



THE ARCHAEOLOGY CO.

Land adjacent to 1-3 Spring Street,
Tottington
Heritage Assessment

January 2026

1. Introduction

- 1.1 This Heritage Statement has been prepared by Steven Price of The Archaeology Co. to accompany a planning application for the construction of a single dwelling at Spring Street, Tottington. The site lies close to 3 listed buildings. A heritage assessment which considers the impact of the proposals on these assets is required.
- 1.2 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF), in addition to an examination, analysis and assessment of available historic records and cartographic sources and consultation with the Greater Manchester Historic Environment Record.
- 1.3 This statement includes:
- A description of the application site's location;
 - A summary of the application site's archaeological and historical background;
 - A summary of the heritage planning policy guidance context, and;
 - An assessment of the relative archaeological potential of the application site and the impact of the development upon it

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

- 2.1 The site lies on the south side of Spring Street in Tottington Centre. The postal address is Land adjacent to 1-3 Spring Street, Tottington, Bury, Greater Manchester BL8 4AA and the NGR is SD 77506 13036. The site does not lie within a conservation area and does not contain any HER entries.
- 2.2 The surrounding area contains 45 HER entries within 500m. The nearest is the Grade II listed Tottington Methodist Church (HER No. 15529.1.0) and the associated Grade II Listed Boundary Wall (HER No. 15529.1.1) which lie to the north side of Spring Street. The church was constructed by Arthur Brocklebank of

Waterfoot in 1905. The Grade II Listed Wesleyan day and Sunday School (former) (HER No. 15528.1.0) and its Grade II Listed associated boundary wall (HER No. 15528.1.1) lie to the northwest of these, with the boundary wall to Wesley Street. The school predates the church, having been constructed in 1868 by E Simpkin of Bury. South of the site, where Spring Close has been constructed, is the site of the former Spring Mill (HER No. 3806.1.0). This was a former cotton and cotton weaving mill. Further afield, to the east side of Market Street is the site of the MEL company (HER No. 8722.1.0), a late 19th century textile works, including the main building (HER No. 87722.1.1), the warehouse (HER No. 8722.1.2) and a garage building (HER No. 87722.1.3), all of which have been destroyed for later housing.

3. The Heritage Planning Policy Context

- 3.1 The proposed scheme should be assessed against National Planning Policy Framework which replaced Planning Policy Statement 5. The NPPF represents a significant overhaul of the planning system for the historic environment. Whilst the changes are intended to be evolutionary rather than revolutionary, the fundamental principle of conserving heritage as a precious, fragile and finite legacy remains at the heart of national policy.
- 3.2 At the core of NPPF is the principle of supporting appropriate development that delivers the long-term viability of 'heritage assets' (defined in Annex 2: Terminology as: 'a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions') while conserving their significance for the benefit of generations to come.

4. Archaeological and Historical Background

- 4.1 There are no known prehistoric archaeological sites in the immediate area, although prehistoric material has been recovered locally. A Bronze Age burial

mound was excavated on the nearby (c. 4.5 km) Whitelaw Hill in the 1960's by Bury Archaeological Group. The site was discovered to be a cairn containing cremated remains along with burial urns and broken flint and bronze tools, though to date from 1700 BC (Beetson 1979, 8; Howarth 1986, 1). Further, a henge monument excavated in 1953 lies c.4.9km to the south of the site.

- 4.2 There are no known Roman archaeological sites in the immediate area, although Roman material has been recovered locally. A Roman urn was found near Grants tower containing 700 bronze coins and silver bracelets and rings, dating from 253 – 282 AD (Howarth 1986, 1), and the Roman Road from Mancunium (Manchester) to Bremetennacum (Ribchester) lies nearby. This runs in a straight line through Prestwich, fording the Irwell at Radcliffe and continuing through Starling and Affetside and lies c. 2km west of the site.
- 4.3 The name Tottington first appears in 1212 as "Totinton" (Ekwall 1922). The manor of Tottington was held initially by the Montbegon family. Upon the death of Roger de Montbegon around 1233, it passed to his widow, Olive. The lordship was sold by Henry de Monewdon in 1235 to John de Lacy and was still in his possession in 1242, worth £7 1s. 5d. Sometime after, the manor was granted to William de la Mare, who exchanged it with Henry de Lacy for Longton in Leyland in 1274. Tottington was forested at this time and the forest laws were still enforced in 1292 (Ormerod 1856, 7). In 1324 it was stated that the lords had been accustomed to pay 18d to a service called Grayngall, and in 1348 a payment of 16d was made. The service due from Tottington was called the fifth part of a knight's fee. A grant of gallows was obtained by Henry de Lacy from Henry III and four oxgangs were granted by Adam de Montbegon to Ailward de Bury in free marriage with his daughter Alice. A moiety of Shuttleworth was given to the Bury family, and Cowpe, Lench, and Musbury were placed within the forest of Rossendale. The rest passed from the Lacy family to the Earls and Dukes of Lancaster and then to the Crown. In 1661 it was granted to General Monk in reward for his aid in the Restoration, and descended to the Dukes of Buccleuch (Farrer & Brownbill 1911).
- 4.4 Tottington and much of the surrounding area remained as small hamlets until the 1700's when the industrial revolution began to have an impact on the area.

Tottington saw a large industrial presence develop. Yates Map of 1786 shows Tottington at this time, with several buildings built along Market Street and Harwood Road. John Gorton made his money in the cotton trade and brought his expertise to the area in the late 18th / early 19th Century, building Tottington Mill, Kirklees Mill and Leemings Hill Bleach Works. In 1799 he also financed the building of St Anne's church. The Kirklees Valley was to become the centre of the textile finishing industry in Bury.

4.5 The 1842 Tithe plan of Tottington shows the site as a part of an open field at this time, owned by Richard Hamer and Son, and occupied by Thomas Rostron. The methodist school and chapel is shown to the north and the 1850 OS map shows a similar situation, with the school labelled as Methodist Chapel. Spring Street was constructed by 1893, shown on the OS map for the first time. It was straighter than at present, although the only substantial building constructed along it lay at the western end.

4.6 The street was altered for the construction of the new Methodist Church in 1905 by Arthur Brocklebank. The church was constructed at the east end of Spring Street, adjacent to Market Street and due to its length Spring Street was diverted eastwards to join Market Street slightly further south than it originally had. No further buildings were constructed to Spring Street by 1910, and the situation was the same on the 1930 OS mapping. A small row of four terrace houses was constructed to the south side of Spring Street at its eastern end by 1964.

5. Statement of Significance

5.1 Three heritage assets lie close to the site, which may be affected by the proposed development: The Grade II Listed Methodist Church (HER No. 15529.1.0) and its associated Boundary wall (HER No. 15529.1.1), and the Grade II Listed Wesleyan Day and Sunday School (former) (HER 15528.1.0)

5.2 The Historic England Publication "Statements of Heritage Significance: Analysing Significance in Heritage Assets" (HE 2019) suggests three areas of interest for

assessing a heritage assets significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- **Archaeological interest** if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest** which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Tottington Methodist Church

5.3 Archaeological interest

The building dates from 1905 and has been externally altered very little throughout its life. It is a good example of a Methodist Church from the early 20th century and as such has a medium archaeological interest.

5.4 Architectural and artistic interest

The building is constructed in coursed gritstone with ashlar dressing and is in a Gothic and Art Nouveau style. It was constructed by the little known Arthur Brocklebank of Waterfoot and is a distinctively designed building in a prominent location. It has a high architectural interest.

5.5 **Historic interest**

The building was constructed in 1905, when Tottington had already seen much growth and development. The historical significance is medium.

Boundary Wall

5.3 **Archaeological interest**

The wall is associated with the construction of the church. At its eastern end it is well preserved, with decorative cast iron railings, although to the west it is overgrown and completely covered with ivy. The archaeological interest is low.

5.4 **Architectural and artistic interest**

The wall is constructed in a matching style to the church, although to the western end, this is not visible. It has a medium architectural interest.

5.5 **Historic interest**

The wall was constructed in 1905 at the same time as the church. The historical significance is low.

Wesleyan Day and Sunday School

5.3 **Archaeological interest**

The building dates from 1868 and has been externally altered very little although internally converted to apartments. It has a medium- high archaeological interest.

5.4 **Architectural and artistic interest**

The building is constructed in a classic style by the architect Edward Simpkin. It has a high architectural interest.

5.5 **Historic interest**

The building was constructed in 1868 and as such has a high historical significance.

6. Analysis and Proposals

- 6.1 The proposal is for the construction of a single dwelling on land lies close to two heritage assets: the Grade II Listed Methodist Church and its associated boundary wall. The church is set within its own grounds, bounded by the wall. The wall lies directly to Spring Street and faces several modern houses. The rear of the Wesleyan Sunday School looks towards the site
- 6.2 The proposal is for a single dwelling to be constructed on the site. The location lies to the west of the present 20th century housing and to the north of Spring Terrace.
- 6.3 The proposed building is to be constructed of red brick with stone lintels and cills to the windows. The roof is proposed to be of grey slate. This is similar to the other houses to Spring Street, although these do not have stone cills and lintels.
- 6.4 The site lies to the west of Spring Street and thus away from the Church. The proposal will not block any lines of site to or from the church and will not impact the heritage significance of the church in any other way.
- 6.5 The significance of the boundary wall is mainly through its association with the construction of the church. The exception to this is to its eastern end and the section to Market Street, where it retains its cast iron decorative railings. However, to the west side, opposite the site, the wall is badly overgrown and not visible. As such, the proposal will have no impact on the significance of the wall.
- 6.6 The rear of the Wesleyan Sunday School looks out onto the site. However, between this and the site, to the north side of the boundary wall, are several large trees, which block visual access. As with the wall these are likely covered with ivy and block the majority of the view towards it, even during winter. The proposal will have no impact on the significance of the Wesleyan Sunday School

7. Conclusions

- 7.1 The proposal is for a single dwelling to be constructed on what is currently an area of waste ground to the southern side of Spring Street, and it lies close to three listed buildings. The proposal lies to the west of the church where it will not impact the heritage significance of it, and south of the former Wesleyan Sunday School, where it cannot be seen due to foliage. It lies opposite the boundary wall to the church, which has become heavily overgrown with ivy and is no longer visible. The proposed development will have no impact on the heritage significance of any assets in the surrounding area.

8. Statement of Indemnity

- 8.1 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 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, however such facts and opinions may have been derived.
- 8.2 The author will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

Bibliography

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Appendix 1: Figures

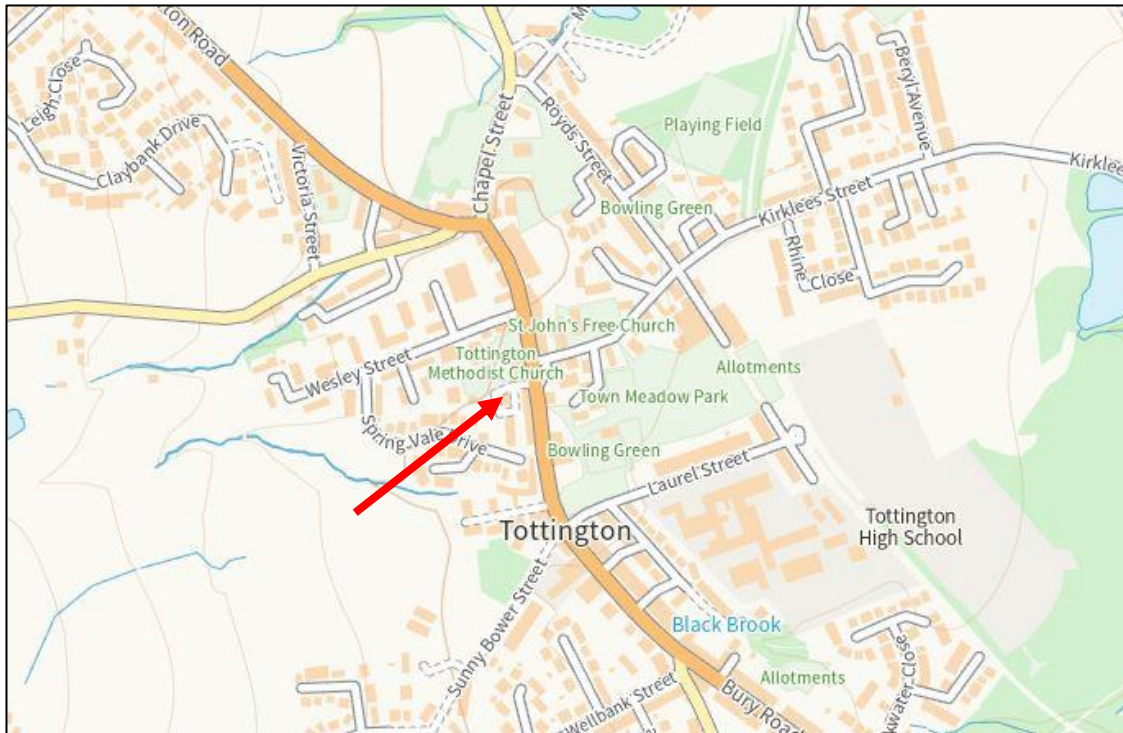


Figure 1: Location Plan

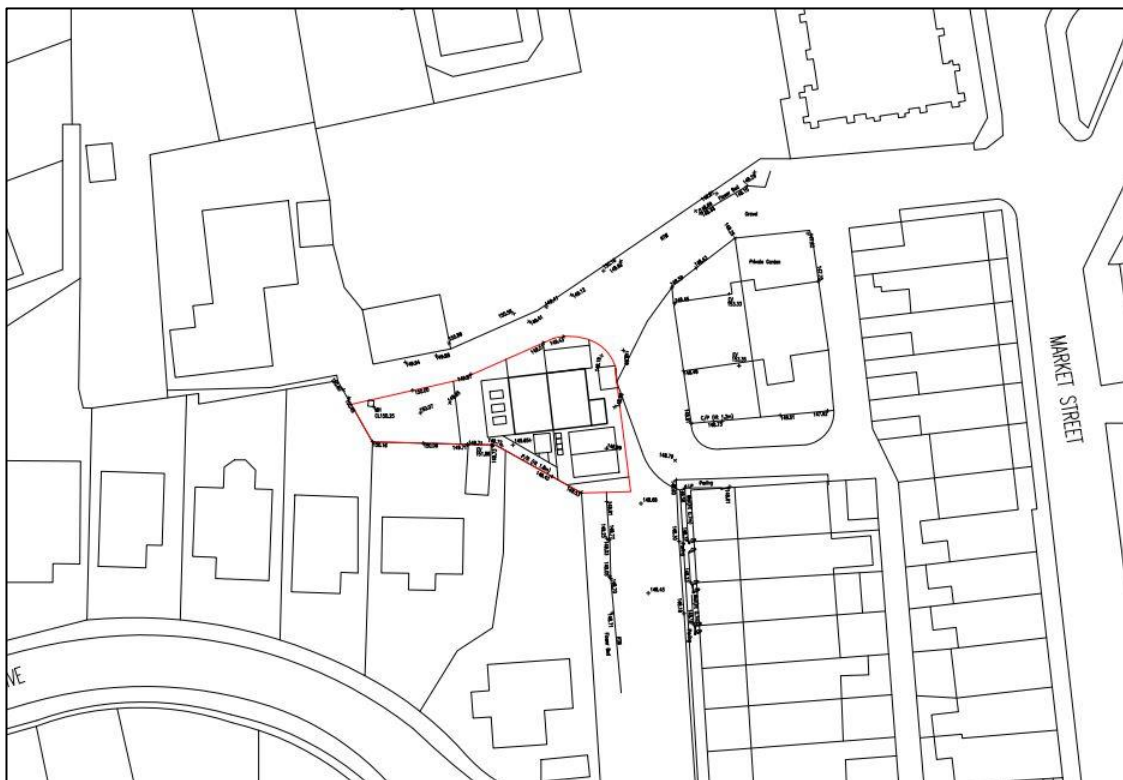


Figure 2: Site plan showing proposed dwelling



Figure 3: Tithe Map of Tottington Lower End 1842



Figure 4: OS Map 1850 Lancashire Sheet 87

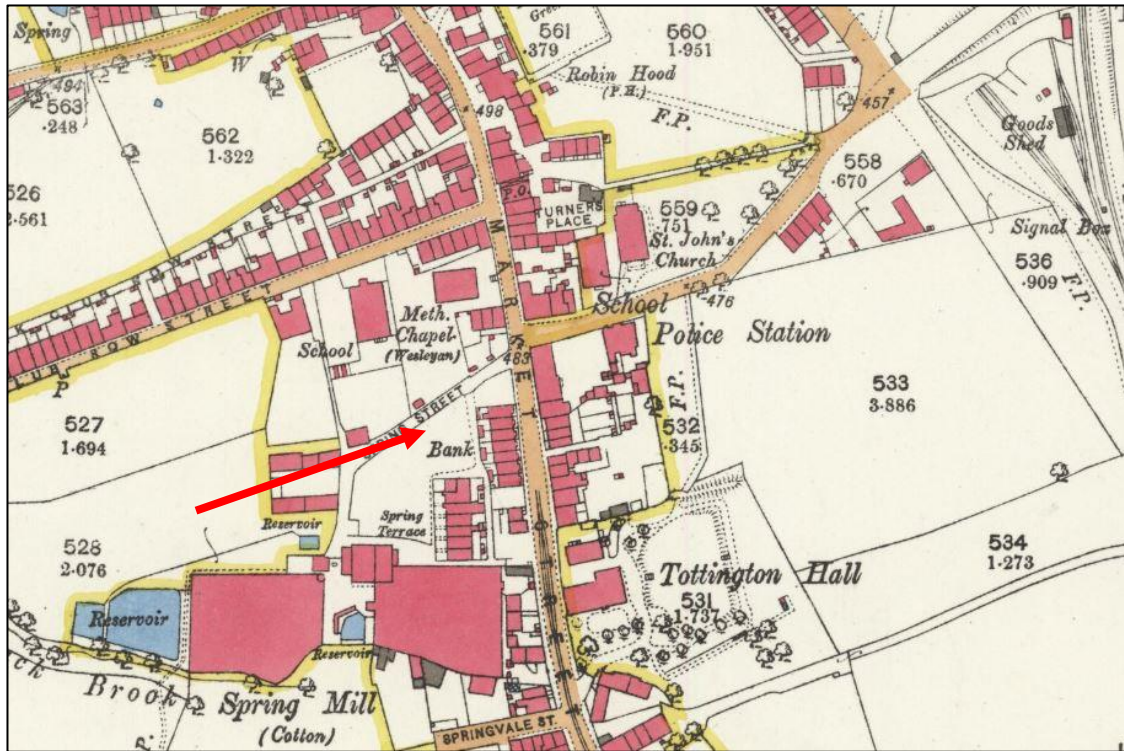


Figure 5: OS Map 1893 Lancashire Sheet 87.4

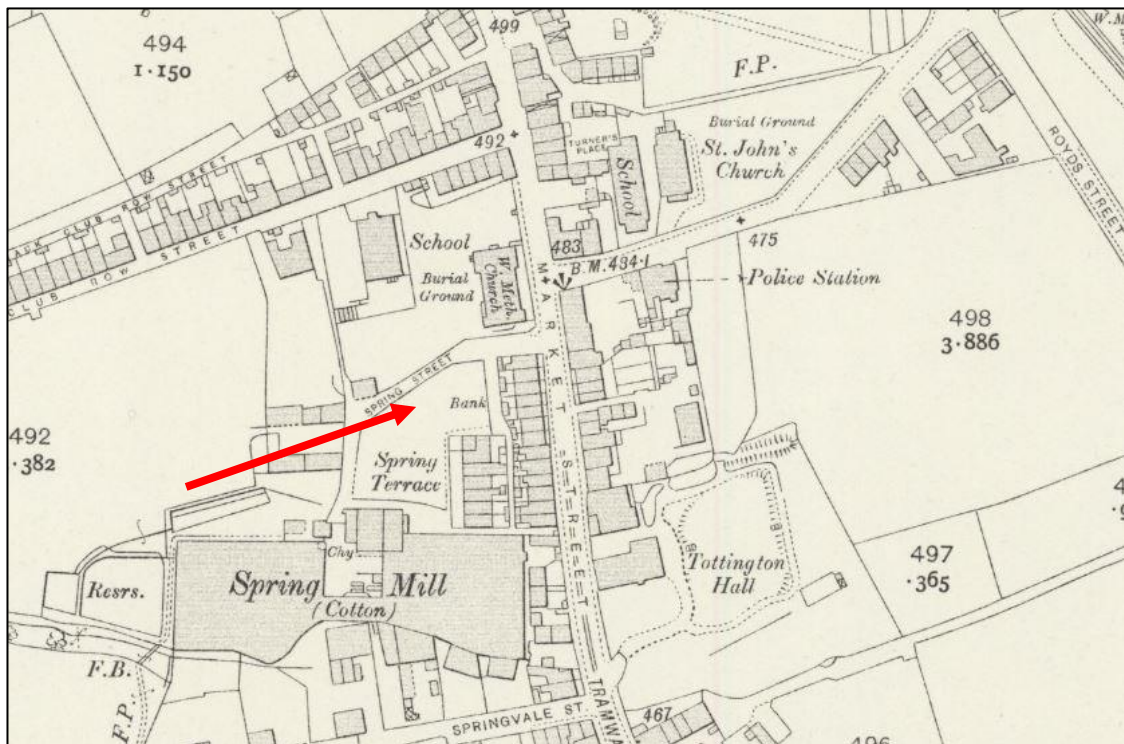


Figure 6: OS Map 1910 Lancashire Sheet 87.4

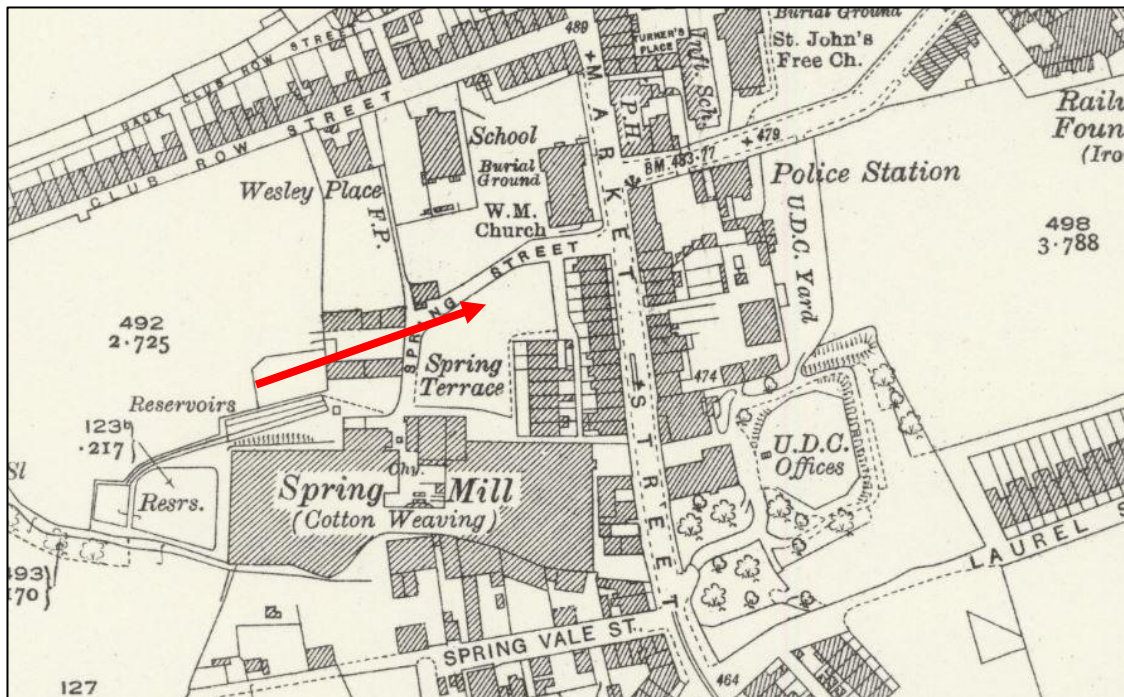


Figure 7: OS Map 1930 Lancashire Sheet 87.4

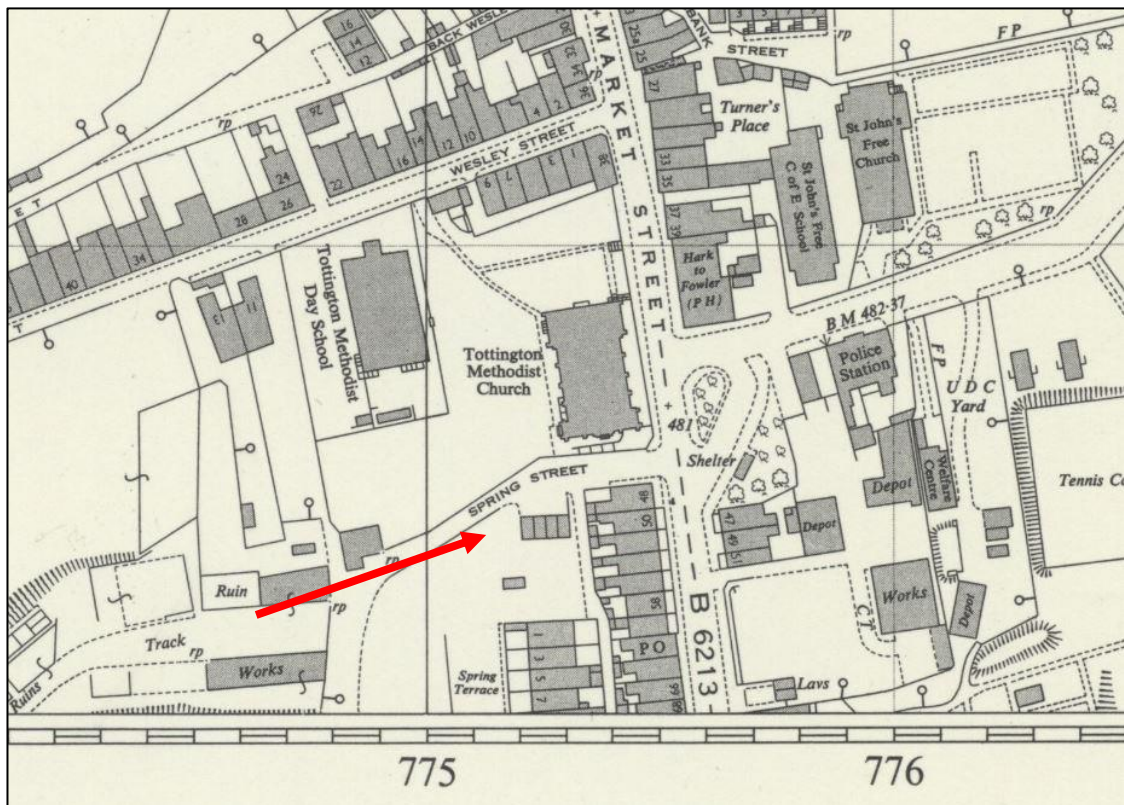


Figure 8: OS Map 1964 Sheet SD7613

Appendix 2: Plates



Plate 1: View of the site looking southwest



Plate 2: View of the site along Spring Street



Plate 3: View of the site to the southeast



Plate 4: View from northern end of site towards the church to the east



Plate 5: View from the northeast corner of the site looking north with the former Wesleyan Sunday school just visible behind the tree



Plate 6: Boundary wall heavily overgrown to the north of the site



Plate 7: Southern elevation of the church facing onto Spring Street



Plate 8: Detail of boundary wall at the eastern end



Plate 9: View towards Spring Terrace