approach to the assessment of impacts to settings of heritage assets. A map has been created depicting key viewpoints photographed during the assessment (Figure 12).

- ♦ Step 1: identify which heritage assets and their settings are affected;

- ◆ Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- ◆ Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- ◆ Step 4: explore ways to maximise enhancement and avoid or minimise harm; and
- ◆ Step 5: make and document the decision and monitor outcomes.

For Step 2, the guidance provides a detailed, but non-exhaustive, checklist of potential attributes of a setting which may help to elucidate its contribution to the significance of an asset (Historic England 2017a, 11). This is reproduced in Table 4 below.

Table 4: Assessing the contribution of setting to the significance of heritage assets

The asset's physical surroundings	◆ Topography ◆ Aspect ◆ Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains) ◆ Definition, scale and 'grain' of surrounding streetscape, landscape and spaces ◆ Formal design eg. hierarchy, layout ◆ Orientation and aspect ◆ Historic materials and surfaces ◆ Green space, trees and vegetation ◆ Openness, enclosures and boundaries ◆ Functional relationships and communications ◆ History and degree of change over time
Experience of the asset	◆ Surrounding landscape or townscape character ◆ Views from, towards, through, across and including the asset ◆ Intentional intervisibility with other historic and natural features ◆ Visual dominance, prominence or role as focal point ◆ Noise, vibration and other pollutants or nuisances ◆ Tranquillity, remoteness, 'wildness' ◆ Busyness, bustle, movement and activity ◆ Sense of enclosure, seclusion, intimacy or privacy ◆ Scents and smells ◆ Diurnal changes ◆ Sense of enclosure, seclusion, intimacy or privacy ◆ Land use ◆ Accessibility, permeability and patterns of movement ◆ Degree of interpretation or promotion to the public ◆ Rarity of comparable survivals of setting

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	◆ Cultural associations ◆ Celebrated artistic representations ◆ Traditions
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Similarly for Step 3, the guidance provides a detailed, but non-exhaustive checklist of potential attributes of a development affecting setting which may help to elucidate the implications for the significance of an asset (Historic England 2017a, 13). This is reproduced in Table 5 below.

Table 5: Assessing the effect of the proposed development

Location and siting of development	◆ Proximity to asset ◆ Position in relation to relevant topography and watercourses ◆ Position in relation to key views to, from and across ◆ Orientation ◆ Degree to which location will physically or visually isolate asset
Form and appearance of development	◆ Prominence, dominance, or conspicuousness ◆ Competition with or distraction from the asset ◆ Dimensions, scale and massing ◆ Proportions ◆ Visual permeability (extent to which it can be seen through), reflectivity ◆ Materials (texture, colour, reflectiveness etc) ◆ Architectural and landscape style and/or design ◆ Introduction of movement or activity ◆ Diurnal or seasonal change
Wider effects of the development	◆ Change to built surroundings and spaces ◆ Change to skyline, silhouette ◆ Noise, odour, vibration, dust etc. ◆ Lighting effects and 'light spill' ◆ Change to general character (e.g. suburbanising or industrialising) ◆ Change to public access, use or amenity ◆ Change to land use, land cover, tree cover ◆ Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc ◆ Changes to ownership arrangements (fragmentation/permitted development/etc) ◆ Economic viability
Permanence of the development	◆ Anticipated lifetime/temporariness ◆ Recurrence ◆ Reversibility

The checklists presented in Tables 4 and 5 provide a framework for the assessment of impacts to setting which, following a consideration of potential mitigation or enhancement in Step 4, should be clearly documented in Step 5. The GPAN states that:

'It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Despite the wide range of possible variables, normally this analysis should focus on a limited number of key attributes of the asset, its setting and the proposed development, in order to avoid undue complexity. Such assessment work is a potentially valuable resource and should be logged into the local Historic Environment Record' (Historic England 2017b, 15).

8.2 ZVI

In order to help understand where the PDA is visible from across the Ramsbottom Conservation Area, a Zones of Visual Influence (ZVI) map was created, using the Environment Agency's 1m resolution Lidar Digital Surface Model (DSM) and the Visibility Analysis plugin for the Quantum GIS (QGIS) software programme. This elevation model includes the extant buildings within Ramsbottom and therefore produced a more realistic representation than would be created using the 'bare earth' Digital Terrain Model (DTM).

Using the QGIS software programme, the ZVI was created by creating multiple points that encompassed the perimeter of the Holcombe Mill chimney in order that the height data could be extracted. The chimney was chosen because at present, the heights of the proposed new structures within the site remains unknown and the view across the landscape from the top of the chimney will provide almost a 'worst case scenario' of the proposed development impact. A ZVI map using Viewshed Analysis was then created to show the visibility of these points across the Lidar DSM (Figure 13). It should be noted that the resultant ZVI would be dominated by those higher points within the Lidar Data, including the tops of buildings and trees, whereas in reality views of the proposed development from these parts of the landscape would unlikely to be obtained. It was possible to largely screen out the tops of the buildings using the Ordnance Survey Open Data buildings layer. In those areas where the ZVI was merely recording the view from tops of trees were identified from readily available online Google Earth imagery so that this could be taken into consideration in the analysis.

8.3 Step 1: identify which heritage assets and their settings are affected

At the request of the Planning Officer, an initial setting assessment has been carried out to address the potential impacts of the proposed development upon the setting of the Ramsbottom Conservation Area. The ZVI indicates that the views from the chimney are shielded from large parts of the Ramsbottom Conservation Area, with views largely focussed to the south, south-east and east of the site with views also possible to the north along the rail line and river meander. The ZVI also indicates that there may be some intervisibility between the site and the Grade II listed buildings within the Conservation Area; however the site walkover indicates that these buildings are shielded from the site due to the built-

up nature of the surrounding townscape. Therefore, these assets have not been assessed further.

8.4 Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

The *Ramsbottom Conservation Area Appraisal & Management Plan* (CAAMP) (BC 2011) contains a description of the general character and setting of the conservation area. This includes the following comments regarding the setting of this asset:

'Ramsbottom is situated on the lower slopes of the upper Irwell Valley, five miles north of Bury and less than two miles from a motorway junction on the M66. The town lies on ground that is between approximately 140 and 240 metres above sea level and sited just north of the coal measures, which fuelled later steam-powered industry.'

Ramsbottom's physical character and historical development is related to its situation on the sides of the Irwell valley; the rivers and streams of the surrounding West Pennine moors provided the water for textile processes and the power for the town's early industrial development. The urban form of the Conservation Area is focussed on the dense, compact central area around the Market Place, with more suburban development to the south and east. The sloping site of the town has influenced the distinctive pattern of terraced streets built in the late 19th century both along and across the contours.

The town centre is characterised by its dense development, with the dense grain of development, resulting in a high building to space ratio. Surviving mill buildings provide a robust, canyon-like character to some streets. The density of the central area is relieved by a few open areas, either formal around the churches, or informal, for example Bridge Street Riverside.

There is a sharp contrast between the dense, spatial character of the town and the openness of the moors beyond. When seen in longer views, this adds to the drama of the town's setting and its attractiveness.

Typically, buildings are small scale and predominantly 2-storey. This unifies the appearance of the town, and contributes strongly to the intimate and domestic qualities of the Conservation Area. The prevailing low-scale also allows the larger buildings, particularly churches, mills and mill chimneys, such as the tall brick chimney at Holcombe Mill to stand out above the roof tops.'

This document also splits the Conservation Area into smaller character areas, of which the site is included in the Irwell Bridge Area. This includes the following comments regarding the setting of this part of the Conservation Area:

'It is the eastern entrance point to the town centre. The area is important to the industrial character and history of the town. The weir appears on the 1850 OS map and was built to provide water power to mills on the west bank, including Holcombe Mill, whose brick chimney is an important feature in the townscape.'

It would appear from the description above that the significance of the Conservation Area derives largely from its *historical interest*, primarily its *illustrative historical value*. Ramsbottom itself is largely a 19th century industrial town, growing rapidly due to the

construction of a number of mills for cotton, calico, soap and paper which took advantage of the plentiful supplies of water. Residential housing within the town, especially within the town centre, was largely associated with these large-scale industrial enterprises, whilst development within the eastern and western parts of the Conservation Area were largely associated with upper middle class professionals and industrialists in these houses.

As such, the Conservation Area also possesses some *architectural interest*, as a result of its *illustrative historical value*. The CAAMP notes that the majority of the buildings within the Conservation Area are of small scale and predominantly 2-storey, constructed largely from the local sandstone and possessing good quality masonry (BC 2011, 57-58). The relatively uniform scale of the town allows for such structures as the mill chimneys and church spires to be the prominent features of the townscape.

The Conservation Area further derives significance from its *aesthetic value*, which ‘derives from the ways in which people draw sensory and intellectual stimulation from a place’ (English Heritage 2008, 3). More specifically, it is the *design value* of the structures within the Conservation Area which contributes to this *aesthetic value* and *architectural interest*, and this embraces composition as well as such concepts as materials and scale (*ibid*).

The *Conservation Area Appraisal & Management Plan* (BC 2011) notes that ‘there has been some loss of character due to the removal of mills during the 20th century’, which has slightly diminished the significance of the Conservation Areas *illustrative historical value*.

The Conservation Area also draws some significance from its *associative historical value*, due to the town’s relationship with the Bury firm of Peel and Yates and also the Grant Brothers. Robert Peel established a calico bleaching and dyeing business within Ramsbottom in the late 18th century, marking the beginning of the town’s shift from a rural collective of farmsteads to a bustling industrial centre. The Grant brothers acquired these works in the beginning of the 19th century, and also went on to purchase a number of other mills within the area. The Grant brothers were noted as being ‘typical examples of Victorian entrepreneurs’ who would provide the model for the Cheeryble brothers in Charles Dickens’ novel *Nicholas Nickleby* (BC 2011, 9).

As noted above, various aspects of the Conservation Area’s setting contribute towards its significance. Of particular note are the views from the eastern entrance into Ramsbottom and also views from nearby Peel Brow across the entirety of Ramsbottom, which highlight the differences in the rooflines of the residential dwellings and the larger industrial features within the Conservation Area, though these later views are marred by the quarry and wind turbines in the background (Photographs 34 - 35).

8.5 Step 3: assess the effects of the proposed development, whether beneficial or harmful on that significance

At present, the proposed redevelopment plans for a mixed use scheme of residential and commercial uses.

As discussed in section 8.3 above, the ZVI indicates that the former Holcombe Mill chimney, the tallest point within the PDA, is shielded from large parts of the Ramsbottom Conservation Area, with views largely focussed to the south, south-east and east of the site, and views also possible to the north along the rail line and river meander. The site walkover,

carried out in order to ‘ground-truth’ the results of the ZVI, indicates that from within the proposed site boundary there are limited, intermittent views out to the wider landscape to the east and south-east of the site. This is largely due to the extensive vegetation along the western and eastern banks of the river Irwell. There is intervisibility between the site and parts of the park adjacent the river Irwell to the north of the site, though these views become more obstructed the further north across the park one walks (Photographs 36 - 45).

Whilst the redevelopment of the site as primarily a residential and commercial estate will have a moderate impact upon the significance of the Conservation Area, with the loss of another industrial site within the town, it is recognized that alternative plans are needed for the site, as the present buildings are largely in poor condition and the site, if left vacant, will continue to deteriorate.

At present, the proposed development plans indicate that the structures within the site will be primarily of two-three storeys in height. It is considered that the construction of any three-storey building within the boundary of the conservation area will have a low-moderate adverse impact upon the significance of the Conservation Area, as the scale and massing would not be in keeping with the overall character of Ramsbottom (e.g. two-storey residential dwellings and larger industrial/communal sites).

8.6 Step 4: explore the way to maximise enhancement and avoid or minimise harm

As discussed above, the CAAMP notes that ‘good quality masonry is a feature of Ramsbottom, with most historic buildings within the Conservation Area being constructed from local sandstone, which gives the town its distinctive colour and is fundamental to its relationship with the wider landscape’ (BC 2011, 58). Whilst the designs are at a preliminary stage, with no details of design materials having been provided as part of this assessment, building the new structures within the site boundary in a similar palette (e.g. stone) could provide cohesion with the overall character of the Conservation Area. However, it is noted that a number of the buildings that formed the Holcombe Mill complex were also once constructed of brick, so if a sympathetic design palette is proposed, this would minimise the impact upon the Conservation Area.

There are numerous trees and shrubs along the eastern and north-western boundary of the proposed development site which aid in shielding much of the site from the surrounding environment. The Arboricultural Impact Assessment (AIA) (Ascerta 2019, 8) notes that this vegetation boundary adjacent the river Irwell will be retained and protected as part of the proposed development. The preservation of this boundary will minimise the impact to the eastern extent of the Conservation Area. The majority of the trees within the north-western boundary of the site, on either side of the goyt, will be removed as part of the present scheme of works, though the group of trees adjacent Bridge Street will be retained. The AIA (Ascerta 2019, 7) notes that the loss of these trees can be compensated by way of new planting. It is recommended that the landscape plan also includes provision for planting within the north-western part of the site, in order to negate the impact upon the Conservation Area.

8.7 Step 5: make and document the decision and monitor outcomes

This report documents the decision-making process with regard to this assessment, but the outcomes cannot be considered until after an application has been determined and therefore this is outside the scope of the assessment.

9 ASSESSMENT OF POTENTIAL IMPACTS

Direct physical impacts to heritage assets during the demolition and construction phase include the following.

- ◆ Removal or truncation of heritage assets during ground works and site clearance (e.g. removal of hardstanding and concrete pads, erection of fencing, traffic movement).
- ◆ Damage to buried archaeological remains due to rutting from construction traffic movement

At present, it is proposed to redevelop the site for a mixed use scheme of residential and commercial uses. At present, the detail of the design have not been finalised, but initial plans indicate that it is proposed to demolish building C and retain buildings A, B, and the chimney. Buildings A and B and the chimney are located within the Ramsbottom Conservation Area. Comments provided by the Bury Council Principal Planning Officer regarding the proposed redevelopment of the site makes the following comments:

'The loss of heritage fabric should be minimised and the 3 buildings on site (19th century mill buildings and the mill race) should be re-used in the proposal to ensure that the proposed development would preserve or enhance the character of the conservation area.'

Building A has the best preserved external structure of the three buildings within the site. At present, proposed designs indicate the potential reuse of this building as a public house, with the plans seeking to add an extension along the eastern façade of this structure. This proposal would conceal, and potential damage, the architectural detailing of the apertures along the eastern façade and therefore it is considered that this extension would have a moderate-major adverse impact upon the *illustrative historical, architectural, evidential and aesthetic values* that this structure presently possesses. However, the removal of the lean-to present adjacent the western façade will have a moderate beneficial impact upon the significance of this structure.

It is also present proposed to also provide an extension along the eastern façade of building B. Building B was constructed between the late-18th and early 19th century and unlike building A, is not one of the original buildings of the mill complex. The internal aspects of this building appear to be in a poor state of repair, whilst the external structure of this building is in a slightly better state of condition than building C. Whilst an addition along the eastern façade of this structure could have a minor-moderate adverse impact upon the *illustrative historical and evidential values* this structure possesses, it is recognised that this structure needs an extensive programme of works to revive this building. If a sympathetic design scheme is proposed for building B, it is considered that the overall impact upon the significance of this structure will be minor beneficial.

Building C, which is not included within the boundary of the Ramsbottom Conservation Area, is currently in a very poor state of disrepair. The demolition of this structure will result in the loss of one of three remaining structures that still survive of the paper mill; however, this structure does not appear to have formed part of the original mill complex, with historic mapping indicating a construction date of the late 19th-early 20th century. Furthermore, whilst this structure provides some context to the adjacent chimney, this structure's former use as a room, papermaker's office, laboratory and stores lends less significance to the chimney than if this structure was once a boiler or engine house. It is considered that the loss of this structure will have a moderate impact upon the *illustrative historical* and *evidential values* of buildings A and B and the chimney.

The poor state of the remaining aspects of this complex and the redundancy of its former function result in it having limited significance, being primarily of local significance, and alternative proposed plans are needed as the site, if left vacant, will continue to deteriorate and its *illustrative historical*, *evidential*, and *aesthetic values* will be lost as well.

Whilst the condition and modifications to building B have comprised their value, this structure is located in the Conservation Area and building B, alongside buildings A, C and the chimney, are the only representation of the former industrial nature of this site.

Whilst the proposed development plans are not finalised, exploratory ground investigation works (section 5.4 above) indicate that any groundworks associated with the construction of a residential and commercial development will have the medium-high potential to impact upon remains relating to the early history of the paper mill complex. Therefore, the proposed development would have a moderate-major adverse impact upon these remains.

The location of the former mill ponds (AR1) of the Square Works, and possibly the earlier Cawdaw (Caldwell) Corn Mill are located within the western and southern parts of the site. Whilst much of this area was infilled and built upon in the 19th century, there is still the low-moderate potential for organic remains to survive below-ground within these former reservoirs, as indicated by the exploratory ground investigation report.

It should also be noted that across the site, there is the medium-high potential for any below-ground remains to be contaminated with residues from the chemicals utilised in the paper-making process.

The potential impacts to the Ramsbottom Conservation Area have been discussed in section 8.6 above.

10 CONCLUSIONS AND RECOMMENDATIONS

At present, it is proposed to retain Buildings A and B, the chimney and the goit as part of the proposed development. These features are all included within the Ramsbottom Conservation Area boundary and, as noted by the Bury Council Principal Planning Officer, these structures should be re-used as part of any new development of the site. This assessment agrees within this recommendation. Whilst the Principal Planning Officer also notes that building C should be retained, this structure is not located within the

Conservation Area and is currently in a very poor state of repair and this assessment concludes that this structure could be demolished as part of the redevelopment of this site.

It is therefore recommended that a structural survey is carried out of buildings A and B. Once this survey is complete it is recommended that a Historic England Level 1 survey is carried out of all three structures as far as is possible for safety reasons.

It is also recommended that once the exclusion zone around the chimney is lifted, a phase of targeted trial trenching be carried out across the site to assess the survival of any below-ground remains associated with the former Holcombe Mill complex, in particular areas of the complex that correspond to the footprint of the original paper mill. Depending upon the results of the archaeological evaluation, it may be appropriate to carry out archaeological excavation to further record any significant surviving archaeological remains as part of a mitigation strategy prior to commencement of any development works.

11 STATEMENTS AND ACKNOWLEDGEMENTS

11.1 Archive Deposition

One bound copy of the final report with an attached digital PDF/A copy on disc will be deposited with the Greater Manchester Historic Environment Record (HER). The disc will also include a digital archive, consisting of relevant ESRI shapefiles or CAD files, for use of updating the HER database.

11.2 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

11.3 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

11.4 Acknowledgements

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APPENDIX 1: HOLCOMBE PAPER MILL INVENTORY & VALUATION 1965-84

INDEX OF BUILDINGS DEPICTED ON 1983 PAPER MILL PLAN

No. on Plan	Description	No. on Plan	Description	No. on Plan	Description
1	Offices	14	Beater House	30	Passageway
2	Joiners' Shop & Engineers' Stores	14A	Old Engine House	31	Water Tanks
3 & 4	Engineers' & Blacksmiths' Shops	14B & 18pt.A	Passageway	32	Submerged Pump
3A	Electricity Substation	15	Pulper & Beater House	33	Water Pump
3B	Electricity Switch House	16	Paper Store	34	Store
5	Chimney	17	Cardboard Tube Store	35 & 36	Toilets & Store
6 & 6B	Mess Room, Papermaker's Office, Laboratory & Stores	18	Original Paper Store & Slitter House (now out of use)	37	Belt Store
7	Boiler House	19B	Passageway	38	Effluent Pump House
7A	Economiser House	19, 19A & 31	Machine House	39	Oil Store & Pump House
7B	Water Tank House	20	Motor House, Stores & Electricians' Shop	40	Open Shelter
8	Laboratory Office	22	Cutting House	41	Painters' Shop
9	Original Coal Store (now out of use)	23	Passageway	42	Filtering System
10	Water Filter House	24	Original Calendar House (now out of use)	43	Pulp Shed
10A	Pump House	25	Felt Stores	44	Garage
11	Transformer House & electricity Switch Room	26	Stores	45	Engineers' Store
12	Joiners' Store & Pulper House	27	Pulper House & Waste Paper Store	46	Railway Weighbridge House
13	Store & Beater House	28	Loading Bay	-	Loose Items and Plant in Yards
13A	Dump Chests	29	Electrical Lift		

**An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom**

INVENTORY OF BUILDINGS

Building	Year	Entry
Building 1	1965	Stone Building, Double Storey, Offices, 53' x 20' x 30' high. The roof is of blue slates. Ground floor comprises: ♦ Time card clock and entrance, Enquiry Office, General Office, Sales Office, Small Office adjoining sales office, Toilet. First floor comprises: ♦ Managers Office, Private toilet, Spare Office, Technical Director's Office
	1972	Note: this building has been altered internally whereby the original offices have had internal walls removed thereby leaving the following office accommodation:
Building 1A	1978	Brick built with artificial stone outer leaf with metal roof gas control equipment house single storey, 26'9" x 10' x 10' high
Building 2	1965	Stone Building, Double Storey, Joiners' Shop and Engineers' Stores, 33' x 31' x 29' high. The roof is of blue slates. Ground floor comprises: ♦ Joiners' Shop First floor comprises: ♦ Engineers' Stores, Engineers' Office, Drawing Office, Store Keeper's Office
	1976	Note: the [ground] floor is now used as Engineer's stores
Building 5	1965	Brick built chimney, approximately 190' high
Building 6 & 6B	1965	Stone Building, Double Storey, Mess Room, Papermaker's Office, Laboratory and Store, 41'6" x 20'3" x 24' high. The roof is of blue slates. Ground floor comprises: ♦ Mess Room, Store Room, Ambulance Room First floor comprises: ♦ Papermaker's Office, Laboratory, Store Room (Previously Electricians' Shop)

**An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom**

Building	Year	Entry
	1974	Note: The laboratory is being used on a temporary basis as a Project Office.
Building 7A	1965	Brick Building, Single Storey, Economiser House, 46'6" x 16' x 26' high. The roof is of blue slates with 1 row of roof lights.
Building 7B	1965	Part Stone, Part Brick Building, Single Storey Water Tank House, 58' x 23' x 14' high. The roof is of blue slates.
	1977	The Boiler House (7) is at present being extended to include the area which was previously occupied by plan No.7B, the new extension is steel framed and brick built with corrugated asbestos roof.
Building 8	1965	Brick Building, Double Storey, Part Chimney Flue, Part Open Coke Store and Laboratory Office, 16'9" x 11'9" x 18' high. The roof is of blue slates.

VALUATION OF BUILDINGS 1 & 1A

Year	Entry	Buildings	Machinery	Total
1965	Double Storey. Offices. Building 1A only.	£6, 500	£4, 254	£10, 753
1966		£6, 500	£4, 528	£11, 028
1967		£7, 100	£5, 110	£12, 210
1968		£7, 300	£6, 050	£13, 850
1969		£8, 190	£6, 050	\$14, 240
1970		£8, 600	£6, 350	£14, 950
1971		£9, 400	£7, 000	£16, 400
1972		£10, 300	£7, 750	£18, 050

**An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom**

Year	Entry	Buildings	Machinery	Total
1973		£12, 900	£8, 500	£21, 400
1974		£16, 100	£10, 200	£26, 300
1975		£18, 500	£12, 700	£31, 200
1976		£20, 800	£14, 600	£35, 400
1977		£22, 800	£16, 800	£39, 600
1978	Building 1A constructed	£28, 700	£19, 800	£48, 500
1979	Buildings 1 & 1A	£32, 100	£22, 150	£54, 250
1980		£37,700	£24, 900	£62, 600
1981		\$45, 300	£30, 700	£76, 000
1982		£49, 300	£41, 850	£90, 950
1983		£67, 600	£44, 200	£111, 800
1984		£68, 800	£66, 700	£135, 500

VALUATION OF BUILDINGS 2-8

Year	Entry	Buildings	Machinery	Total
1965	Group valuation for buildings 2-9	£35, 600	£38, 856	£74, 556
1966	Part single storey, Part Double Storey, Joiners' Shop,	£35, 600	£39, 100	£74, 700

**An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom**

Year	Entry	Buildings	Machinery	Total
1967	Engineers' Stores, Electricity Switch Houses, Engineer's and Blacksmith's Shops, Chimney, Mess Room, Laboratory, Boiler House and Economiser House	£39, 100	£43, 000	£82, 100
1968		£43, 000	£53, 600	£96, 600
1969		£45, 150	£54, 440	£99, 590
1970		£47, 400	£57, 150	£104, 550
1971		£52, 100	£65, 400	£117, 500
1972		£57, 300	£74, 800	£132, 100
1973		£71, 600	£80, 500	£152, 100
1974		£89, 500	£97, 400	£186, 900
1975		£102, 900	£120, 400	£223, 300
1976		£115, 800	£138, 400	£254, 200
1977		£152, 400	£255, 000	£407, 400
1978		£175, 300	£297, 200	£472, 500
1979		£196, 300	£332, 900	£529, 200
1980		£230, 700	£391, 100	£621, 800
1981		£276, 800	£482, 500	£759, 300
1982		£301, 700	£600, 000	£901, 700
1983		£350, 300	£642, 000	£992, 300
1984		£355, 000	£693, 300	£1, 048, 300

APPENDIX 2: GAZETTEER OF DESIGNATED HERITAGE ASSETS

LISTED BUILDINGS WITHIN STUDY AREA AND CONSERVATION AREA

NHLE ID	HER ID	Description
1067237	-	2-8 Market Place <i>Grade II</i>
1067249	-	Council Chambers <i>Grade II</i>
1067264	-	School House <i>Grade II</i>
1162977	9482.1.0	50-58 Bridge Street <i>Grade II</i> Constructed c.1840. Three storey-range between Prince Street and Silver Street. Shop-fronts across ground floor, but an earlier cornice (c.1825?) partly survives.
1163267	9477.1.0	Church of Saint Paul <i>Grade II</i> Constructed 1844-50. Rebuilt in 1864.
1163733	-	Christ Church Chapel <i>Grade II</i>
1250813	-	Church of St Andrew <i>Grade II</i>
1318181	-	Grant Arms Hotel <i>Grade II</i>
1318188	-	10-16 Ramsbottom Lane <i>Grade II</i>
1356808	-	7 and 9 Market Place <i>Grade II</i>
1356819	9483.1.0	Barwood House <i>Grade II</i> Built for Henry Kay, calico printer and partner of Peel & Yates in the 1780s. Owned in 1819-25 by Charles Grant, prosperous businessman. House divided in three in 20 th century. Interior retains many original features.
1356842	-	K6 Kiosk outside Civic Hall <i>Grade II</i>
1457403	17203.1.0	Ramsbottom War Memorial <i>Grade II</i> Commemorating 1 st and 2 nd World Wars. Built in 1950 within war memorial garden.

CONSERVATION AREAS

HER ID	Description
DGM99	Ramsbottom Conservation Area Amalgamated from the Ramsbottom, Tanners and Bury New Road Conservation Area to form one large Conservation Area.

APPENDIX 3: GAZETTEER OF NON-DESIGNATED HERITAGE ASSETS AND ARCHAEOLOGICAL EVENTS

NON-DESIGNATED HISTORIC STRUCTURES

HER ID	Description
674.1.0	Ramsbottom Station Opened in 1846-48 and closed in 1972. Level crossing. Now rebuilt for East Lancashire Railway and reopened in 1987.
3869.1.0	Holme Mill Remains of cotton mill complex. Typical early 20 th century mill building.
3871.1.0	Field Mill Remains of cotton mill complex. Extant original buildings date to mid-late 19 th century. Only three buildings presently survive.
3874.1.0	Irwell Bridge Mills Former cotton mill complex. Built mid-late 19 th century. Much of mill has been demolished with only one surviving building within site.
3882.1.0	Cobden Mill Remains of cotton mill complex built in late 19 th century. Much of site demolished in 21 st century. Remainder of site building currently being converted.
9483.1.1	Former Stables/Coach House, Kay Brow (Barwood Lea Mill) Built in late 19 th century.
12539.1.0	Park Cottage Constructed c.1847 and has broad treatment of a late Georgian building.
15642.1.0	Holcombe Mill (Mondi) Former cotton mill, now used as part of paper mill complex. First shown on late-19 th century maps. Much of site demolished, with only three structures and single chimney surviving.
15643.1.0	Irwell Works Brewery (formerly Bentex Engineering) Shown on late 19 th century works. Engineering works.

NON-DESIGNATED ARCHAEOLOGICAL REMAINS

HER ID	Description
3879.1.0	Old Ground Mill (site of) Originally dated to late 19 th century as a small spinning and weaving shed. Site has been cleared and redeveloped.
3880.1.0	Rose Mill (site of) Early to mid-19 th century cotton mill. Site redeveloped in early 21 st century with no mill buildings surviving.
3881.1.0	Railway Mill (site of)

***An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom***

HER ID	Description
	Mid-19 th century cotton mill. Demolished by 2000, site now a car park.
3884.1.0	Meadow Mill (site of) Mid-19 th century cotton mill. Demolished in 2009 and redeveloped as a supermarket in 2015.
9578.1.0	Cawdaw [or Caldwell] Mill (site of) An old corm mill demolished in during late 18 th -early 19 th century. Possibly the manorial corn mill of Tottington Manor, mentioned in 13 th century.
9578.2.0	Square Works (site of) Built by the Grant Brothers in 1821-2. A former calico printing works. Later occupied as a bleachworks. Demolished between 1955 and 1982.
9578.3.0	Buildings on site of Square Works (site of) Buildings constructed by the Peels between late 18 th -early 19 th century for callendering, dyeing, drying and washing &c.
9579.1.0	Old Engine (site of) Old engine converted into dwelling houses. Demolished between 1955 and 1982.
9973.1.0	Methodist Chapel (site of) Shown on 1850 map. Not shown by mid-20 th century.
15992.1.0	Crow Mill (originally Crow Works) (site of) Established in 1856-8 as machine makers. Listed by 1873 as cotton manufacturers involved in spinning and weaving and by 1901, cotton waste spinners and manufacturers. Demolished in last decades of the 20 th century.
15993.1.0	Orchard Mill (site of) Built in 1869-71, originally functioning as a cotton mill and contractors yard and saw mill. By 1924, used as a chemical works. Demolished by 1971.

**An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom**

ARCHAEOLOGICAL INVESTIGATIONS

HER ID	GI ID	Description	Depth (BGL)
-	-	Mondi Mill Heritage Statement	-
EGM3917	-	Desk-Based Assessment at Aldi Foodstore, Railway Street	-
-	TP1	♦ Made ground – Topsoil with brick, concrete, metal, timber, paper and textiles	0-0.2m
		♦ Made ground layers – Sand with brick, concrete, metal, timber, paper and textiles. Occasional sandstone boulders noted	0.2-1.85
-	TP2	♦ Made ground – Topsoil with brick, concrete, metal, timber, paper and textiles	0-0.13m
		♦ Made ground – Sand with brick concrete, glass, plastic, metal, timber, paper and textiles. Occasional sandstone boulders	0.13-3.0m
-	TP3	♦ Made ground – Topsoil with brick, concrete, metal, timber, paper and textiles	0-0.15m
		♦ Made ground – Sand with brick, concrete, glass, asphalt, plastic, metal, timber, paper and textiles. Occasional sandstone boulders	0.15-2.45m
-	TP4	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – Sands and gravels with brick, sandstone and ash	0.2-1.75m
		♦ Gravels	1.75-2.85m
-	TP5	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – Sands and gravels with ash, clinker, brick and occasional clinker	0.2-2.25m
		♦ Possible made ground – Silt with slight organic odour noted	2.25-3.30m
-	TP6	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – sands and gravels with ash, clinker, brick and occasional clinker	0.2-2.3m
		♦ Possible made ground – silt	2.3-3.4m
-	TP7	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – sands and gravels	0.2-1.4m
		♦ Made ground – Concrete slab with reinforcement	1.4-1.65m
		♦ Made ground – sands and gravels, large concrete pad or slab in half of pit	1.65-1.9m
-	TP8	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – sand and gravels	0.2-0.55m
		♦ Made ground – Concrete slab with reinforcement	0.55-0.75m
		♦ Made ground – sand and gravels with occasional sections of sandstone flags, ash, clinker, brick and occasional clinker. Sections of footings noted, Cobbles of brick.	0.75-1.20m
		♦ Made ground – Cobbles with occasional footing/wall sections. Hole appears to be within around structure, possible former	1.2-2.4m

**An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom**

HER ID	GI ID	Description	Depth (BGL)
		chimney base, curved walls noted	
-	TP9	♦ Made ground – Gravels and cobbles with brick, concrete, metal, plastic, rubber and sections of footings	0-1.15m
		♦ Made ground – Concrete slab, possible machine base?	1.15-1.20m
-	TP10	♦ Made ground – Gravels and cobbles with brick, concrete, metal, plastic, rubber and sections of footings	0-0.7m
		♦ Made ground – metal flooring tiles 40x40cm over concrete slab	0.7-0.95m
		♦ Made ground - sand and gravels and silts	0.95-1.75m
		♦ Possible made ground – silt	1.75-3.5m
-	TP11	♦ Made ground – sandstone, brick and concrete	0-0.65m
		♦ Made ground – Concrete slab	0.65-0.85m
		♦ Made ground sand and gravels with brick, concrete, metal, plastic and other demolition type materials	0.85-1.35m
		♦ Silty sand	1.35-3.0m
-	TP12	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – Gravel with limestone fragments	0.2-0.45m
		♦ Made ground – sand and gravel with brick, concrete, ash and metal. Concrete slab noted at 1.0m	0.45-2.45
		♦ Silty sand	0.45-3.0m
-	TP13	♦ Made ground – Concrete slab with reinforcement	0-0.25m
		♦ Made ground – sand and gravels with sandstone and ash and silt	0.25-1.8m
		♦ Silt	1.8-3.0m
-	TP14	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – gravels	0.2-0.4m
		♦ Made ground – sand and gravels with sandstone, brick, ash and metal with sections of footings. Possible basement structure?	0.4-1.55m
		♦ Made ground – Concrete slab with reinforcement on half, sand on other half	1.55-1.85m
-	TP15	♦ Made ground – Concrete slab	0-0.15m
		♦ Made ground – sand and gravels	0.15-0.6m
		♦ Made ground – Concrete slab with reinforcement	0.6-0.8m
		♦ Made ground – gravels with limestone and ash	0.8-1.9m
		♦ Silt	1.9-3.20m
-	TP16	♦ Made ground – Sand, gravel and cobbles with brick, concrete, plastic, metal and other demolition waste materials. Standing water at 0.6m. Strong 'waste odours', pit abandoned due to concern of spreading.	0-0.6m
-	TP17	♦ Made ground – Concrete slab with reinforcement	0-0.2m

**An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom**

HER ID	GI ID	Description	Depth (BGL)
		♦ Made ground – sand and gravels with sandstone, brick and ash	0.2-1.5m
		♦ Sand	1.5-3.10m
-	TP18	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – sand, gravels and cobbles, concrete, metal, brick, and other demolition materials	0.2-1.3m
		♦ Silt	1.3-3.0m
		♦ Sand and Gravel	3.0-3.2m
-	WS1	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – sand and gravel with ash, clinker, brick	0.2-2.55m
		♦ Made ground – silts (possible reservoirs?)	2.55 – 4.5m
		♦ Sands and Gravels	4.5-5.0m
-	WS2	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – Sand and gravels	0.2-1.4m
		♦ Made ground – Concrete slab	1.4-1.45m
-	WS3		-
-	WS4	Not Excavated	-
-	WS5		-
-	WS6	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – sand and gravels	0.2-0.55m
		♦ Made ground – Concrete slab	0.55-0.6m
-	WS7	♦ Made ground – Concrete slab	0-0.2m
		♦ Made ground – sand and ravel with sandstone and ash	0.2-1.5m
		♦ Made ground – reworked sands	1.5-1.8m
		♦ Sand and silts	1.8-5.0m
-	WS8	♦ Made ground – Tarmac	0-0.1m
		♦ Made ground – sands and gravels with limestone and brick	0.1-1.7m
		♦ Alluvium	1.7-5.0m
-	WS9	♦ Made ground - Tarmac	0-0.06m
		♦ Made ground – gravel with sandstone	0.06-0.4m
		♦ Re-worked Alluvium	0.4-0.9m
		♦ Alluvium	0.9-5.0m
-	WS10	♦ Made ground – Tarmac	0-0.6m
		♦ Made ground – gravels with limestone	0.9-0.95m
		♦ Alluvium	0.95-1.10m
-	WS11	♦ Made ground – Tarmac	0-0.06

**An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom**

HER ID	GI ID	Description	Depth (BGL)
		♦ Made ground – gravels with sandstone	0.06-0.4m
		♦ Re-worked Alluvium	0.4-0.6m
		♦ Alluvium	0.6-0.8m
-	WS12	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – gravels with limestone, sandstone, brick and ash	0.2-0.55
		♦ Made ground – Concrete slab	0.55-0.6m
-	WS13	♦ Made ground – Concrete slab with reinforcement	0-0.35m
		♦ Made ground – gravel with limestone and brick	0.35-0.55
		♦ Made ground – Concrete slab	0.55-0.6m
-	WS14	♦ Made ground – Topsoil	0-0.05
		♦ Made ground – sand with cobbles of brick, concrete, metal and plastic	0.05-0.55m
		♦ Made ground – Concrete slab	0.55-0.6m
-	WS15	♦ Made ground – Concrete slab with reinforcement	0-0.2m
		♦ Made ground – Sand and gravel with crushed brick and sandstone	0.2-1.15m
		♦ Made ground – Concrete slab	1.15-1.20m
-	WS16	♦ Made ground – Concrete slab with reinforcement	0-0.15m
		♦ Made ground – sand and gravels with sandstone and occasional brick, ash, and clinker	0.15-1.7m
		♦ Made ground – Silt	1.7-1.9m
		♦ Made ground – Sand and gravel with hydrocarbon odour	1.9-2.20m
		♦ Made ground – Silt with organic odour	2.20-2.8m
		♦ Made ground - Silt	2.8-3.7m
		♦ Sands	3.7-4.5m
-	WS17	♦ Made ground – Concrete slab	0-0.3m
		♦ Made ground – sand with sandstone, brick and concrete	0.3-0.4m
		♦ Made ground – Concrete slab	0.4-0.45m
-	WS18	♦ Made ground – sand	0-0.3m
		♦ Made ground – Concrete slab	0.3-0.35

APPENDIX 4: GAZETTEER OF HLC TYPES

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM8043	Residential	Social Housing Development	Enclosed Land	Around Lime Grove
HGM8044	Institutional	School	Horticulture; Enclosed Land	Peel Brow School, Fir Street
HGM8046	Horticulture	Allotments	Enclosed Land	Allotment Gardens
HGM8047	Industrial	Industrial Works (general)	Enclosed Land	Around Kenyon Street
HGM8048	Industrial	Textile Mill	Enclosed Land	Mondi Paper Mill
HGM8050	Institutional	Municipal Depot	Residential; Enclosed Land	Depot and Waste Services Site, Kenyon Street
HGM8053	Enclosed Land	Piecemeal Enclosure	-	Around Wood Hill
HGM8079	Commercial	Commercial Core-Urban	Residential	Ramsbottom Lane
HGM8083	Commercial	Commercial Core – Urban	Residential	Bridge Street
HGM8085	Industrial	Industrial Works (general)	Industrial	Around Athol Street
HGM8091	Residential	Terraced Housing	Enclosed Land	Around Rook Street and Crow Lane
HGM8094	Ornamental, Parkland and Recreational	Urban Green Space	Residential	Around the Junction of Ramsbottom Lane and Factory Street
HGM8101	Institutional	Religious (Worship)	-	St Paul's Church, Bridge Street
HGM8104	Residential	Conversions	Institutional	22 to 48 Ramsbottom Lane
HGM8112	Residential	High Rise Flats	Water Bodies	Kay Brow
HGM8113	Industrial	Textile Mill	Enclosed Land	Cobden Mill and Warehousing, Square Street
HGM8114	Industrial	Industrial Works (general)	Industrial; Enclosed Land	North and South of Irwell Street
HGM8116	Communications	Train Station	Communications	Ramsbottom Station
HGM8122	Ornamental, Parkland and Recreational	Sports Ground	Enclosed Land	Riverside Football and Cricket Ground, Square Reservoir Bridge
HGM8125	Water Bodies	Reservoir	-	Square Reservoir Bridge
HGM8128	Commercial	Distribution Centre	Industrial	Depot, off Kay Brow

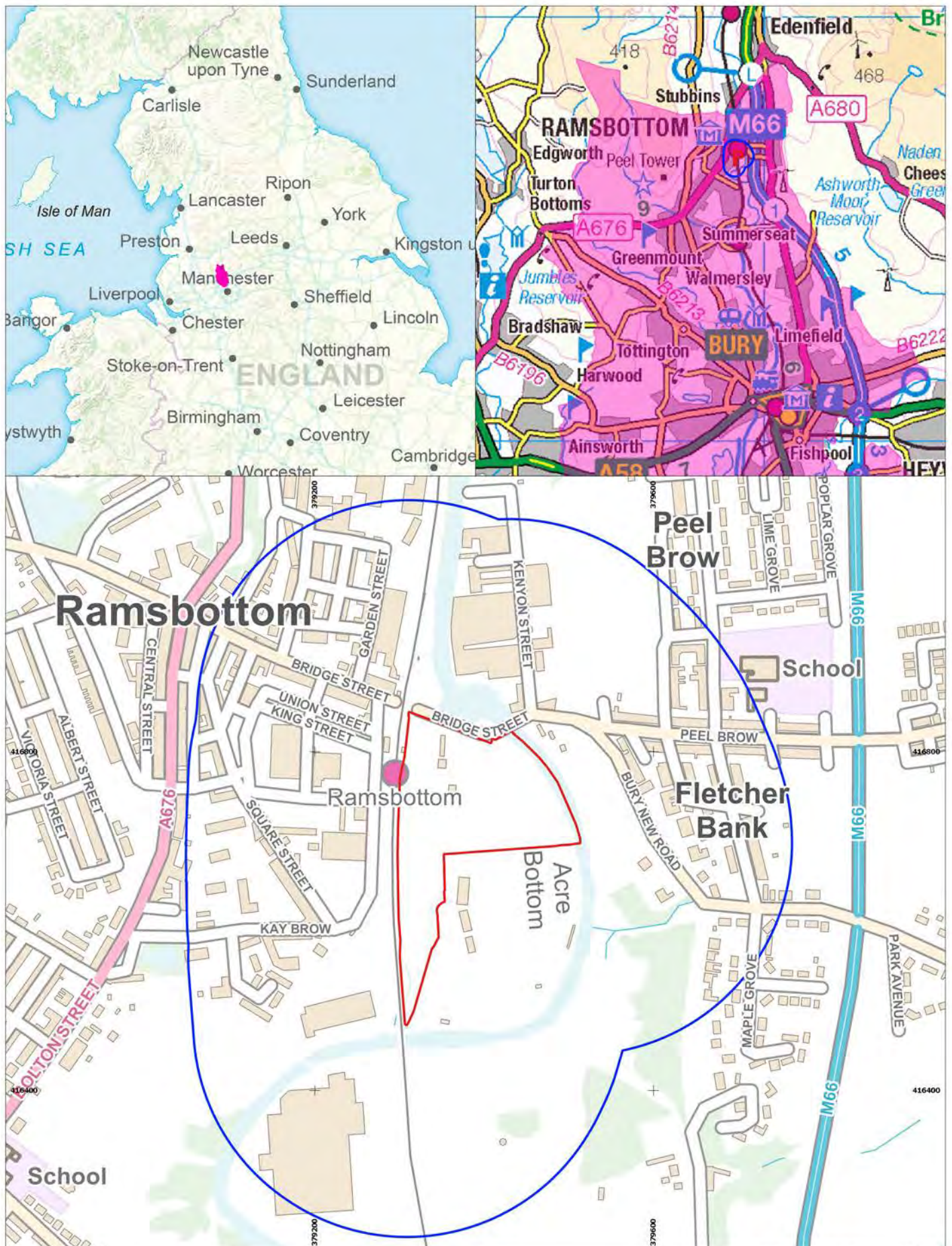
***An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom***

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM8129	Residential	Social Housing Development	Industrial	Grant's Lane
HGM8131	Industrial	Industrial Works (general)	-	Industrial Works, Kay Brow
HGM8132	Residential	Conversions	Residential	Barwood Lea, Grants Lane
HGM8135	Communications	Car Park	Residential; Enclosed Land	Prince Street
HGM8136	Residential	Low Rise Flats	Enclosed Land; Industrial	St. John's Court
HGM8137	Residential	Low-Rise Flats	Residential	Prince's Court, Silver Street
HGM8138	Residential	Terraced Housing	-	Scottish Row
HGM8141	Residential	Terraced Housing	-	Around Square Street and Smithy Street
HGM8143	Residential	Terraced Housing	Enclosed Land	57 to 93 Bolton Street
HGM8146	Residential	Terraced Housing	-	Rose Hill
HGM8148	Water Bodies	Reservoir	-	Pond, Kay Brow
HGM8151	Woodland	Semi-Natural Woodland	-	Crow Lumb Wood, Nuttall Lane
HGM8152	Ornamental, Parkland and Recreational	Urban Green Space	Ornamental, Parkland and Recreational	Nuttall Lane
HGM8155	Industrial	Textile Mill	Ornamental, Parkland and Recreational	Holme Mill, South of Kay Brow
HGM8156	Ornamental, Parkland and Recreational	Public Park	Ornamental, Parkland and Recreational	Nuttall Park
HGM8203	Residential	Semi-Detached Housing	Enclosed Land	Around Bury New Road, Park Avenue and Maple Grove
HGM8207	Residential	Villas/Detached Housing	Enclosed Land	17 to 27 (odd) Nuttall Road
HGM8215	Ornamental, Parkland and Recreational	Allotments	Playing Fields/ Recreation Ground; Enclosed Land	Allotments, Fletcher Bank
HGM8225	Residential	Terraced Housing	Enclosed Land	Peel Brow
HGM8226	Residential	Semi-Detached Housing	Enclosed Land	23 to 45 Bury New Road
HGM8229	Residential	High Rise Flats	Enclosed Land	Meadow Heights
HGM8230	Residential	Historic Settlement	-	Ramsbottom Bridge

***An Historic Environment Desk-Based and Buildings Assessment of the Former Mondi Site,
Holcombe Mill, Bridge Street, Ramsbottom***

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
		Core		
HGM8233	Residential	Private Housing Development	Enclosed Land; Institutional	40 to 42 Bury New Road
HGM8235	Woodland	Regenerated Scrub/ Woodland	Institutional; Enclosed Land	West of Bury New Road
HGM10831	Communications	Railway Line	-	Part of East Lancashire Railway
HGM10832	Communications	Railway Line	-	Part of East Lancashire Railway

APPENDIX 5: FIGURES



Site name: Holcombe Mill, Ramsbottom
 Date: August 2019
 Drawn by: MB
 Scale: Varies

**Figure 1:
 Site location**

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Site Boundary
 250m Study Area

Bury Council



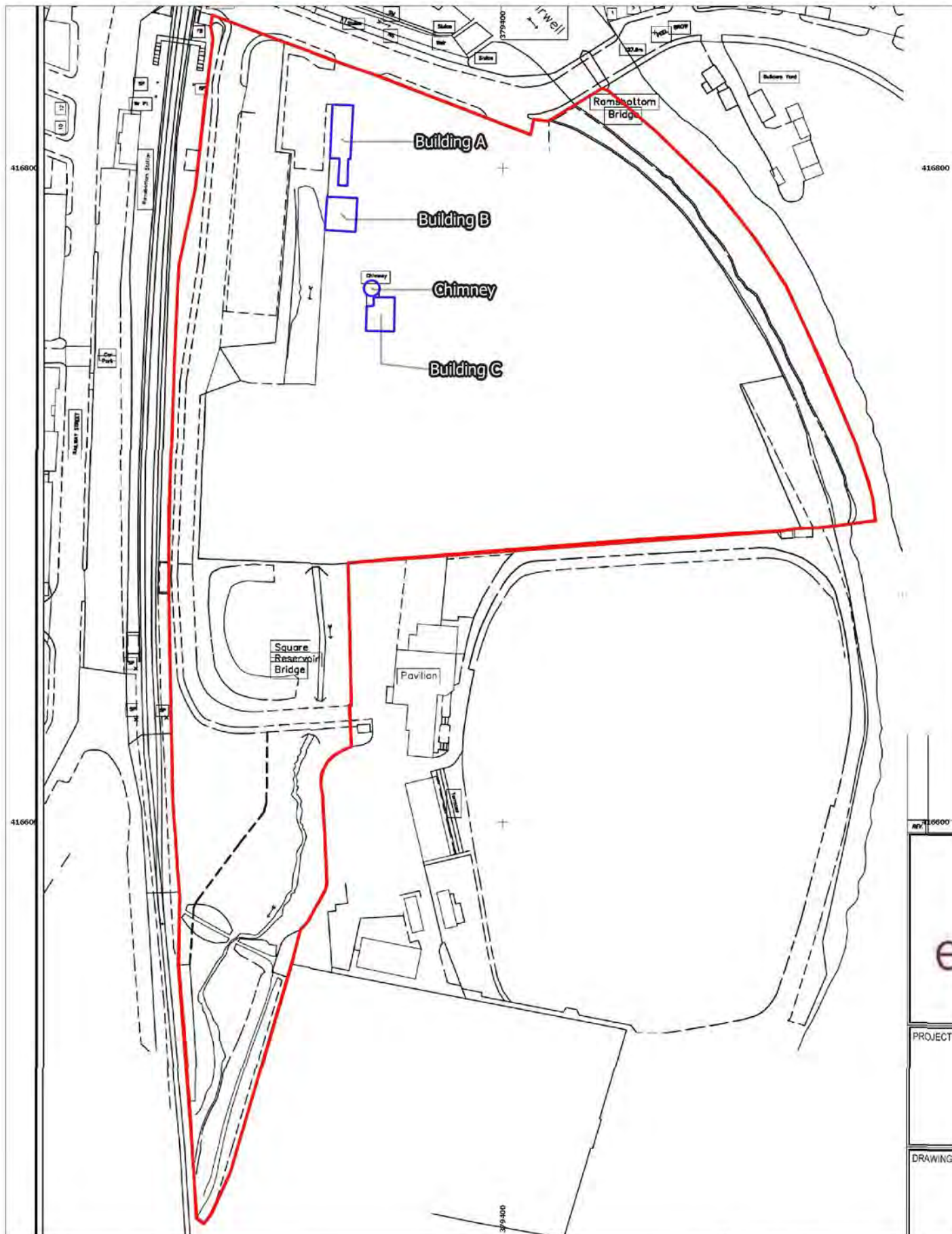
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Site name: Holcome Mill, Ramsbottom
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**Figure 2:
Site Plan**

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Site Boundary
 Upstanding Structures

0 10 20 30 40 50 m



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PROJECT

DRAWING



Site name: Holcome Mill, Ramsbottom
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Figure 3:
Hennet's 1830 Map of the County Palatine of Lancaster



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 Approximate Site Boundary

0 100 200 300 400 500 m





Site name: Holcombe Mill, Ramsbottom
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Figure 4:
1840 Ordnance Survey 1inch Plan



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 Site Boundary

0 50 100 150 200 250 m





Site name: Holcome Mill, Ramsbottom
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Figure 5:
1842 Tottington Lower End Tithe Map



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 Site Boundary

0 25 50 75 100 125 m





Site name: Holcome Mill, Ramsbottom
 Date: August 2019
 Drawn by: MB
 Scale: 1:850 @ A4

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Figure 6:
1983 Trinity Paper Mills Limited. Holcombe Paper Mill.
Peel Bridge, Ramsbottom

 Site Boundary

0 5 10 15 20 25 m



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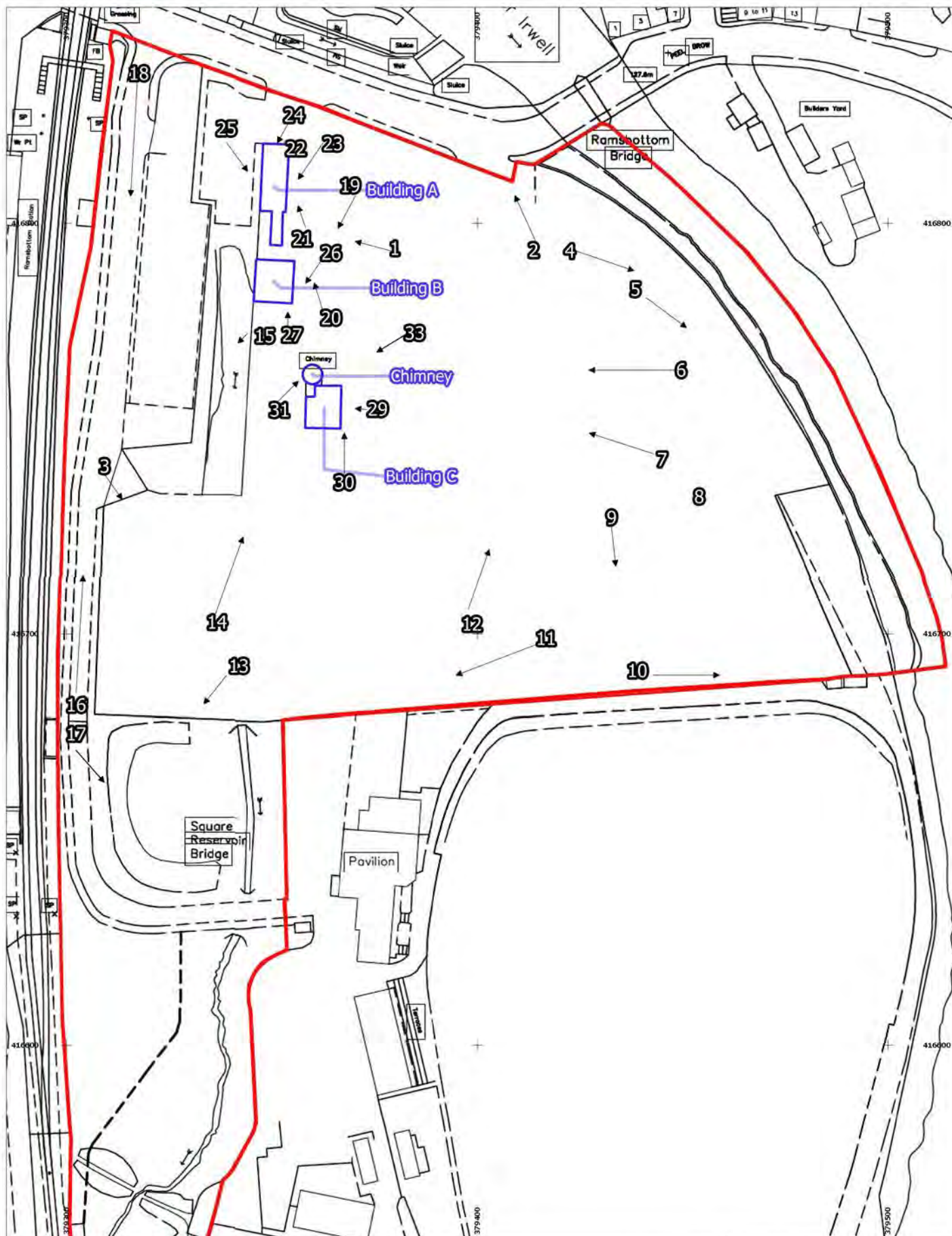
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Site name: Holcome Mill, Ramsbottom
 Date: August 2019
 Drawn by: MB
 Scale: 1:1250 @ A4

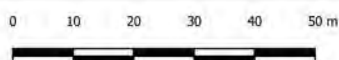
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**Figure 7:
 Site Walkover and Historic Buildings Appraisal
 Photograph Points**

Site Boundary

12 Photograph Points



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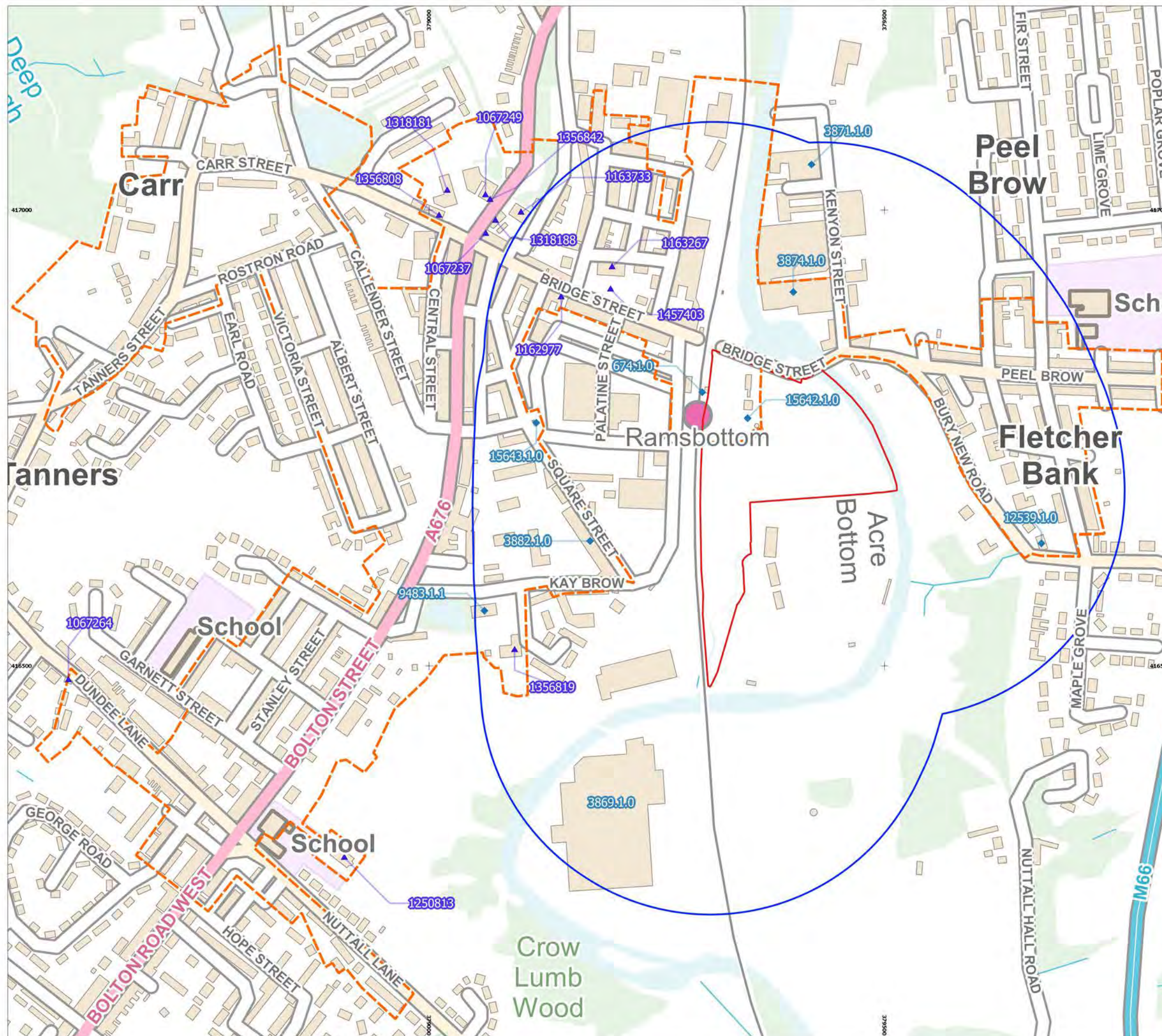
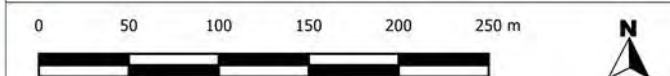


Figure 8: Designated Heritage Assets and Non-Designated Historic Structures

- Site Boundary
- 250m Study Area
- ▲ Grade II Listed Building
- Ramsbottom Conservation Area
- ◆ Non-Designated Historic Structures

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Date: August 2019
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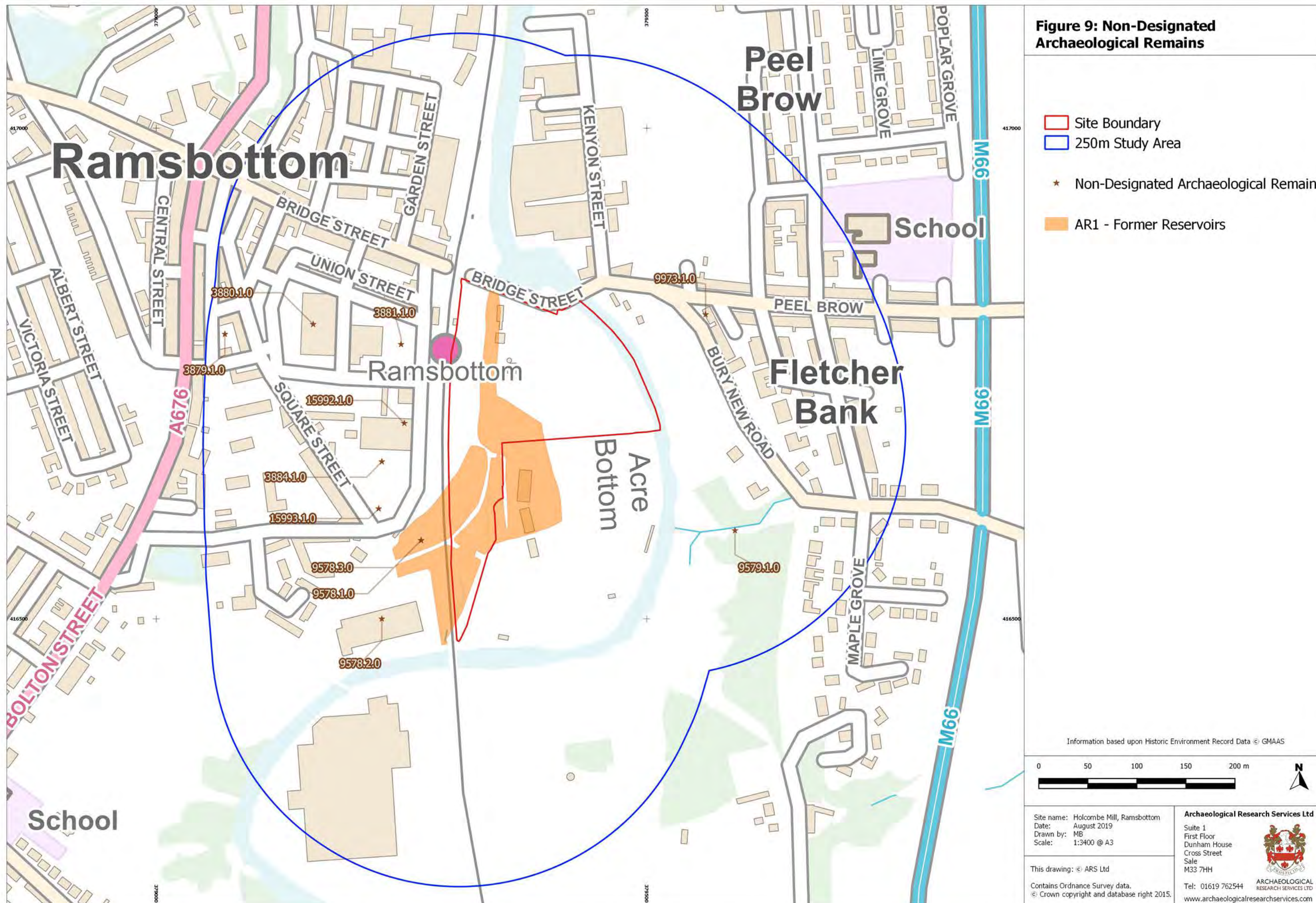
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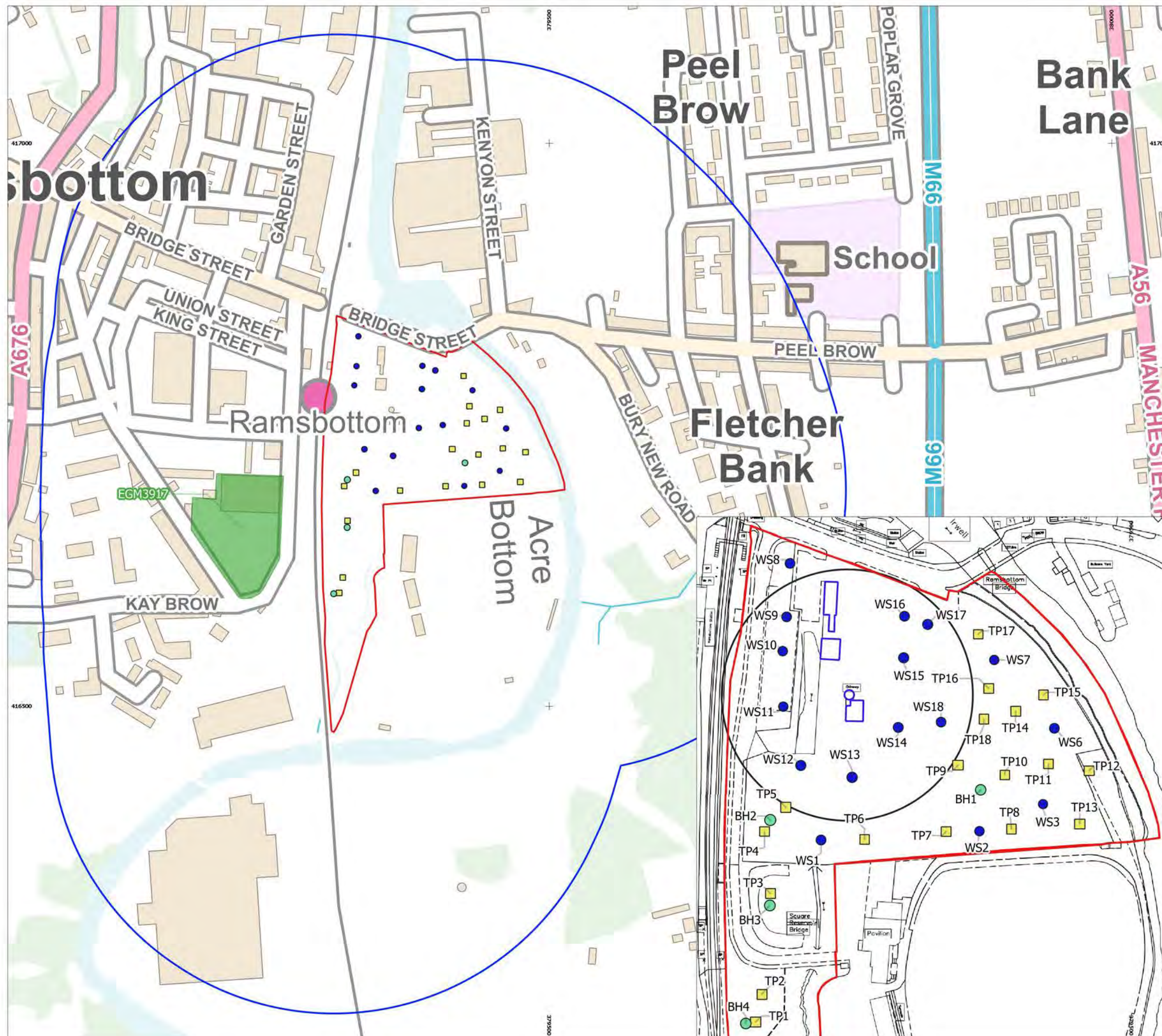


Figure 10: Archaeological Investigations and GI Works

- Site Boundary
- 250m Study Area
- 60m Exclusion Zone Around Chimney

GMHER Event (polygon)

2019 Ground Investigations

- Trial Pit
- Window Sample
- Rotary Borehole

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Date: September 2019
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Scale: 1:1900 @ A3 (inset)

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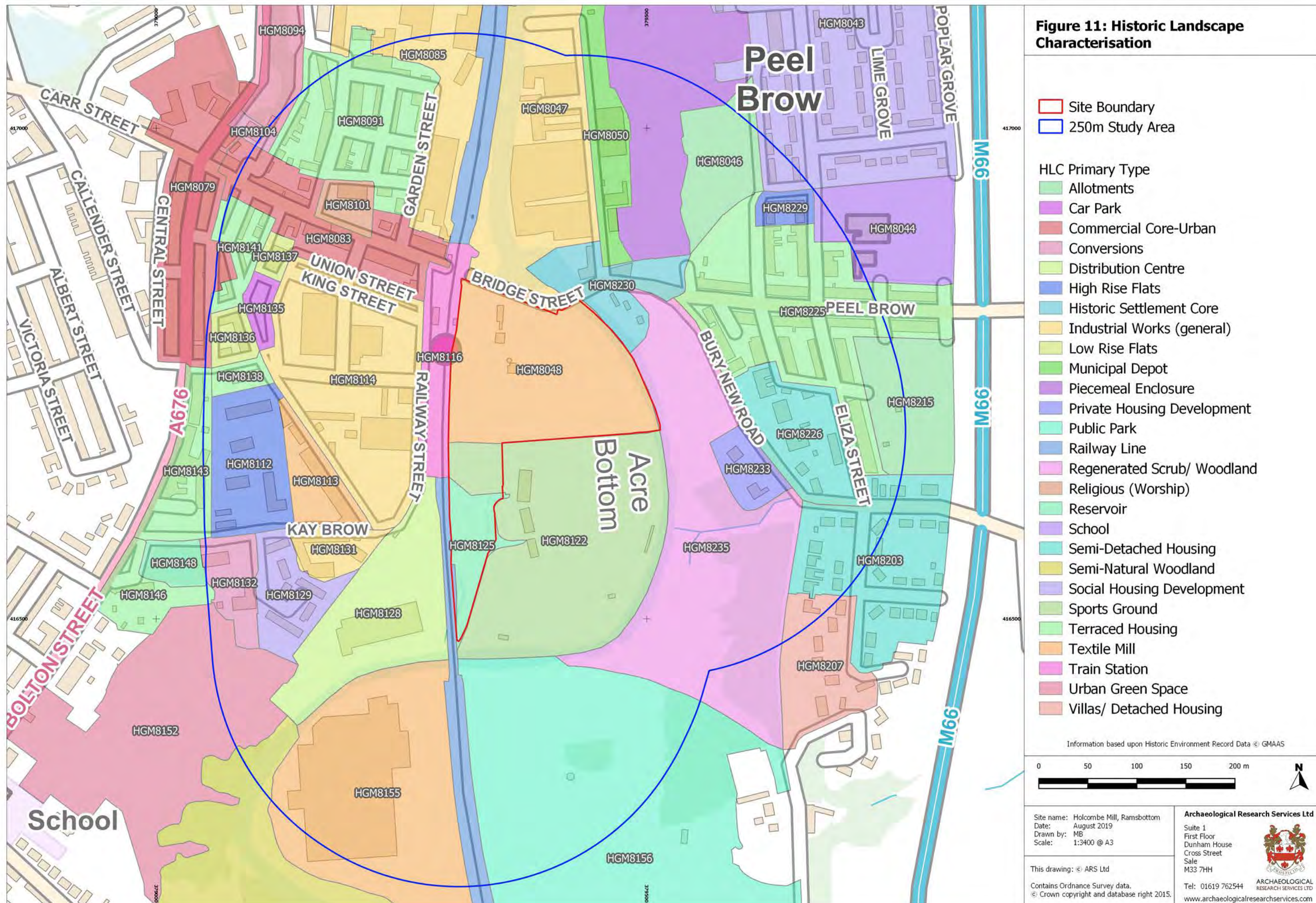
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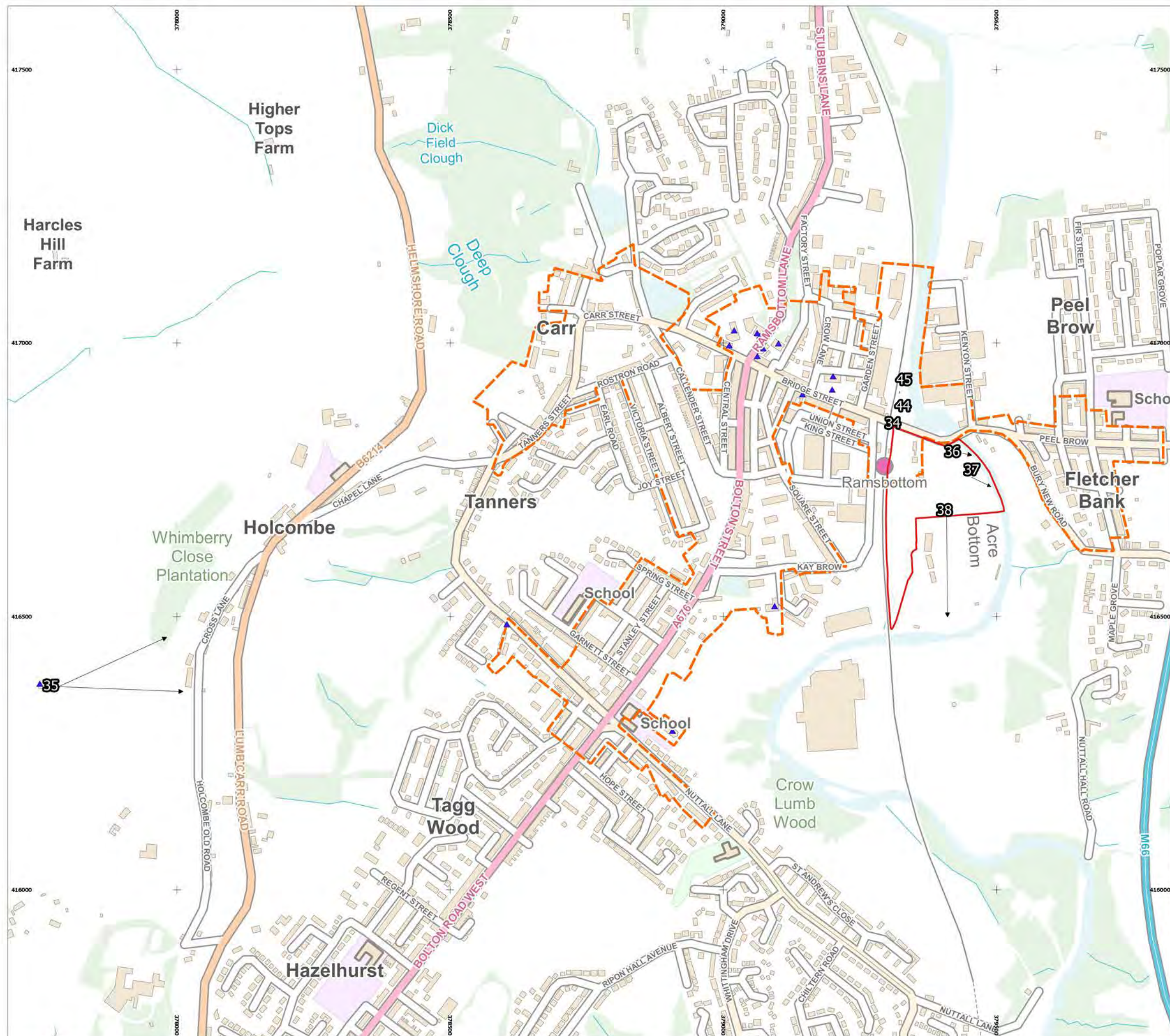
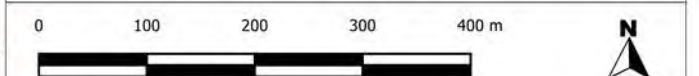


Figure 12: Setting Assessment Photograph Points

- Site Boundary
- ▲ Photograph Points
- ▲ Grade II Listed Building
- Ramsbottom Conservation Area

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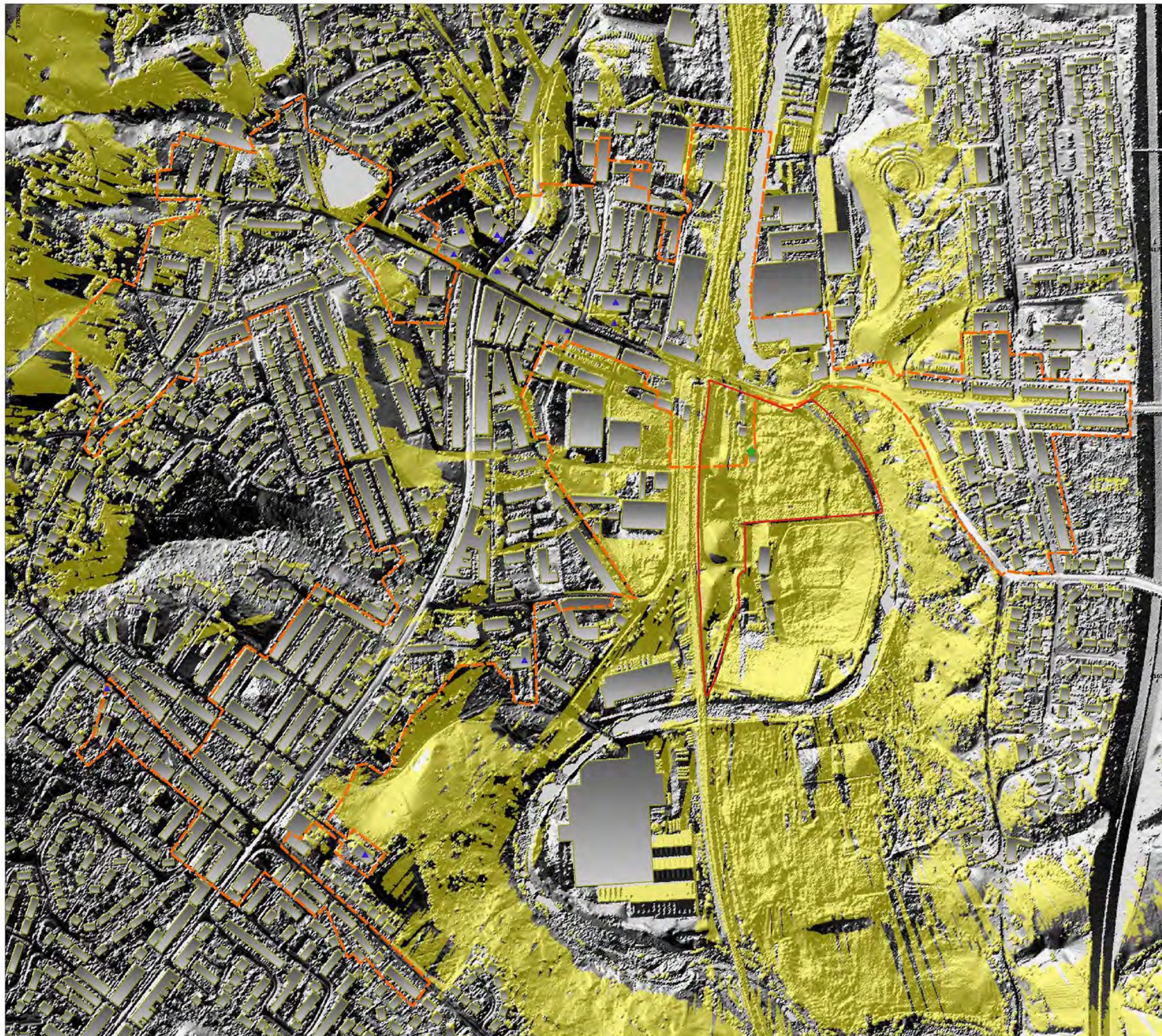
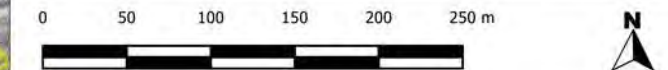


Figure 13: Zone of Visual Influence

- Site Boundary
- ▲ Grade II Listed Buildings
- Ramsbottom Conservation Area
- ★ Holcombe Mill Chimney
- OS Open Data 'Building' Layer
- Zone of Visual Influence (ZVI)

0 50 100 150 200 250 m



Site name: Holcombe Mill, Ramsbottom
 Date: August 2019
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APPENDIX 6: PHOTOGRAPHS



Photograph 1: View north-west towards the Bridge Street entrance adjacent building A



Photograph 2: View north-west of the second site entrance, adjacent Peel Bridge



Photograph 3: View south-east of the third site entrance, from the cricket club access road



Photograph 4: View along the eastern boundary of the site, adjacent the River Irwell



Photograph 5: General view south-east along the eastern boundary of the site



Photograph 6: General view west across the site



Photograph 7: General view north-west across the site



Photograph 8: View of circular pad in south-eastern corner of site



Photograph 9: General view south towards the cricket club grounds boundary



Photograph 10: View east across the brick boundary wall between the PDA and the cricket club



Photograph 11: View south-west of the partition between the PDA and cricked club



Photograph 12: General view east across the site



Photograph 13: View south of fencing between the site and the reservoir



Photograph 14: View north towards the third entrance gate



Photograph 15: View of goyt running through the eastern part of the site



Photograph 16: View north along the cricket club access road



Photograph 17: View south-east of the grassed mound over the Square Reservoir



Photograph 18: View south-east of small area adjacent the cricket club access road



Photograph 19: General view of three buildings and chimney remaining on site, facing south-west



Photograph 20: View of buildings A and B on site, facing north-west



Photograph 21: View of building A facing north-west, 2m scale



Photograph 22: View of a potential gatepier along building A, 2m scale



Photograph 23: View of building A and the architectural detailing, facing south-west, 2m scale



Photograph 24: View of the northern gable end of building A, 2m scale



Photograph 25: View of the western elevation of building A with the lean-to extension, 2m scale



Photograph 26: View of building B, facing south-west, 2m scale



Photograph 27: View of the outline of a former structure which adjoined the southern elevation of building B



Photograph 28: General view of the ground floor space in building B, facing north-west



Photograph 29:General view of building C, eastern elevation, 2m scale



Photograph 30:General view of building C, facing north



Photograph 31: View of the western elevation of building C adjoining the chimney



Photograph 32: View of one section of the interior of building C, facing west



Photograph 33: General view of the reduced chimney, facing south-west



Photograph 34: View east across Peel Bridge



Photograph 35: View north-east from Peel Tower across Ramsbottom. Holcombe Mill chimney is indicated by the red arrow



Photograph 36: View east south-east of the vegetation on both sides of the river Irwell



Photograph 37: View east across the river Irwell



Photograph 38: View south across the cricket grounds towards the woodland beyond



Photograph 39: View north along the cricket access road and former parking lot showing trees along the western boundary of the site



Photograph 40: View east along Bridge Street



Photograph 41: View south-east from the front of the Church adjacent Bridge Street



Photograph 42: View east from western side of Ramsbottom Rail Station towards the site. The upper part of the chimney is visible.



Photograph 43: View south of site from across Bridge Street



Photograph 44: View south from within park



Photograph 45: View south from within park

APPENDIX 7: GROUNDSURE HISTORIC ENVIRONMENT MAPPING REPORT

Site Details:

379375.8494085243,
416716.3031130056

Client Ref: 2019-129_Holcombe_Mill
Report Ref: GS-6217076
Grid Ref: 379406, 416662

Map Name: County Series

Map date: 1891

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1891
Edition N/A
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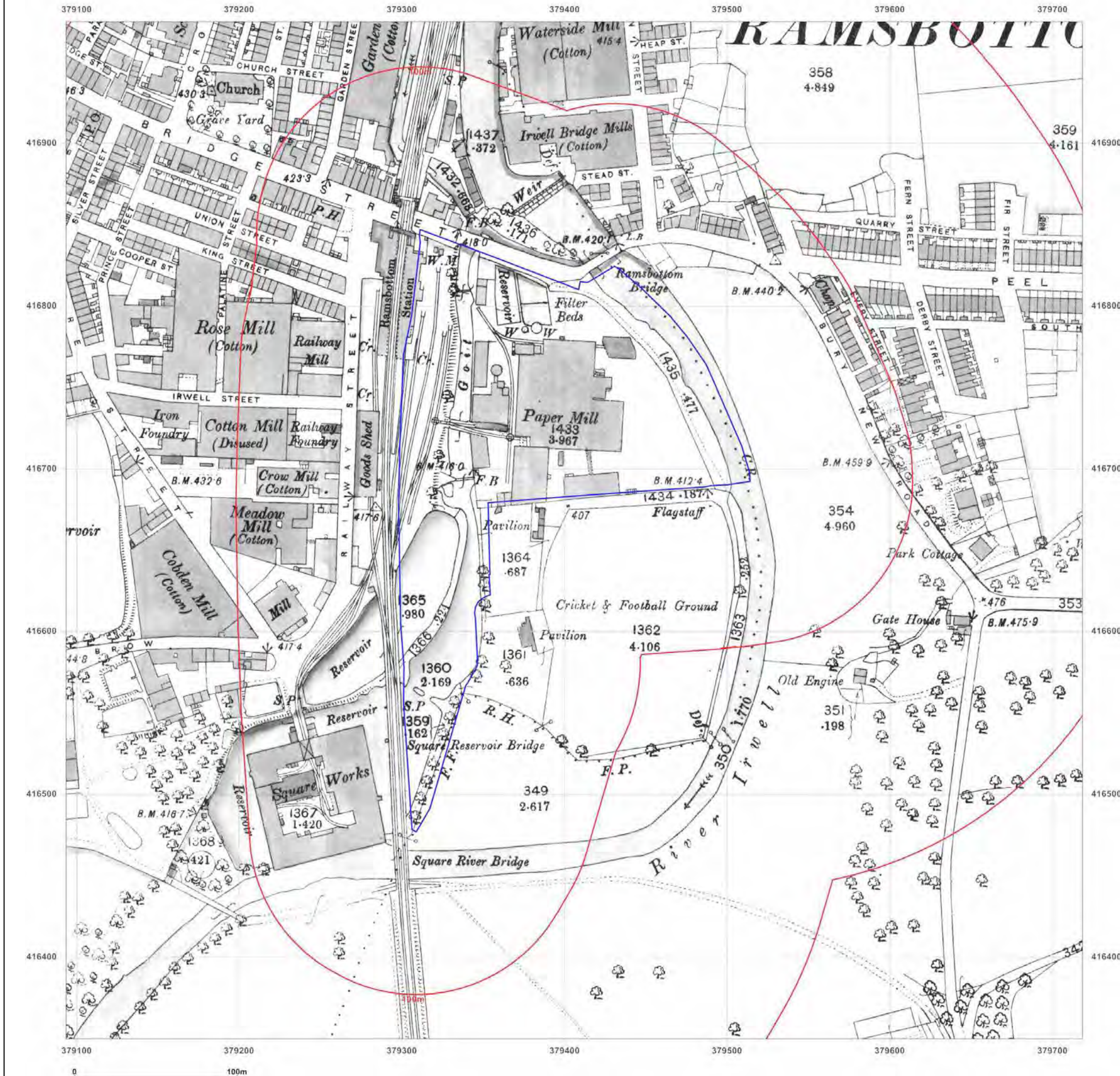


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Map legend available at:
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Site Details:

379375.8494085243,
416716.3031130056

Client Ref: 2019-129_Holcombe_Mill
Report Ref: GS-6217076
Grid Ref: 379406, 416662

Map Name: County Series Town Plan

Map date: 1892

Scale: 1:500

Printed at: 1:1,000



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Edition N/A
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Surveyed 1892
Revised N/A
Edition N/A
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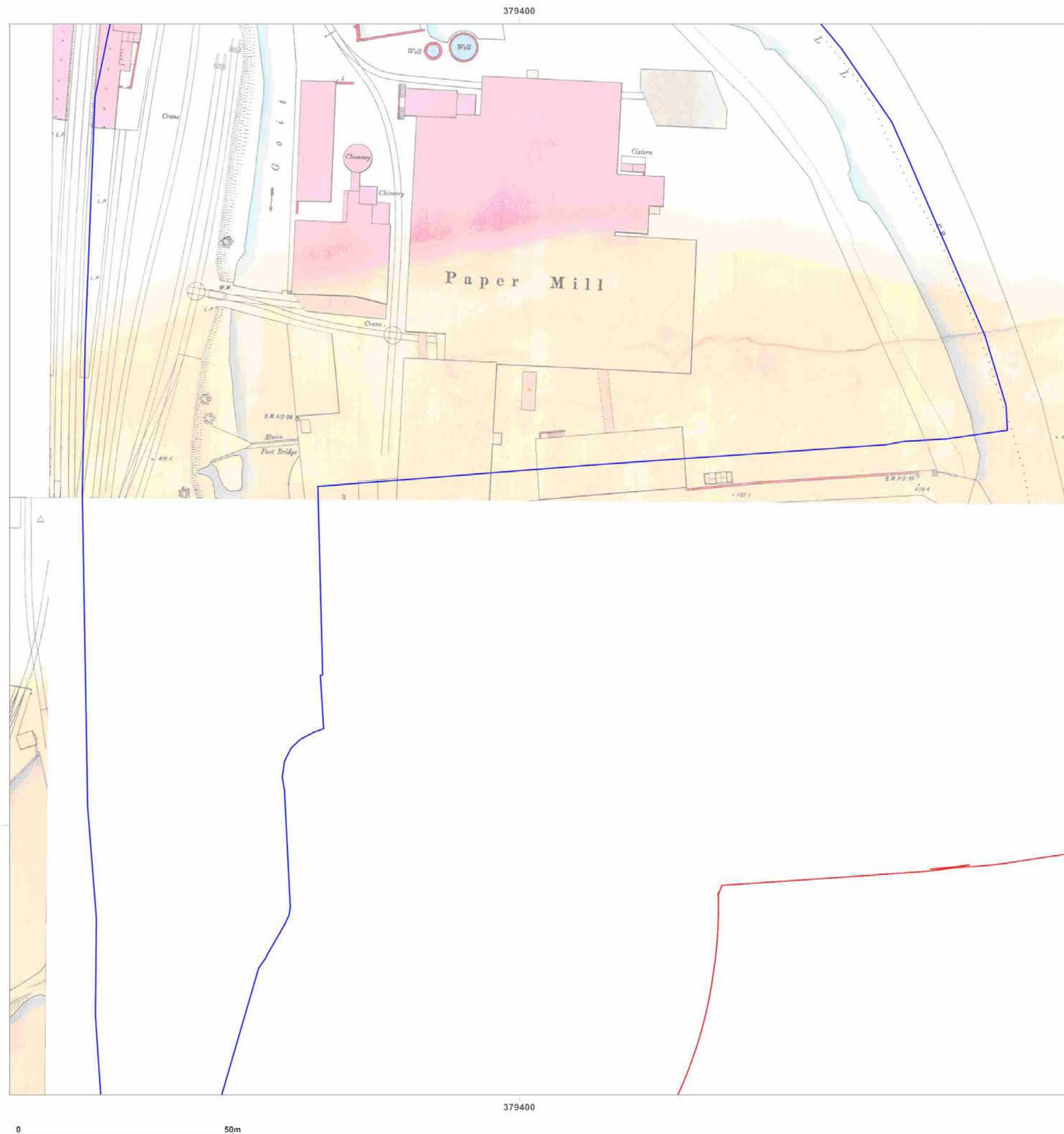


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Site Details:

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416716.3031130056

Client Ref: 2019-129_Holcombe_Mill
Report Ref: GS-6217076
Grid Ref: 379406, 416662

Map Name: County Series

Map date: 1929

Scale: 1:2,500

Printed at: 1:2,500



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