

ARCHAEOLOGICAL DESK-BASED ASSESSMENT:
NEWHALL GREEN FARM, WHITECARR LANE, GREATER MANCHESTER

Planning Reference: Pre-application
NGR: SJ 8070 8726
AAL Site Code: WYNR 22



Report prepared for Zeno Limited

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Cover image: View of site, looking north

Executive Summary

- Zeno Ltd commissioned Allen Archaeology Ltd to prepare an archaeological desk-based assessment to evaluate the archaeological potential of land at Newall Green Farm, Whitecarr Lane, Wythanshawe, prior to the submission of a planning application for eight assisted living apartments, staff support facilities, car parking and landscaping.
- Data was gathered from a range of primary and secondary sources, including the Greater Manchester Historic Environment Record (GMHER), Cheshire Archives and Local Studies, historic maps, online resources and a site visit.
- Part of the proposed development site was subject to an archaeological watching brief in 2016/2017 (ARS 2017). Only a small strip was excavated along the north-western boundary for an access road (shown on Figure 2). Light plough marks and a land drain were the only features identified.
- There is no GMHER evidence for the prehistoric period within the study area. A suspected Bronze Age thumbnail flint scraper was found during archaeological works directly north of the proposed development. There is therefore a negligible potential for prehistoric activity.
- There is no evidence of activity from the Roman to early medieval periods within the study area, suggesting a negligible potential for these periods.
- A medieval iron smelting site and possible medieval ditch were identified c.160m west of the proposed development site. There is a moderate potential for similar features within the proposed development site, although no significant medieval activity was recorded during archaeological monitoring on the site.
- The proposed development (Figure 8) is considered to have a very minor adverse impact on the setting and significance of the Listed Buildings adjacent to the site, but should not be a material consideration.

1.0 Introduction

- 1.1 Zeno Limited commissioned Allen Archaeology Limited (hereafter AAL) to prepare a desk-based assessment to evaluate the archaeological potential of land at Newall Green Farm, in advance of the submission of a planning application for residential development.
- 1.2 The document has been completed with reference to current national guidelines, as set out in the Chartered Institute for Archaeologists 'Standard and guidance for historic environment desk-based assessment' (CIfA 2020), and the Historic England documents 'Historic Environment Good Practice Advice in Planning' (Historic England 2015a) and 'Management of Research Projects in the Historic Environment' (Historic England 2015b).

2.0 Site Location and Description

- 2.1 The proposed development site (Figure 1) is located at Newall Green Farm in Wythenshawe, in the administrative district of Manchester City Council. It is situated c.8.9km west-southwest of Stockport and c.11.3km south-southwest of the centre of Manchester. The site is approximately 0.31 hectares and presently functions as a car park. The site is centred at National Grid Reference (NGR) SJ 8070 8726 and is c.61m above Ordnance Datum.
- 2.2 The bedrock geology of the proposed development area comprises mudstone of the Bollin Mudstone Member formation, overlain by superficial deposits of Devensian Till (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3.0 Planning Background

- 3.1 This desk-based assessment has been prepared to inform a planning application that will be submitted in due course for eight assisted living apartments, associated staff support facilities, an area of car parking and landscaping. This is the first stage of archaeological investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

National Planning Policy

- 3.2 The National Planning Policy Framework (NPPF) was first published in March 2012, the most recent update was in July 2021 (Ministry of Housing, Communities and Local Government 2021). The relevant sections of the NPPF concerning archaeological and cultural heritage assets, are Paragraphs 189 – 208 which is 'Section 16. Conserving and enhancing the historic environment'. Paragraph 194 has special relevance concerning the responsibilities of planning applicant:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including 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’.

Planning Practice Guidance

- 3.3 The Department for Communities and Local Government (DCLG) launched the planning practice web-based resource (<http://planningguidance.planningportal.gov.uk/>) in April 2014 (last updated 24rd June 2021) accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled. This also introduced the Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF (Ministry of Housing, Communities and Local Government 2019).
- 3.4 The PPG has a discrete section on the subject of ‘Why is ‘significance’ important in decision-making?’ which states that the consideration of ‘significance’ in decision taking is important and states: *‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’* (ibid, Paragraph 007).
- 3.5 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances, and it goes on to state: *‘In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting’* (ibid, Paragraph 018).

The Setting of Heritage Assets (2017)

- 3.6 This document sets out guidance on managing change within the setting of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It provides detailed advice intended to assist Government policy (Historic England 2017).
- 3.7 Historic England state that *‘While consideration of setting is necessarily a matter of informed judgment, the aim of the guidance is to assist effective and timely decision making by ensuring it takes place within a clear framework and is as transparent and consistent as possible.’*
- 3.8 The document defines setting as *‘The surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’*
- 3.9 A development can potentially affect the setting of the heritage assets within its vicinity. The setting of a heritage asset is the surrounding in which it is experienced (not necessarily everything it is intervisible with). Furthermore, Historic England state that *‘development affecting the setting of a heritage asset is a direct environmental effect in terms of EIA definitions and may constitute a significant effect.’*

Local Planning Policy

- 3.10 Manchester's Core Strategy was adopted on the 11th July 2012 (Manchester City Council 2012) and is the key document in Manchester's Local Development Framework. The relevant policy concerning archaeological and cultural heritage assets is EN3:

Policy EN3: Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

4.0 Methodology

Data Collection

- 4.1 A full range of primary and secondary archaeological and historical sources were consulted in the preparation of this document. The sources consulted were as follows:

- Greater Manchester Historic Environment Record (GMHER) – a database of archaeological sites and artefacts, listed buildings and Scheduled Monuments. A search of this resource was undertaken for a study area extending 1km from the centre of the site.
- Cheshire Archives & Local Studies – holds a range of historic maps, for example enclosure maps, Tithe maps, estate plans, and former editions of Ordnance Survey maps of the development area.
- Allen Archaeology's own reference library – secondary sources pertaining to the archaeology and history of the region.
- A site visit was carried out on 28th April 2022 in order to assess the present situation of the development area, to identify any areas where the potential archaeological resource may be particularly well preserved or damaged by recent development, and to observe the site in its landscape context.

- 4.2 Each archaeological and historic site and Listed Building identified in the study area has been allocated a one or two digit 'Site' number and assigned to a specific period according to the definitions outlined on the Historic England Periods List (Periods-List-HE-FISH-WP.pdf). These sites are described in the Archaeological and Historical Background section (See Section 5.0 below). All measurements referred to in this section are measured from the proposed development site outline to the edge of the polygon/line in question or to the Site number if one of these is not present. Further details are provided for each site in Appendix 1, and where applicable the sites are depicted on Figure 3.

5.0 Archaeological and Historical Background

- 5.1 There is no evidence of prehistoric activity within the GMHER in the study area. Prehistoric activity within Greater Manchester as a whole is sparse; the Greater Manchester Urban Historic Landscape Characterisation Report (2009) stated only 37 Neolithic and Bronze Age findspots were recorded in the entirety of the GMHER. A watching brief on a pipeline aligned roughly northeast to southwest, and passing c.170m from the proposed development area identified the area south of Wythenshawe Hospital and north of Whitecarr Lane as being a possible location of prehistoric activity. This is based on the discovery of a Bronze Age thumbnail flint scraper in the area (UMAU 2004). This was the only find of worked flint throughout the watching brief that ran for roughly 3.7km.
- 5.2 Manchester is known as having been a centre for Roman activity with the fort of *Mamucium* established within the Castlefield area by 79AD. This was located c.10.7km north-northeast of the proposed development site. There is however no evidence for activity of Roman date within the study area.
- 5.3 No evidence for early medieval activity is present within the study area. The present day town of Wythenshawe was created in 1931 when the three townships of Northenden, Baguley and Northern Etchells were amalgamated. Northenden and Baguley are both settlements within the Domesday Book both with no recorded population and recorded as waste in 1086 (Williams and Martin 2002). Northenden is documented as containing a church therefore it is likely there was a small settlement in this area at one point in time.
- 5.4 Seven medieval sites are present within the study area (Site 1-7) all located within the western half. Buttery House Farm is a 13th century moated farmstead located c.825m southwest of the proposed development site, which was owned by the de Massey family. The area was possibly part of a deer park with the moat being used as a parkland feature surrounding a lodge. The buildings on the site were demolished in the 1950s and excavations found structures dating from the 13th to the 20th century (Site 1).
- 5.5 Located c.650m west of the proposed development site is the possible boundary of Sunderland Park. This was a medieval deer park thought to extend to Buttery House as previously mentioned. The park was first hinted at in the Altrincham charter of 1290 (Site 2). The possible boundary consists of a bank c.700m in length that runs from Whitecarr Lane to Buttery House. An east-west aligned hedge and low bank was observed during a watching brief, thought to be the boundary referred to in the GMHER, however no dating evidence was recovered at the time (UMAC 2004).
- 5.6 During a watching brief c.160m west of the proposed development site two large areas of burning were identified. These contained 14th and 15th century pottery sherds as well as large amounts of tap slag concluding this was a medieval iron smelting site (Site 3).

Further medieval activity in the area is represented by ridge and furrow (Site 4), a possible early field boundary (Site 5) and a pond or marl pit (Site 6). The possible field boundary was partially excavated c.170m northwest of the proposed development site and contained a large large piece of brick possibly associated with Newall Farm (UMAU 2004). The ditch is interpreted interpreted within the GMHER as being either medieval or post-medieval in date and was recut recut in the 18th or 19th century for a field drain. It is aligned northwest to southeast and if it it represents the field boundary present on the 1839 Tithe Map (

- 5.7 Figure 4) it will terminate c.25m northwest of the site boundary.
- 5.8 The village core of Davenport Green (Site 7) has been identified as being c.900m south-southwest of the proposed development site, this is documented as being medieval within the GMHER however the reasons for this aren't clear. It is possibly due to the close proximity of the moated farm site. The small settlement is documented as being present along Shay Lane on a 1770s map but there is no indication there were buildings located here during the medieval period.
- 5.9 Twenty post-medieval sites are present within the study area (Sites 8 - 27) including seven Listed Buildings. The farmhouse Davenport Green Hall is the earliest of these, with a construction date of 1617 with later additions. It is now a residential house and is located c. 885m south-southwest of the proposed development site, close to the suspected village core of Davenport Green (Site 8).
- 5.10 Newall Green is an area within the western extent of Wythenshawe, it is first shown on Burdett's map of c.1770 with no housing present (Site 9). It was named after Newall Green Farm. The farmhouse and associated buildings are Grade II Listed and located c.15m east of the proposed development site. The farmhouse is dated 1594 but was almost completely rebuilt in the 17th century (Site 10), a number of outbuildings including a barn, stables and shippens are present to the north and northwest of the farmhouse and date to the 18th century (Site 11 and Site 12). A watching brief on the site uncovered late 16th and early 17th century pottery sherds.
- 5.11 Approximately 640m south-southwest of the proposed development site is another collection of Grade II Listed farm buildings. Davenport Green farmhouse dates to the 18th century and is now a house (Site 13), the associated barn is also of 18th century (Site 14). However, Paddy's Hut to the east possibly dates to the late 17th century and was once used as labourer sleeping quarters (Site 15).

The 1839 Tithe Map (

Figure 4) of Baguley shows that the proposed development site extends across two plots with the Newall Green farm buildings located to the east, although they are not named as such. The two plots across which the proposed development extends were owned by Thomas William Tatton with plot 119 being named Little Meadow and plot 120 named Orchard. Baguley Mill is shown on the map c.490m east of the proposed development site named as 'Mill' (Site 16). A pond north of Whitecarr Lane within plot 123 is also shown (Site 17) this is no longer extent however a watching brief revealed a silted pond containing 19th and 20th century demolition material (

5.12 Figure 4).

5.13 Cross Green began as a small hamlet on the northern edge of Newall Green, only two buildings are present here on the Tithe Map. This has expanded slightly by the 1882 Ordnance Survey map. The hamlet is no longer extant and the location is now the southern extent of Wythenshawe Hospital (Site 18).

The 1882 Ordnance Survey (OS) map (

Figure 5) shows an additional building to Newhall Green farm and a well in the centre of the compound. The area is now labelled 'Newhallgreen'. Three farms/farm buildings (Site 19 – 21) and three houses (Site 22 – 24) are now present on the mapping (

Figure 6

5.14 Figure 5)

There is no noticeable change within the proposed development site or the Newhall Green farm buildings on the 1899 (

Figure 6) or the 1911 (

- 5.15 Figure 7) OS maps.
- 5.16 The remaining post-medieval sites are a ditch east of Roaring Gate Lane (Site 25) and a ditch and a pit west of the lane (Site 26 and 27) all of which contained 19th century pottery with Site 26 also containing a possible medieval roof tile, however this hasn't been confirmed.
- 5.17 No modern GMHER sites have been identified. Housing construction boomed in the area from 1920 and in 1931 the district became part of Manchester in order to provide housing near the centre. Historically the district was in Cheshire.
- 5.18 Two sites of an uncertain date are also present within the study area, a post hole with no dating evidence and a hollow that is suspected to be associated with the medieval smelting site (Site 3) 25m to the northeast.

6.0 Site Visit

- 6.1 The site was visited by Jonathan Milton on Thursday 28th April 2022. Selected photographic images taken during the site visit are reproduced below and their locations indicated on Figure 2.
- 6.2 The proposed development site is accessed off Whitecarr Lane and consists of car parking area and a grassed area (Plate 1).



Plate 1: View of site, looking northeast

- 6.3 The site is enclosed by fencing on all boundaries (Plate 2) except to the southeast where the field continues with no boundary to define the proposed development area (Plate 3).



Plate 2: View of fence enclosing site to the northeast, looking southeast



Plate 3: View towards site from the southeast, looking north-northwest

- 6.4 A semi-circular depression in the grass is present southeast of the car park (Plate 4), most likely related to the car park construction.



Plate 4: View of grassed area, looking southwest

- 6.5 Newall Green Farm buildings are located to the northeast and can be seen from the site (Plate 5).



Plate 5: View of Listed Buildings from site, looking east

7.0 Assessment of Significance and Impact

- 7.1 The assessment of significance and impacts has been undertaken in accordance with 'Conservation Principles' (Historic England 2008), the Historic England Good Practice Advice 3 'Setting of Heritage Assets' (Historic England 2017) and Historic England Advice Note 12 'Statements of Heritage Significance' (Historic England 2019). The assessment methodology and criteria for understanding the significance of heritage values is described below, taken from Statements of Heritage Significance (ibid 2019):

- Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- Architectural and artistic interest

These 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

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.

- 7.2 The NPPF para 194 states: *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.* Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting (Ministry of Housing, Communities and Local Government 2021).

Listed Buildings

- 7.3 There are seven Listed Buildings within the study area, all of which are Grade II Listed. Davenport Green Hall (Site 8: HE Ref 1100238), Davenport Green Farmhouse (Site 13: HE Ref 1067885) the Barn at Davenport Green (Site 14 HE Ref 1067884) and Paddy's Hut (Site 15: HE Ref 1067886) at Davenport Green are all over 650m from the proposed development Site. There is no intervisibility of these assets therefore the proposed development will have no adverse effect on their setting or significance.
- 7.4 The remaining Listed Buildings are located c.15m east of the proposed development site in the neighbouring plot. These are listed below along with their Historic England Listing (HE REF) details.
- 7.5 Newall Green Farmhouse (Site 10) HE Ref 1197897, Official Listing:

Farmhouse. Dated 1594 on porch; altered. Handmade red brick with sandstone quoins, slate roof. E-plan. Two storeys, a 3-window main range with central porch and projected wings, symmetrical; with stone quoins and moulded 3-course brick band. The 2-storey gabled porch has a basket-arched outer doorway with chamfered surround and lintel inscribed "1594", a 1st-floor window with flat-arched head and top-hung casement openings, and a shaped gable with the stump of a former finial; the flanking bays have similar windows (the upper smaller); and the gables of the wings also have similar windows on each floor (that at ground floor to the right doubled), and an oculus in each gable. Ridge chimney to main range at junction with right-hand wing. Left return of left wing blind; right-hand return of right wing has doorway and 3 windows at ground floor, 2 windows at 1st floor. Rear and interior not inspected.

7.6 Outbuildings to North of Newall Green Farmhouse (Site 11) HE Ref. 1220351, Official Listing:

Barn, stables, shippens, etc. C18, altered. Handmade brick, slate roofs. L-plan formed by 4-bay main range on north-south axis with 3-bay wing projecting to east at north end. Two storeys; main range has wooden lintel of former waggon entrance at right-hand end, segmental-headed doorways (d) and windows (w), d-w-w-w-d-w-d, and 2 square loading doors at 1st floor; wing has similar openings at ground floor, w-d-d-w-d-w-d, and 3 square loading doors alternating with diamond-pattern breathers at 1st floor. Rear and interior not inspected.

7.7 Outbuilding approx. 15m NW of Newall Green Farmhouse (Site 12) HE Ref. 1291017, Official Listing:

Farm building, perhaps cart house and stable. Probably mid C18; altered. Handmade red brick, slate roof. Rectangular plan. Two storeys and four bays; small segmental-headed waggon doorway to fourth bay, now blocked and a door and window inserted; segmental-headed window and doorway at left end, two similar windows in centre; three loading doorways at first floor (the first square and the others rectangular); lean-to addition and chimney at right-hand gable. Forms part of group. Included for group value.

7.8 These buildings have been subject to several archaeological works over the years prior to the conversion of the farm buildings into a care home. The works have included a number of building surveys and a watching brief.

7.9 The farm complex holds archaeological interest as proved during a watching brief in 2016/2017 (ARS 2017) that revealed a number of 16th and 17th century pottery sherds as well as features relating to the adaption of the farm over time. The complex also holds some architectural and artistic interest with the earliest building dating to 1594, with later additions. The farm complex as a whole provides an historical interest as the building's locations provide an insight into their original use even though they have now been converted.

7.10 The proposed development is immediately adjacent to the group of Listed Buildings at Newall Green Farm and as such has clear intervisibility with the site. However, with extensive screening of views towards these assets along Newall Road, the key views are afforded to people travelling along Newall Road immediately to the east of the site and approaching the site along the section of Newall Road that adjoins Greenbrow Road, and these views will not be affected by the proposals. The assets are currently situated on the edge of an urban area, which has compromised their agricultural setting to some extent, but there is currently open land to the northeast and southwest which helps to retain the

rural character of the designated assets to some extent. Again, this will not be affected by the proposed development.

- 7.11 Views of the designated assets from further to the west have already been hampered by the addition of an obtrusive modern block to the rear of the group of historic farm buildings, and an already consented development of a 6.5m high riding arena adjacent to the site will largely obscure the proposed new buildings.
- 7.12 There will be some very minor adverse impact as a result of the cumulative impacts of these proposals and the consented riding area encroaching on former open space around the designated assets, but the adverse impacts of this proposal alone are considered to be less than a material consideration.

Designated assets

- 7.13 There are no Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or Conservation areas within the study area.
- 7.14 There are no designated or undesignated assets within the proposed development site.

8.0 Discussion and Conclusions

- 8.1 There is no evidence in the study area for prehistoric, Roman or early medieval activity within the GMHER. A watching brief in 2004 found a suspected Bronze Age thumbnail flint scraper (UMAU 2004). On the basis of this single find, there is considered to be a negligible potential for prehistoric activity.
- 8.2 There is evidence in the wider area for Roman activity and a major Roman fort is located c. 10.7km to the north-northeast of the proposed development site. Early medieval activity is also present in the wider area with a number of settlements mentioned in the Domesday Book however there is no physical evidence in the vicinity and as such there is a negligible potential for these periods.

A number of medieval sites are present within the study area including a possible medieval boundary. Should it be the boundary shown on the 1839 Tithe Map (

- 8.3 Figure 4) it will terminate before the proposed development site, and it was not present within the excavation trench located near the northwestern boundary (ARS 2017) (Figure 2).
- 8.4 A second medieval site in close proximity to the proposed development is an area of iron smelting site c.160m to the west. This was uncovered during the same watching brief that revealed the boundary ditch, and suggests a possible focus of medieval activity. Immediately to the east is the Newall Green Farmhouse, dated 1594, and as such there is a moderate potential for medieval activity. However, the watching brief undertaken along the northwest edge of the site did record any archaeology of interest.
- 8.5 The Newall Green Farm buildings are located c.15m east of the proposed development side and are all Grade II Listed. The farmhouse is the earliest building with a date stone of 1594, but extensively altered and rebuilt. The other two buildings date to the 18th century. These were converted into a registered care home c.2014 and as such were subject to a number of archaeological works prior to this. A watching brief in 2016/2017 included part of the proposed development site, excavated for an access road. The only features were light plough marks and a land drain (ARS 2017), of negligible interest.
- 8.6 The proposed development site is within two separate plots on the 1839 Tithe Map, there is therefore potential for encountering former field boundaries, but this would be of limited local interest.
- 8.7 The proposed development (Figure 8) is of a small scale and is not expected to negatively affect the setting or significance of the Newall Farm buildings.

9.0 Acknowledgements

- 9.1 Allen Archaeology Limited would like to thank Zeno Ltd for this commission.

10.0 References

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Cartographic Sources

1839 Plan of the Township of Baguley - Cheshire Archives & Local Studies (Ref EDT 34/2)

1882 6" OS map Cheshire Sheet XVIII - Cheshire Archives & Local Studies

1899 6" OS map Cheshire Sheet XVIII.NE - Cheshire Archives & Local Studies

1911 6" OS map Cheshire Sheet XVIII.NE - Cheshire Archives & Local Studies

Appendix 1: List of GMHER Entries within a 1km search area

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
1	3654.1.0		380050	386650	Buttery House Farm. 13 th century moated farm which belonged to the de Massey family. Excavation of the site was undertaken 1977–80 and 1986 during which a storm ditch, pottery sherds, post-holes, structures dating from the C13 to C20, saw-pit and well were found. The moat has been backfilled. Buttery House Farm consisted of two L-shaped and two rectangular buildings. Three buildings nearby were also possibly part of the farm. Buildings were demolished in the 1950s. Site is a possible deer park with the moat's possibly being a parkland feature.	Medieval
2	1492.1.0		379980	387250	Possible Boundary of Sunderland Park. Sunderland Park was a medieval deer park, hinted at in the Altrincham charter of 1290. The possible boundaries of the park may be seen at various locations over Davenport Green. A bank runs approximately 700m from Whitecarr Lane in the north to Buttery House in the south. During a watching brief, a ditch and hedge on a low bank aligned east–west were observed thought to be the boundary. No dating evidence was recovered.	Medieval
3	16116.1.0		380482	387298	Medieval iron smelting site north of Whitecarr Lane. During a watching brief two wide areas of burning were observed. These contained C14 and C15 pottery sherds and large amounts of tap slag. Cleaning exposed what looked like two pits with areas of intensely heated clay.	Medieval
4	1498.1.0		380570	386370	An area of ridge and furrow aligned north-west to south-east, with a prominent headland on its south-eastern boundary.	Medieval
5	16117.1.0		380538	387367	Possible field boundary feature north of Whitecarr Lane. During a watching brief a curvilinear feature was observed. This was visible on either side as a pronounced hollow. The feature was interpreted as a ditch or drain recut in the C18 or C19 century to contain a ceramic field drain. A large piece of hand-made brick was possibly associated with Newhall, a 17th-century brick building to the east. The feature may have been part of an early field boundary.	Medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
6	16112.1.0		380101	386963	Pond or Marl Pit west of Roaring Gate Lane. During a watching brief a silt-filled hollow was investigated. Finds included slag, fragments of medieval pottery and C18th and C19 pottery sherds. The hollow appeared to be either man-made or a natural feature recut by man. Evidence suggested that the feature was often filled with water. It may therefore may have originated as a marl pit or possibly a fish pond.	Medieval
7	7920.1.0		380300	386400	Davenport Green Village Core. Present on 1770s map as a small settlement along the present Shay Lane. 1876 OS map shows the hall and Butteryhouse Farm with its moat to the west of the buildings and another unnamed group of buildings on Roaring Gate Lane.	Medieval
8	3735.1.0	II/1100238	380343	386401	Davenport Green Hall. Farmhouse, now house. "1617 ET II" & "IG" carved on 2 studs. Later C18/C19 wing. Large C20 extension.	Post-medieval
9	2037.1.0		380800	387300	Newall Green. The site is shown on Burdett's map of c.1770 without any housing. The 1843 OS shows a nucleus of a settlement at a major crossroads. The area has now been extensively developed.	Post-medieval
10	8501.1.0	II/1197897	380762	387266	Newall Green Farmhouse (formerly Listed as Newall Hall). Dated 1594 on porch, altered. Handmade red brick with sandstone quoins, slate roof. Sometime in the second half of the 17th century Newall Green Farmhouse was almost completely rebuilt in brick.	Post-medieval
11	8501.1.1	II/1220351	380780	387298	Outbuildings to North of Newall Green Farmhouse. Barn, stables, shippons, etc. C18, altered. Handmade brick, slate roofs. L-shaped on plan.	Post-medieval
12	8501.1.2	II/1291017	380752	387289	Outbuilding approx. 15m NW of Newall Green Farmhouse. Farm building, perhaps cart-house and stable. Probably mid-C18; altered. Handmade red brick, slate roof. Rectangular plan. Late C16/ early C17 sherds were uncovered during a watching brief on the site.	Post-medieval
13	7391.1.0	II/1067885	380414	386607	Davenport Green Farmhouse. Farmhouse, now house. C18, possibly incorporating earlier work. Brick with thatched roof.	Post-medieval
14	7391.1.1	II/1067884	380431	386615	Barn at Davenport Green. Late C18. English Garden Wall bond brick with slate roof. Included for group value.	Post-medieval
15	7393.1.0	II/1067886	380409	386619	Paddy's Hut at Davenport Green. Garage, at one time used as labourers' sleeping quarters. Possibly late C17. C20 brick sidewalls.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
16	3733.1.0		381246	387349	Site of Baguley Mill. The 1830 Swire and Hutchings map of Cheshire shows three mills and Bryant's map shows two, but the additional mill may have been a short-lived cotton mill. The corn mill was in use in 1838. Baguley Mill is mentioned in the Tithe Award schedule for Baguley of 1838.	Post-medieval
17	16118.1.0		380549	387403	Pond north of Whitecarr Lane. During a watching brief a small partially silted-up pond full of C19 and C20 rubbish and demolition material was observed.	Post-medieval
18	2034.1.0		380714	387786	Cross Green. Stated in late C18 as being a small hamlet on the northern edge of Newall Green. The settlement looks far more substantial on the mid-C19 OS map. Wythenshawe Hospital now seems to take up most of the location.	Post-medieval
19	7779.1.0		380480	387000	Roaring Gate Farm (formerly Rolling Gate Farm). Shown on Greenwood's 1819 map. Two L-shaped buildings shown on 1873 OS and named Rolling Gate Farm. Two buildings now occupy the site.	Post-medieval
20	9594.1.0		381480	386850	Site of Oldwood or Old Wood Farm. Large formal farm with long drive, 5 farm buildings and an orchard.	Post-medieval
21	6481.1.0		380900	387980	Sunnybank. The two principal buildings on the site consist of a barn/stable. The house to the north is a 2-storey building with brick-built exterior, slate roof, brick chimney and modern windows.	Post-medieval
22	1494.1.0		379740	387240	Clay House. Unnamed on 1838 tithe map, site consists of 2 rectangular buildings. Called Sunderland Green on Burdett's map of Cheshire in 1777, named as Clay House on Bryant's map of Cheshire (1829–31) and on 1st edition OS. Today Clay House is a 2-storey brick structure.	Post-medieval
23	1495.1.0		380760	386350	Site of Thorley Cottages. Two unnamed square buildings are shown on this site in 1838. Two small rectangular buildings with a well to the rear are shown on the 1882 map. Only one square building survives on the 1895 OS map. This is named as Thorley Cottage. The site was demolished to make way for the M56. In 2014 an archaeological watching brief was undertaken, this revealed traces of the cottage, namely an arrangement of brick walls and a brick-lined well. Three field-boundary ditches were also recorded.	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
24	1496.1.0		380130	386660	Site of Buttery House. Shown on Bryant's Map of Cheshire (1829–31) where it is unnamed, and the 1838 Tithe map, where it is called Buttery House. Square-shaped building, with an L-shaped building to the west. Demolished in the 1950s along with Buttery House Farm.	Post-medieval
25	16114.1.0		380398	387176	Ditch east of Roaring Gate Lane. During a watching brief a probable field boundary ditch was identified containing 19 th century pottery suggesting it was backfilled around this time.	Post-medieval
26	16110.1.0		379927	386819	Ditch west of Roaring Gate Lane. Excavation revealed a ditch running the full width of the easement with a later field drain cut into it. Slag, late C19 or early C20 glass and the base of a shotgun cartridge were recovered from the field drain. Ditch may be medieval as a possible medieval roof tile and a small fragment of possible late C17 brown glazed earthenware were recovered. There were traces of burning along the northern edge of the ditch, possibly the result of the destruction of a hedge.	Post-medieval
27	16111.1.0		380012	386896	Pit west of Roaring Gate Lane. During a watching brief a small sub-circular pit was recorded containing a piece of C19 blue and white transfer printed pottery.	Post-medieval
28	16113.1.0		380103	386967	Post Hole west of Roaring Gate Lane. During a watching brief, two possible post-holes were recorded. They may have been part of a fence associated with the adjacent hollow. No dating evidence was recovered.	Uncertain
29	16115.1.0		380462	387281	Hollow immediately north of Whitecarr Lane. During a watching brief a wide hollow was observed. This did not appear to be natural, and it may have been associated with a nearby medieval iron smelting site that was also discovered during the watching brief.	Uncertain

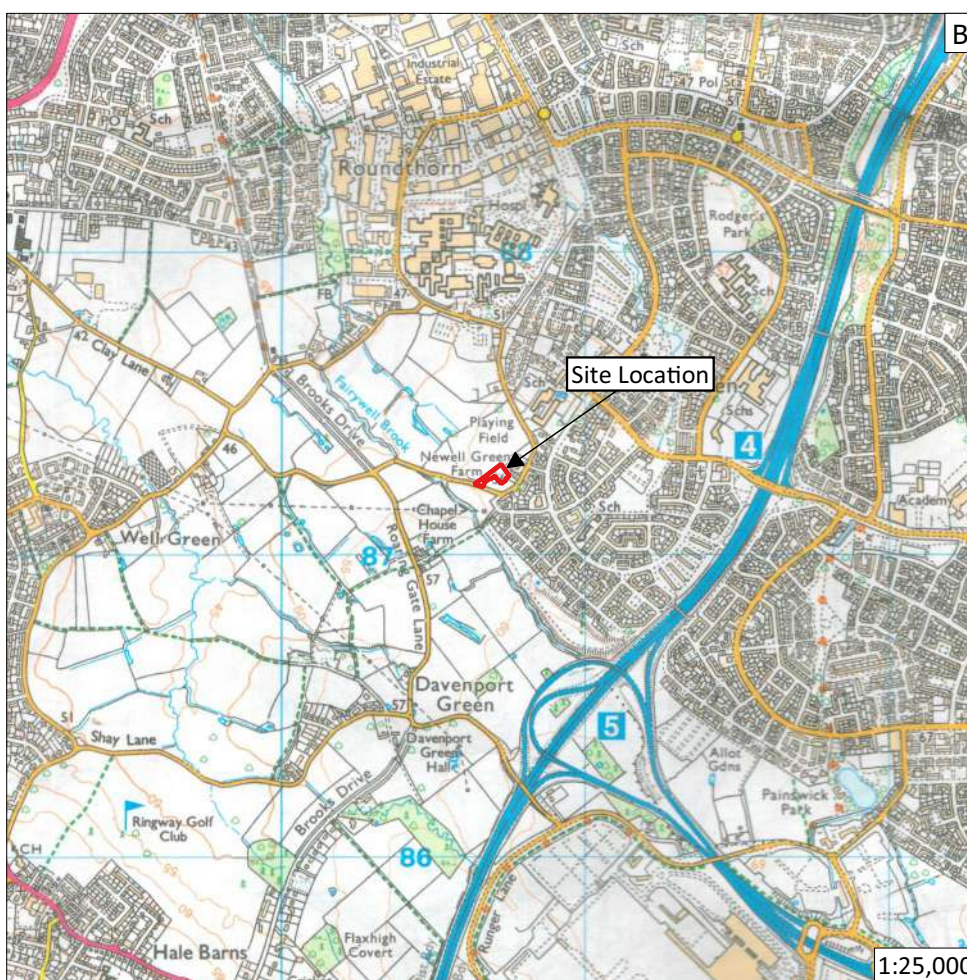
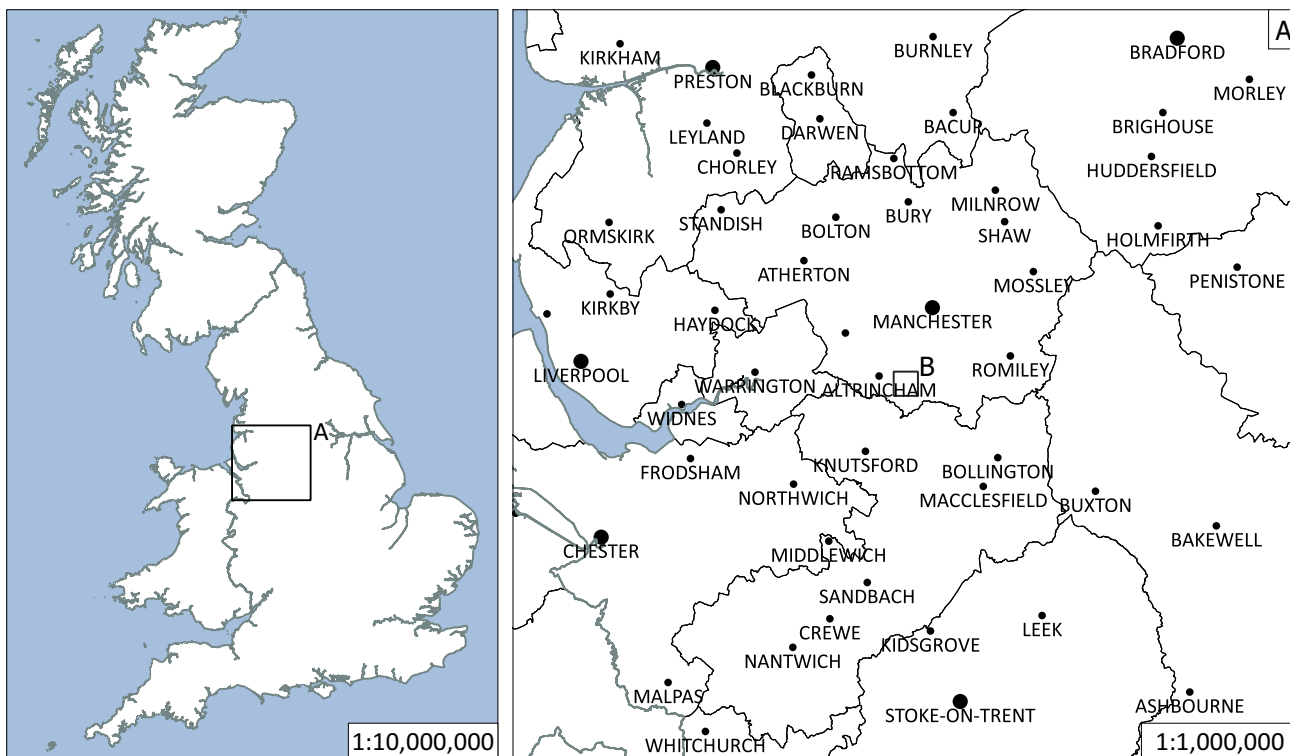
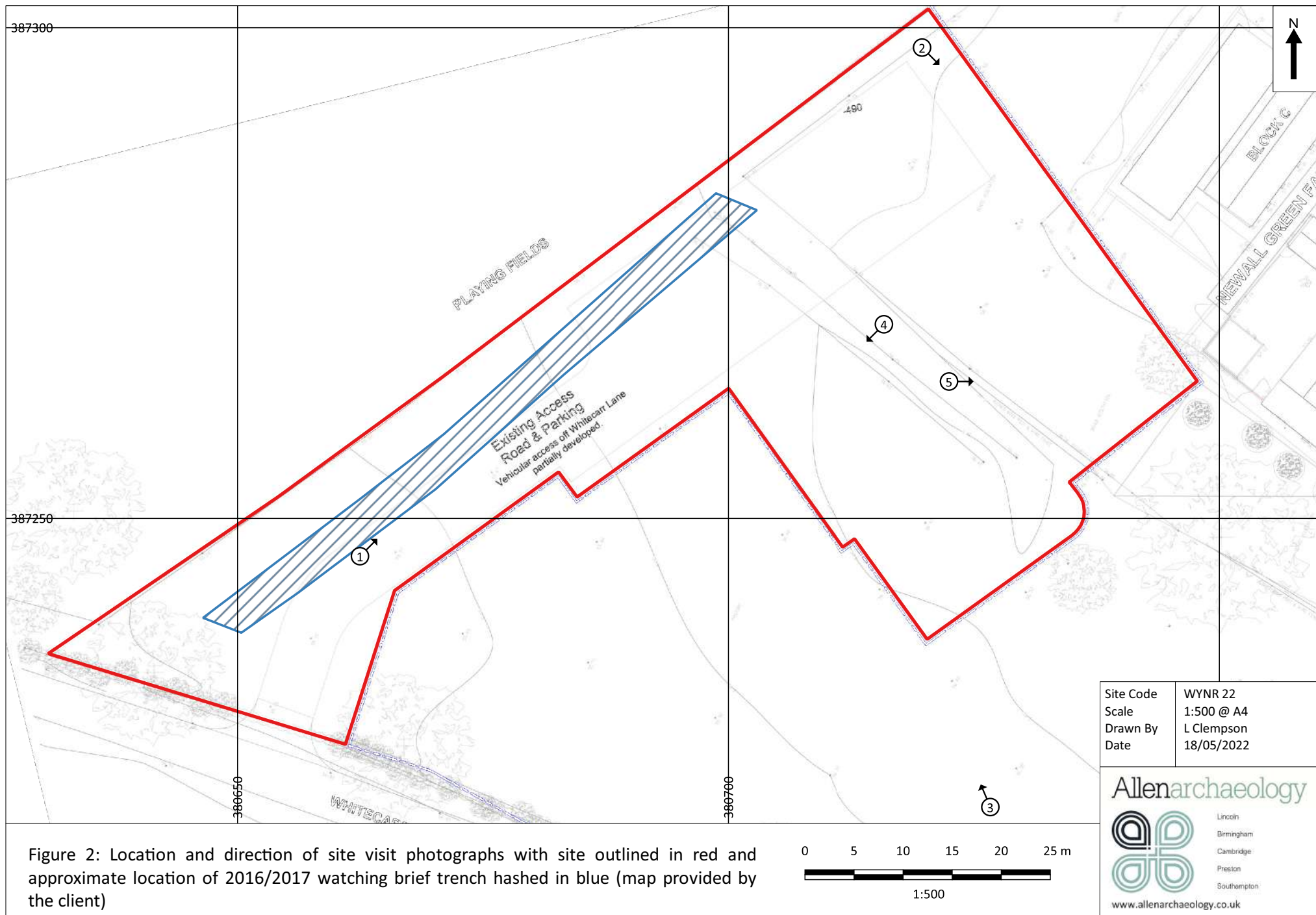


Figure 1: Site location outlined in red

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Site Code	WYNR 22
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Drawn by	L Clempson
Date	17/05/2022



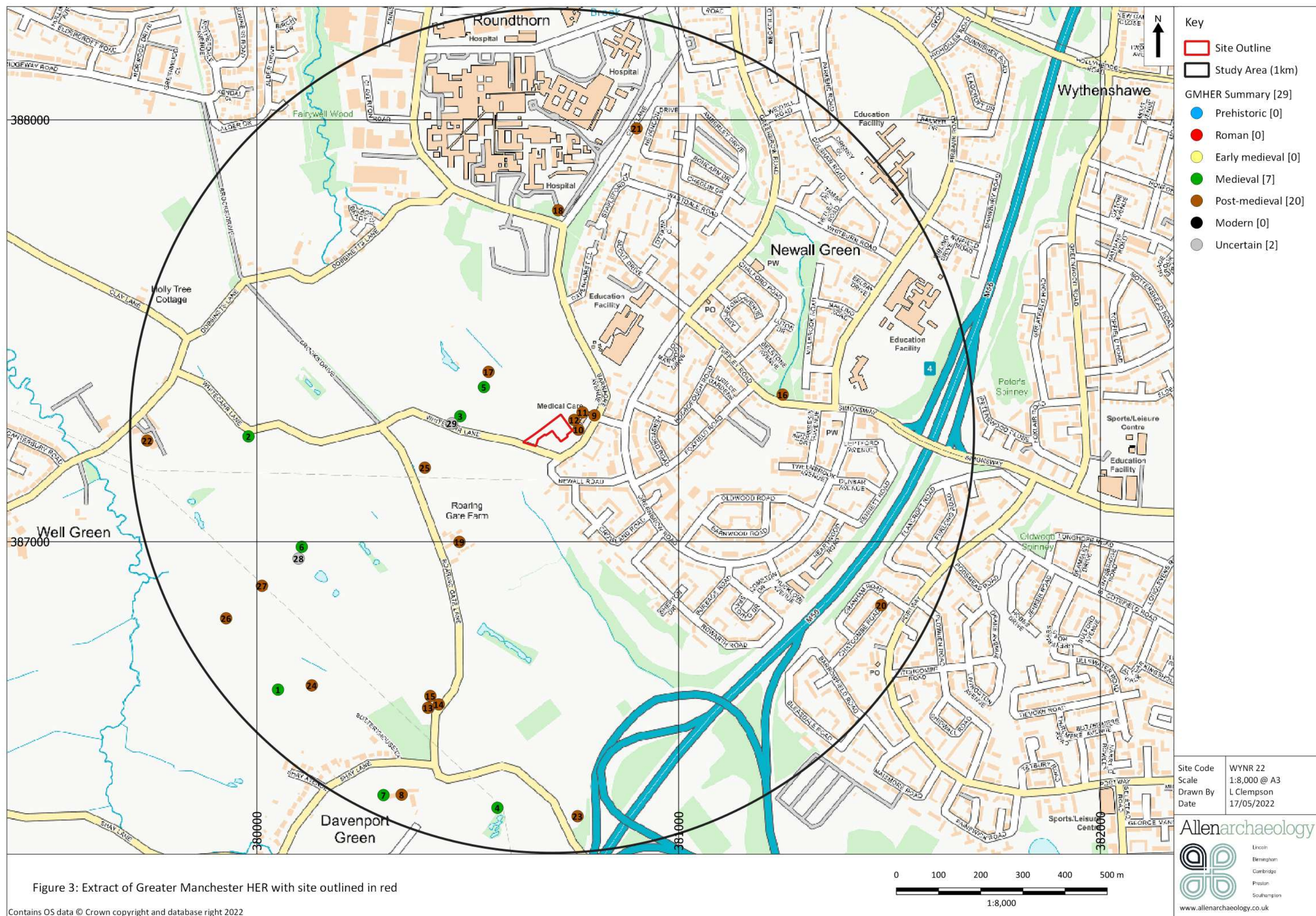
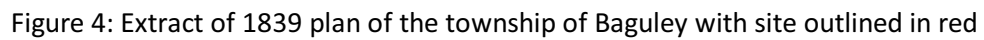
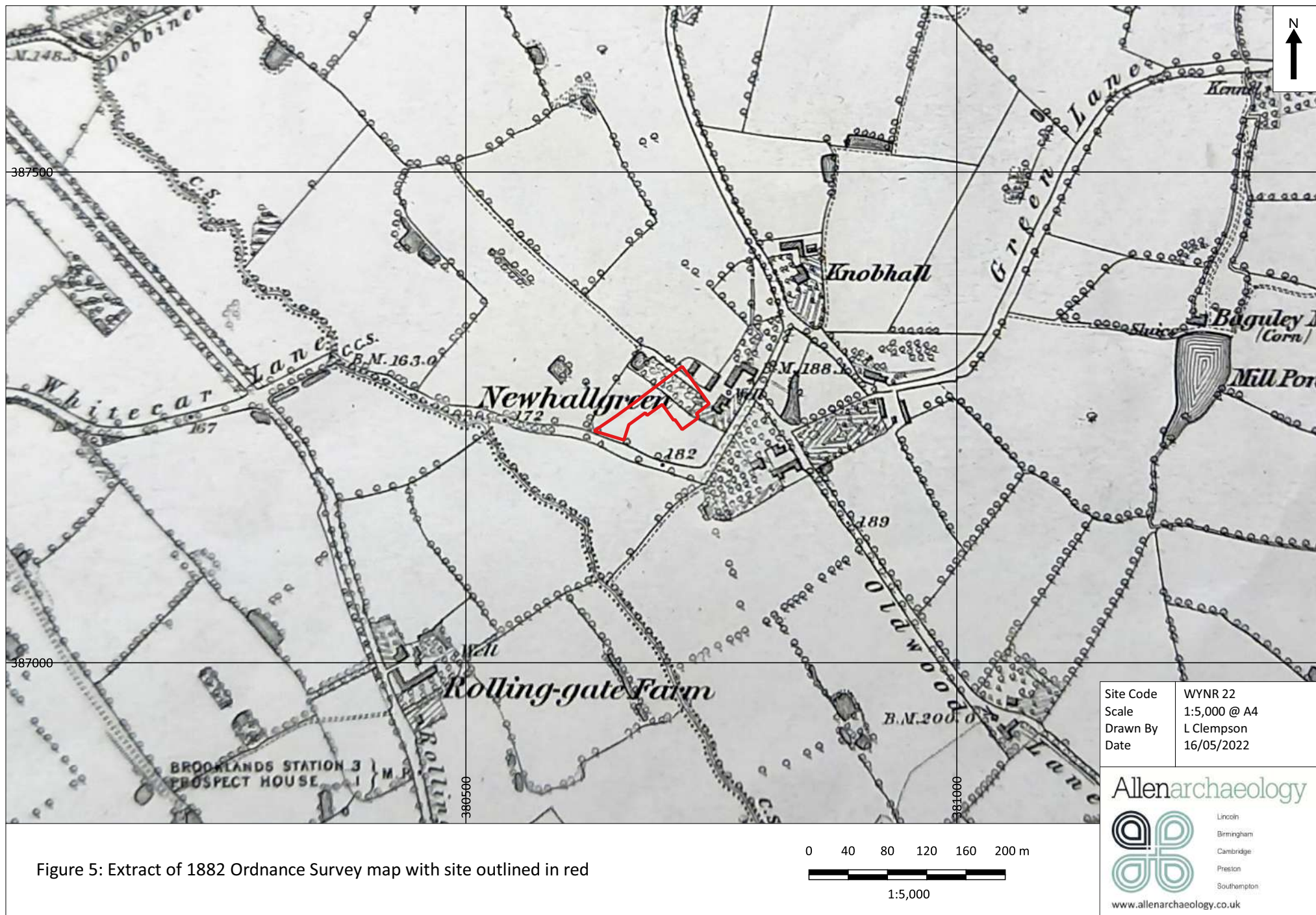
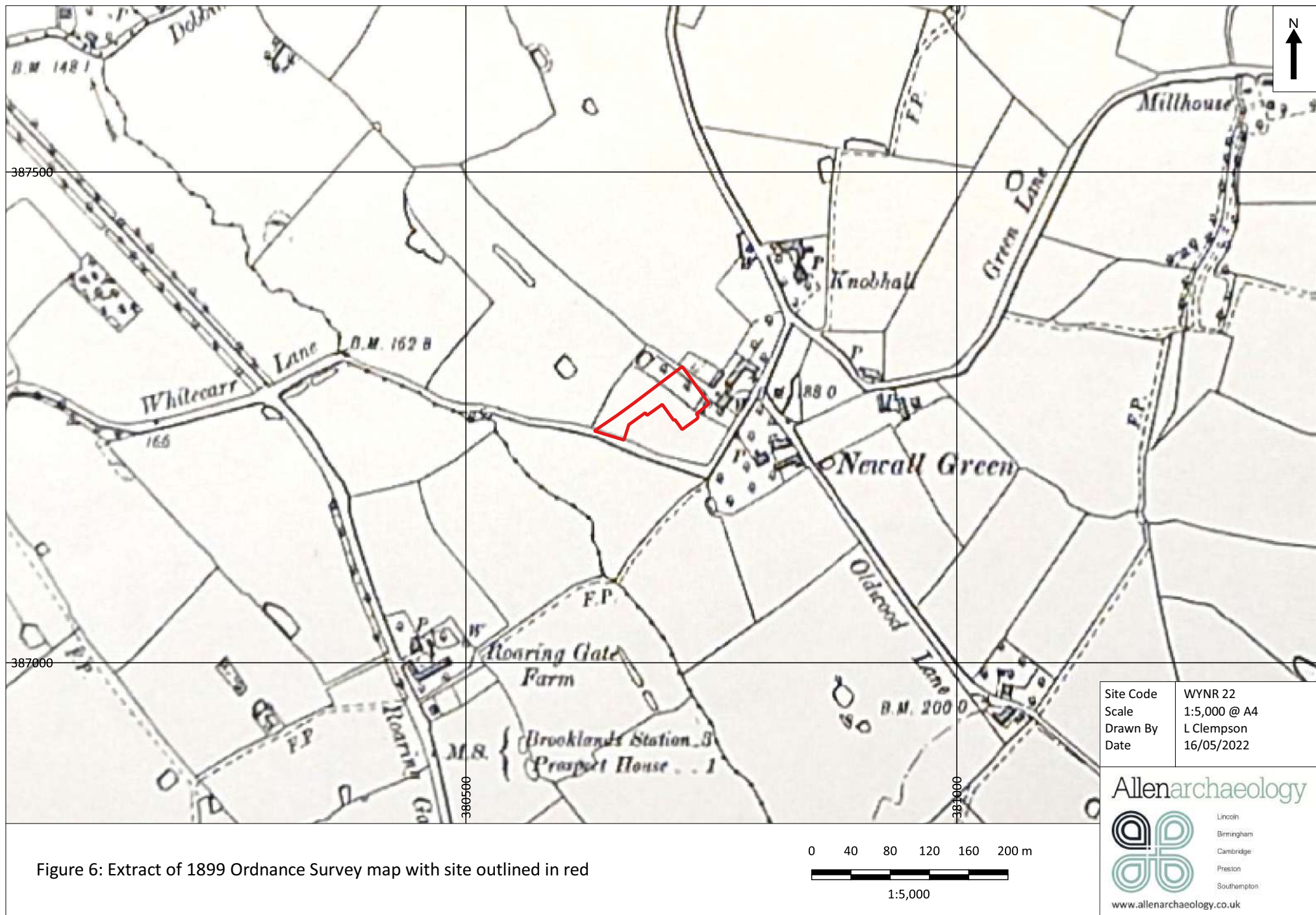
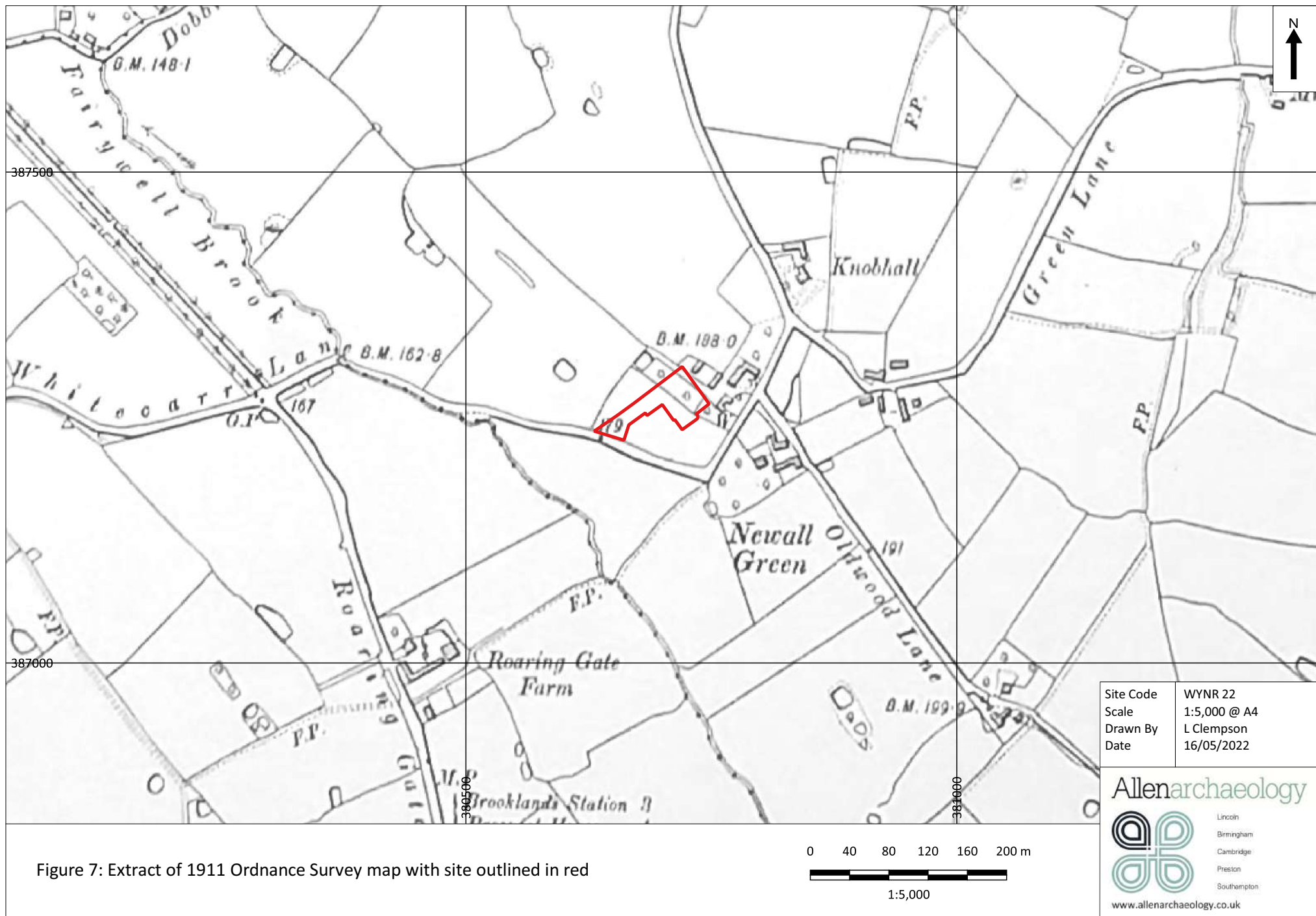


Figure 3: Extract of Greater Manchester HER with site outlined in red









Site Code	WYNR 22
Scale	1:5,000 @ A4
Drawn By	L Clempson
Date	16/05/2022

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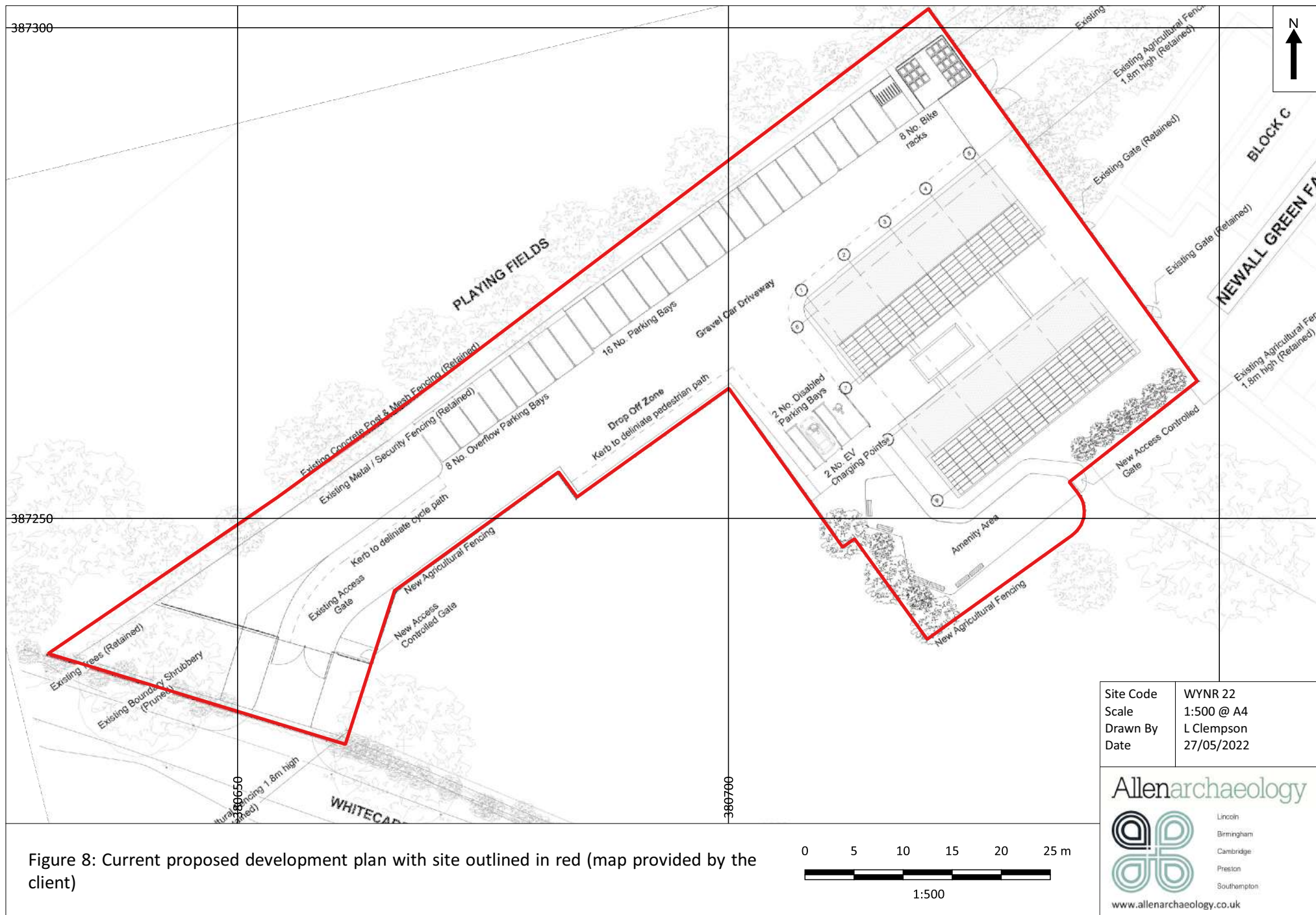


Figure 8: Current proposed development plan with site outlined in red (map provided by the client)



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