

LAND AT 29-31 PARK GROVE

Levenshulme, Manchester



Heritage Assessment

JUNE 2018

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SUMMARY OF PROJECT DETAILS

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Parish:	Manchester
Elevation (above sea level):	c.51m OD
Designation Status(s):	Rusford Park Conservation Area
HER Record No(s):	None
Prepared by:	James Thomson MCI(A)
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NON-TECHNICAL SUMMARY

This report presents the results of a heritage assessment in relation to a proposal for the redevelopment a plot of land, at the location of the former 29-31 Park Grove, Levenshulme, Manchester.

The proposal comprises the erection of 3 storey building to form 6 self-contained flats with associated car parking and landscaping.

The site comprises a cleared plot of land to the south of Park Grove previously developed in the late 19th century with a pair of semi-detached houses, located within the Rushford Park Conservation Area.

In addition to the potential for remains of the 19th century house to survive on the site, the route of a truncated section of the Nico Ditch, an early-medieval ditch and bank, may have passed along or near to the northern site boundary. Due to the location of the development within the footprint of the former building on the site, and the likely extent of historic impacts from previous phases of construction and demolition, the likelihood of encountering archaeological sites, or isolated artefacts, within the site is considered to be low.

The proposed development will introduce a modern building within the Conservation Area, in an area that is currently redundant, and which contributes negatively to its character and appearance. The proposal has been designed to marry modern design with architectural influences taken from the surrounding Conservation Area, which will complement its special character whilst retaining the legibility of origins. Whilst details of materials have not been provided for this outline application, it is conserved that the principals of the proposed development are such that these could be determined through condition on approval. Overall it is considered that the proposal will lead to an enhancement of the contribution made by the site to the significance of the Conservation Area.

I. INTRODUCTION

BACKGROUND

This report presents the results of a heritage assessment in relation to a proposal for the redevelopment a plot of land, at the location of the former 29-31 Park Grove, Levenshulme, Manchester (**Figures 1-2**).

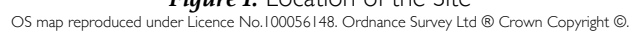
The proposal comprises the erection of 3 storey building to form 6 self contained flats with associated car parking and landscaping.

AIMS

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development. It has been prepared in accordance with a standard guidance issued by the Chartered Institute for Archaeologists (CIFA 2014).

DISSEMINATION

Copies of this report will be distributed to the Client, and the Greater Manchester Historic Environment Record. In addition, a digital copy will be uploaded to the OASIS (Online Access to the Index of archaeological investigationS) with the reference number: ***thejessor1-320367***.



2. SITE LOCATION AND BASELINE CONDITION

LOCATION OF SITE AND SETTING

The proposed development site is located in Levenshulme in Greater Manchester. The site is roughly rectangular, delineated by the Manchester to Birmingham Railway to the east, Park Grove road to the north, 33-35 Park Grove to the west, and Warwick House to the south (see **Figure 2**). The Site is 0.1 ha in size and centred on NGR SJ 87164 94634.

The site has been cleared of any standing buildings and is bound by a c. 2m security fence.

GEOLOGY AND ELEVATION

The site is recorded as overlying sandstone of the Collyhurst Sandstone Formation, a sedimentary rock formed approximately 272 to 299 million years ago in the Permian Period (BGS, 2018).

The elevation of the Site is c.51m Ordnance Datum (OD).

DESIGNATIONS

The site is situated within the northeast corner of Rushford Park Conservation Area. There are no other designated heritage assets within the site.

There are three listed buildings situated within 500m of the site, comprising the Grade II* Slade Hall (NHLE: 1254632), the Grade II Church of St Agnes (NHLE: 1254653) and the Grade II Church of Ste Peter (NHLE: 1254684).



Figure 2: Site boundary and location Conservation Area boundary

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3. METHODOLOGY

INTRODUCTION

The desk-based research undertaken as part of this heritage assessment has taken into consideration the historical and archaeological background of the site and a 250m radius study area (see **Figure 3**). The research and reporting has been undertaken in accordance with guidance prepared by the Chartered Institute of Archaeologists (2014).

LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Review of relevant archive and documentary material;
- Review of previous planning decisions;
- Consultation of plans and information provided by the Client and their Architect;
- Relevant published literature and websites.

WALKOVER INSPECTION

The Site was inspected in June 2018 by Oliver Jessop MClfA in order to assess its character, identify visible historic features and assess possible factors that may affect the survival or condition of known or potential assets.

DOCUMENTARY AND ARCHIVE RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the full historic character of the site and study area is understood.

Direct consultation was made with:

- Greater Manchester Historic Environment Record;
- National Heritage List for England;
- Greater Manchester Archives;

In addition, the following archaeological databases and archive repositories were consulted:

- Historic and modern aerial photographs available through Britain from Above, National Collection of Aerial Photography, Cambridge Air Photos and Google Earth.
- The Historic England Red Boxes Archive; and
- National Record of the Historic Environment.

TIME PERIODS

The description of archaeological remains, find spots or extant features within the report, makes reference to the following time periods, which describe broad and unequal phases of past human activity:

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-1540)
- Post-Medieval and Modern (AD1541 to present)

4. PLANNING LEGISLATION AND GUIDANCE

LEGISLATIVE CONTEXT

The principle legislation in relation to the protection and management of the historic environment comprises:

Historic Buildings and Ancient Monuments Act 1953 – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Ancient Monuments and Archaeological Areas Act 1979 – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

Planning (Listed Buildings and Conservation Areas) Act 1990 – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27th March 2012, and sets out the Government's planning policies for England and how these are expected to be applied. The new emphasis states that planning requirements within the planning system must be relevant, proportionate and necessary to each individual application (Para. 1). This guidance includes 12 Core Planning Principles that include promoting the different roles and character of our main urban areas and protecting the Green Belts around them. The conservation of heritage assets in a manner appropriate to their significance is also important, so that they can be enjoyed for their contribution to the quality of life of this and future generations (Para. 17).

NPPF encourages local planning authorities to identify and bring back into residential use empty housing and buildings (Para. 51), and make effective use of land that has previously been developed (brownfield land), provided that it is not of high environmental value (Para. 111). Section 12 of the NPPF, 'Conserving and enhancing the historic environment', seeks to ensure that heritage assets at risk, through neglect or decay, should be conserved (Para. 126). The setting of

any heritage asset needs to be described in a planning submission, with the level of detail proportionate to the asset's importance (Para. 128).

Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (Para. 133). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para. 134).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made in regards to the scale of harm, or loss, and the significance of the heritage asset (Para. 135).

NPPF does, however, encourage planning authorities to look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance (Para. 137). Clear guidance is also given in regards to the requirements of developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and to make this evidence publically accessible (Para. 141).

NPPF tasks local planning authorities to have up-to-date evidence about the historic environment and to use it to assess the significance of heritage assets and the contribution they make to the environment (Para. 169). Where appropriate, landscape character assessments should also be prepared and integrated with an assessment of historic landscape character, especially where major expansion options are being considered in areas of landscape sensitivity (Para. 170).

LOCAL DEVELOPMENT FRAMEWORK

The Greater Manchester Local Plan consists of the Core Strategy 2012-2027, saved policies from the Unitary Development Plan, and supplementary planning documents. Policies relevant to the management of the historic environment at the site are as follows:

CORE STRATEGY POLICIES

EN 3: 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.

UDP SAVED POLICIES

LL4: The Council will protect the line of the Nico Ditch from the effects of harmful development.

5. UNDERSTANDING THE SITE – ARCHAEOLOGY & HISTORY

INTRODUCTION

This section of the report examines the archaeological context of the site and presents a summary history of the development of the surrounding area. It has been compiled from a variety of sources, primarily in the form of records held by the Greater Manchester Historic Environment Record and Greater Manchester Archive.

Sites, or features of interest, or archaeological investigations are referenced in the description below as Heritage Assets, **HA1-6**. Extracts from relevant historical visual sources including illustrations and maps are included as **Appendix 1**, and HER data as **Appendix 3**.

HISTORIC TOWNSCAPE CHARACTER

The previous character of the site comprised part of the probable parkland of a former high-status hall known as Rushford House and assessed to date from the late 18th century. At this time the landscape surrounding the site was predominantly rural, situated on the outskirts of Levenshulme village, dotted with occasional farmsteads and high-status villas. Whilst this former character is no longer visible within the site, it has a very low legibility within the wider Rushford area in the form of the surviving Hawthorn Cottage, built c.1820 as a farmhouse, and the preservation of the alignment of a former field boundary that defined the southern edge of Rushford House's park.

A railway embankment was built along the east of the site c.1840 to carry the Manchester to Birmingham Railway and established a strong boundary that would define the edge of later development in the area, divorcing the land at the site from the historic core of Levenshulme.

The surrounding area developed during the second half of the 19th century forming three character areas, the first two defining the initial Victorian development within the former Rushford Park area and within the land north of Alberly Road which was known as Coston Park. This development was a loosely grained mixture of medium sized detached, semi-detached and terraced housing. The character of this development was controlled by a restrictive covenant written into the title deeds when land associated with Rushford House and Hawthorn Cottage were divided up. These covenants stipulated that frontages should extent at least 24 yards from the centre line of the road, leading to the creation of long front gardens with plenty of room for trees in both the avenues and the gardens.

A later phase of development during the early 20th century infilled previous open space, including a Cricket Ground north of Limefield Terrace, which as of a tighter grain

PREHISTORIC – PALAEOLITHIC TO IRON AGE (PRE 30,000BC – AD43)

There are no recorded sites of prehistoric date within the 250m study area. The low undulating topography of the area falls steadily towards the southwest, forming a shallow valley to the south along the line of the Fallow Brook (now largely built over). This natural topography does not suggest the presence of preferable habitation sites but may have contained resources suitable for seasonal exploitation. It is considered however that the likelihood of encountering archaeological sites, or isolated artefacts, from the Prehistoric period within the site is low.

ROMAN (AD43 – AD450)

The presumed alignment of a Roman road from Buxton to Manchester has been suggested to have survived in the present day A6 as it passes to the east of the site (**HA1**). Whilst there are no other recorded Romano-British sites within the 250m study area, Roman roads have proven to have been foci for contemporary occupation activities. It is considered that the likelihood of encountering archaeological sites, or isolated artefacts, from the Roman period within the site is negligible.

SAXON/EARLY MEDIEVAL (AD450 – AD1065)

The line of Nico Ditch (**HA2**) crosses the northern boundary of the site. It comprised a single linear bank and ditch averaging 2-2.5m deep and extending over 5 miles in length between marshland areas at Fallowfield and Audenshaw. The origin of the earthwork is unknown, for although popularly held to have been built in the 9th century in anticipation of Danish invaders alternative theories suggest it was built by the native British in advance of Saxon invaders, as an administrative boundary or to drain marshland. Whilst the scale and location of the earthwork indicate it may not have been designed as a defensive feature, there is no evidence for its construction specifically as an administrative boundary either. Archaeological excavations have confirmed its presence at several points, documented a regular profile and identified evidence that it was maintained. Unfortunately, no dating evidence has been forthcoming from any excavation, either for its date of construction or abandonment. Excavations at Park Grove, east of the railway, by the Greater Manchester Archaeology Unit in 1992 discovered a section of the ditch and revealed that it had remained open until the 19th century. At that time, it was culverted and filled in. The alignment of the ditch at Park Grove closely aligns with the Rusholme & Levenshulme parish boundary.

If it is assumed that the Nico Ditch continued to be respected by the line of the parish boundary west of the railway then it would suggest it was located along the northern side of Park Grove, although this has yet to be proven archaeologically. It is therefore considered that there is a moderate likelihood of encountering the remains of the ditch or contemporary buried land

surfaces within the northern part of the site, however any such remains may have been impacted by the construction of housing in the 19th century, and subsequent recent demolition.

LATER MEDIEVAL PERIOD (AD1066-1540)

There are no recorded archaeological finds or sites of the later medieval period within the 250m study area. Levenshulme appears in documentary sources from 1246, where it was recorded as *Lewyneshulm*. The etymology of this place name suggests it derives from a combination of the Old English personal name, and the Old Scandinavian work *holmr*, thus translating as a “island of a man called Leofwine” (Mills, 2010). An alternative translation is provided in the conservation area appraisal which is “tract of land belonging to the lord” (Greater Manchester Council 2018). The origin of the name could suggest that the area had been settled by the 9th century, and whilst it is likely that there was settlement in the area by the 13th century, the nature of land use at the site during this period is unknown. Most likely is that the site fell within the agricultural hinterland of the developing settlement of Levenshulme. It is considered that the likelihood of encountering remains from this period within the is negligible.

POST-MEDIEVAL AND MODERN (AD1541 TO PRESENT)

By the early 19th century the site had been enclosed as part of land associated with a high status detached villa known as Rushford House (**HA4**). The tithe map for the parish, produced in 1846 (**Appendix 1.1**), illustrates the house to the west of the site comprising a square structure, with bay windows to the southwest, and a short rear wing to the north. A pond is shown to its south east, circled by a path, and a winding carriage way to the west.

The area remained largely rural in character until 1835 when Rushford Village was laid out in parallel to the construction of the railway from Manchester to Crewe (**HA5**). By 1840 Rushford Station had been formed, and the LNWR developed housing and school for railway employees. A further station opened at Levenshulme in 1843 which went onto become the centre of development in the area when Rushford Station closed in 1854. Residential development at Rushford continued between 1880 and 1893, and again around 1903.

It was probably within the second phase, in the 1880 to early 1890s, that the site was developed with a large pair of semi-detached dwellings. Whilst no longer in existence, these buildings were most likely of similar appearance to the neighbouring building at 33-35 Park Grove, comprising a red brick building of two storeys with a cellar. The plan of the building is clearly depicted on the 1893 Ordnance Survey map (**Appendix 1.2**) as being set back from the roadside, with short rear courtyard separated from a longer linear garden by a short service passage. There was little change at the site between the 1890s and the 1980s (**Appendices 1.2-1.8**) with the exception of

possible minor alterations to the rear and side buildings attached to no. 29. In the c.1990s the building was pulled down in anticipation of a, later aborted, railway project leaving the site vacant (*Appendix I.9*).

Within the land to the south of the site, previously open space at the time of the first edition OS in 1893 and possibly for the benefit of the estate, was developed by 1974 with Warwick House (*Appendix I.7*). This was a three-storey apartment block built on modern principles, forming a sculptural piece within the centre of managed lawns emphasising space and light, with garaging for cars.

SUMMARY OF HERITAGE CONSTRAINTS

The site does not contain any heritage assets that contribute positively to the Rushford Park Conservation Area. The urban setting of the site is such that it is also not considered to contribute towards the setting of listed buildings in the area, neither visually or in relation to how they are experienced, nor through historic association.

The site was developed during the 19th century with a large semi-detached house, which was demolished towards the end of the 20th century. Earlier archaeological remains may survive within the site, specifically the remains or associated evidence of Nico Ditch, a non-designated linear earthwork of probably early-medieval origin.



Figure 3: Location of heritage designations surrounding the Site
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6. UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest derived in their physical presence and way in which they are experienced (after definitions in NPPF). Establishing what factors contribute to the significance of an asset, and how, is crucial to understand its vulnerability to change and in ensuring appropriate conservation strategies are identified which preserve and enhance that significance.

Significance is expressed in this report on a four-point scale of negligible, local, regional or national.

ARCHAEOLOGY

The principal archaeological potential at the site relates to the remains of the former 29-31 Park Grove. This building was erected in the latter part of the 19th century, representing a second phases of development within the Rushford Park estate. Its sister building, no 33-35, survives next door. The remains of this building are unlikely to be of archaeological or historical interest and are thus deemed to be of negligible significance.

There is potential for pre-19th century archaeology within the site in the form of the remains of the Nico Ditch which is believed to have followed the alignment of Park Grove. Archaeological excavations east of the railway identified the ditch on the line of the former Rusholme/Levenshulme parish boundary, which followed the northern side of Park Grove opposite the site. The precise alignment of the ditch at this point is, however, unproven and could deviate into the northern edge of the site. There is also the potential for associated buried ground surfaces to survive within the site, although the construction and later demolition of 29-31 Park Grove suggests that any such remains are likely to have been removed or damaged. Whilst evidence of the bank of Nico Ditch is similarly unlikely to have survived, evidence of the ditch (which was of up to 2.5m in depth) could remain. Should a section of the ditch survive within the site, the presence of environmental deposits suitable for radio-carbon dating would be of particular archaeological interest and is identified as an initiative (no. 4.57) of the North West Archaeological Research Agenda (Newman *et al.*) Whilst any remains of Nico Ditch surviving within the site would be of archaeological interest, taking into consideration the likely truncated nature they are considered to most likely be of no more than regional interest.

RUSHFORD PARK CONSERVATION AREA

Rushford Park Conservation Area is principally focussed on a late 19th to early 20th century residential development that grew up following the arrival of the railway in the area, the principal interest in which is defined as comprising (Manchester City Council, 2018):

- Victorian red brick houses with detailing typical of the mid to late 19th century including blue brick (and more rarely buff or gauged brick), vertical sashes and some decorative bargeboards to properties on Limefield Terrace;
- Edwardian red brick houses with, comparatively smaller, dissimilar sized sash windows, and canted bay windows with half-timbered gables and decorative brick panels.
- Front gardens are typically demarked by stone or brick walls with hedges behind, and rarely by hedges alone.
- Generous tree planting creates a semi-rural character
- Central Avenue is unique in the area in possessing grass verges with street trees, which promote its prominence within the Conservation Area

The existing modern blocks of flats were included within the designation to consolidate the Conservation Area and to provide a greater degree of planning control in readiness for any alterations or re-development of these blocks. Further modern development in the northeast corner of the Conservation Area has also occurred since designation, including nos. 76-78 Central Avenue which comprise a modern take on the Victorian aesthetic of historic development in the area, let down by the comparative low quality of materials in relation to brickwork, joinery and windows.

The site lies at the north east edge of the Conservation Area, evident when passing along Park Grove and when entering the area through the underpass under the railway (**Appendix 2.1-2.2**). Further visual linkages are blocked by the height of the railway embankment, sections of vegetation and trees (**Appendix 2.3-2.4**). The site contains no built heritage and is in an overgrown and disused state with security fencing separating it from Park Grove. The condition of the site and its relative prominence within the northern pedestrian route from Rushford Park towards the commercial area along Stockport Road, results in it imparting a negative influence on the architectural and artistic interest of the Conservation Area. The single exception is the survival of several mature trees.

7. EXISTING CONDITIONS AND IMPACTS

SITE CONDITIONS

The development site is an open area that has been cleared of standing buildings. The topography is relatively level and overgrown with grass and light scrub.

EXISTING IMPACTS - ARCHAEOLOGY

Previous impacts upon any underlying archaeological deposits within the site are predominantly associated with a likely degree of impact along the eastern edge of the site from the construction of the railway embankment, impacts arising from the footings and cellars of the 19th century building, and impacts resulting from the buildings demolition in the 1990s. The likelihood of any earlier deposits or features (should they exist) to survive within these areas is therefore deemed to be Low.

8. PROPOSED DEVELOPMENT IMPACTS - PHYSICAL

PROPOSAL

The site is proposed for residential development comprising a single three storey building containing 6 flats, a double garage building to the south, and associated car parking and landscaping.

The proposed building is to be situated on the building line established by 33-35 Park Grove, and over the footprint of the former building located on the site. In terms of massing and scale the building has been articulated to form two blocks, the western section matching the eaves height of 33-35 Park Grove and the eastern section stepping up to the height of its ridgeline.

The design of the building is modern, forming rectilinear blocks with flat roofs and utilising buff brick and large areas of fenestration. Emphasis has been drawn to the verticality of the building, and in establishing clear division of bays.

POTENTIAL IMPACTS

Potential development impacts are considered to derive from ground works associated with the excavation of foundations, services and the construction of access roads. There is also the potential for impacts to the character of the Conservation Area through the introduction of a new modern building.

ARCHAEOLOGY

The proposed development will be situated within the approximate location of the former dwelling situated on the site, with further groundworks to the rear of the site for the garage, for the provision of services and in the construction of roads and landscaping. Due to the likely existing impact within the area of the former house the greatest potential for impacts to archaeological remains from the development is from the creation of services. These groundworks have the potential to impact remains of the Nico Ditch, or associated buried deposits such they exist, along the northern edge of the site, which could result in their permanent complete or partial loss.

BUILT HERITAGE

The proposed development has taken a considered approach to location, scale, mass and design, adopting a modern aesthetic that takes direct reference from its surroundings.

The location of the proposal is situated over the footprint of the former 29-31 Grove Park and respects the property line established at that time and will enable a front garden to be created. Whilst the footprint of the proposal is slightly larger than the previous building on the site it maintains the same degree and sense of space that are a feature of the Victorian phase of development in the area.

The scale of the proposal, whilst of three storeys, utilises a flat roof and slimmer stories to achieve a height that is directly comparable to the neighbouring property. Any sense of compaction is, however, avoided through adoption of tall windows and narrow spandrels which creates a strong vertical emphasis to the development.

The overall design of the building takes influence from the modern movement, and in that regard is a continuation of the history of modernist development within this corner of the Conservation Area. In comparison to previous building in the area (such as that nearing a pastiche at 76-78 Central Avenue, and the uncompromisingly modern development of Warwick House), the proposal has balanced a design that is honest about its origins whilst drawing on the rhythm, scale and mass of historic development.

9. CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

The site comprises a cleared plot of land to the south of Park Grove in Levenshulme previously developed in the late 19th century with a pair of semi-detached houses. The site is located within the Rushford Park Conservation Area.

In addition to the potential for remains of the 19th century house to survive on the site, the route of a truncated section of Nico Ditch, an early-medieval ditch and bank, may have passed along or near to the northern site boundary. Due to the location of the development within the footprint of the former building on the site, and the likely extent of historic impacts from previous phases of construction and demolition, the likelihood of encountering archaeological sites, or isolated artefacts, within the site is considered to be low.

The proposed development will introduce a modern building within the Conservation Area, in an area that is currently redundant, and which contributes negatively to its character and appearance. The proposal has been designed to marry modern design with architectural influences taken from the surrounding Conservation Area, which will complement its special character whilst retaining the legibility of origins. Whilst details of materials have not been provided for this outline application, it is conserved that the principals of the proposed development are such that these could be determined through condition on approval. Overall it is considered that the proposal will lead to an enhancement of the contribution made by the site to the significance of the Conservation Area.

RECOMMENDATIONS

Due to the potential archaeological interest of anticipated archaeology at the Site associated with Nico Ditch, it is recommended that an archaeological watching brief is maintained during the excavation of groundworks within the site.

10.SUPPORTING INFORMATION

AUTHORSHIP

This report has been written by James Thomson MCIfA, with editing provided by Oliver Jessop MCIfA.

ACKNOWLEDGEMENTS

Mark Hobbs is thanked for providing background information for the scheme and for arranging access.

The staff at the Greater Manchester Archives were helpful in identifying historical material for the Site. Lesley Dunkley of GMAAS is thanked for providing information held in the Historic Environment Record.

SOURCES AND REFERENCES CONSULTED

PRIMARY SOURCES CONSULTED: VISUAL RECORDS

- 1846 Levenshulme Parish Tithe Map
- 1893 Ordnance Survey Map
- 1907 Ordnance Survey Map
- 1922 Ordnance Survey Map
- 1933 Ordnance Survey Map
- 1956 Ordnance Survey Map
- 1974 Ordnance Survey Map
- 1985 Ordnance Survey Map
- 1995 Ordnance Survey Map
- British Geological Map of Britain (digital data), 2018

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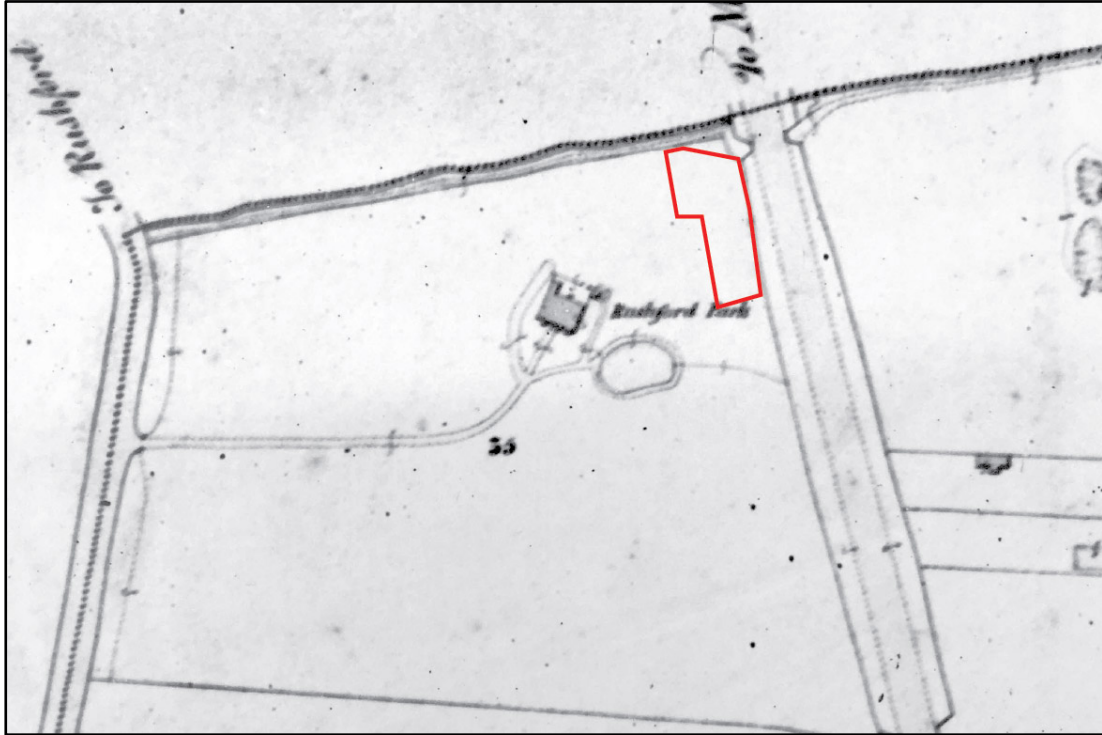
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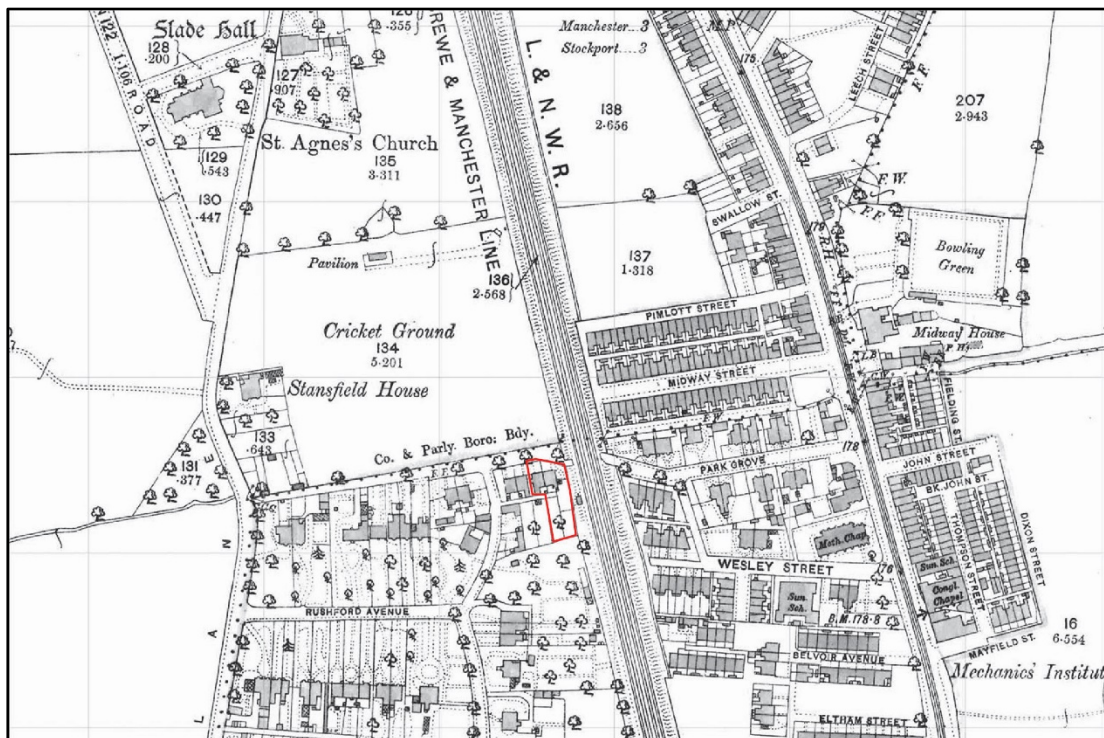
Appendix 1:

Historic mapping and illustrations



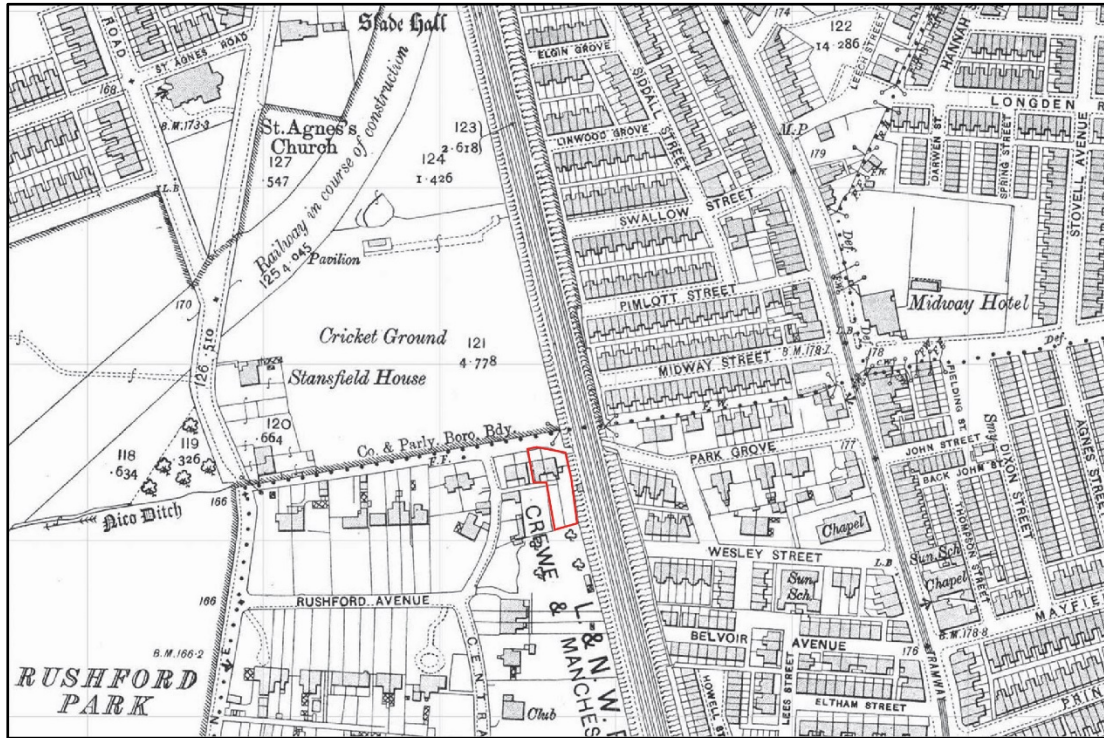
Appendix I.1: 1846 Tithe Map (approx. site location in red)

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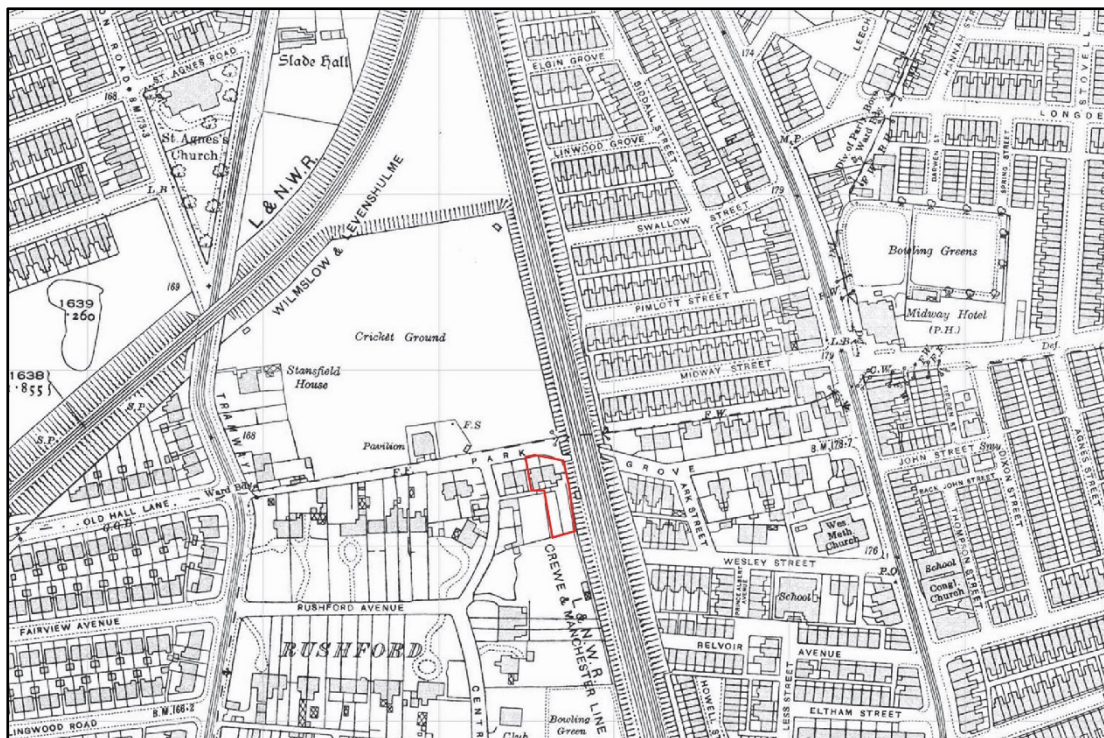
Appendix I.2: 1893 Ordnance Survey Map

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Appendix I.3: 1907 Ordnance Survey Map

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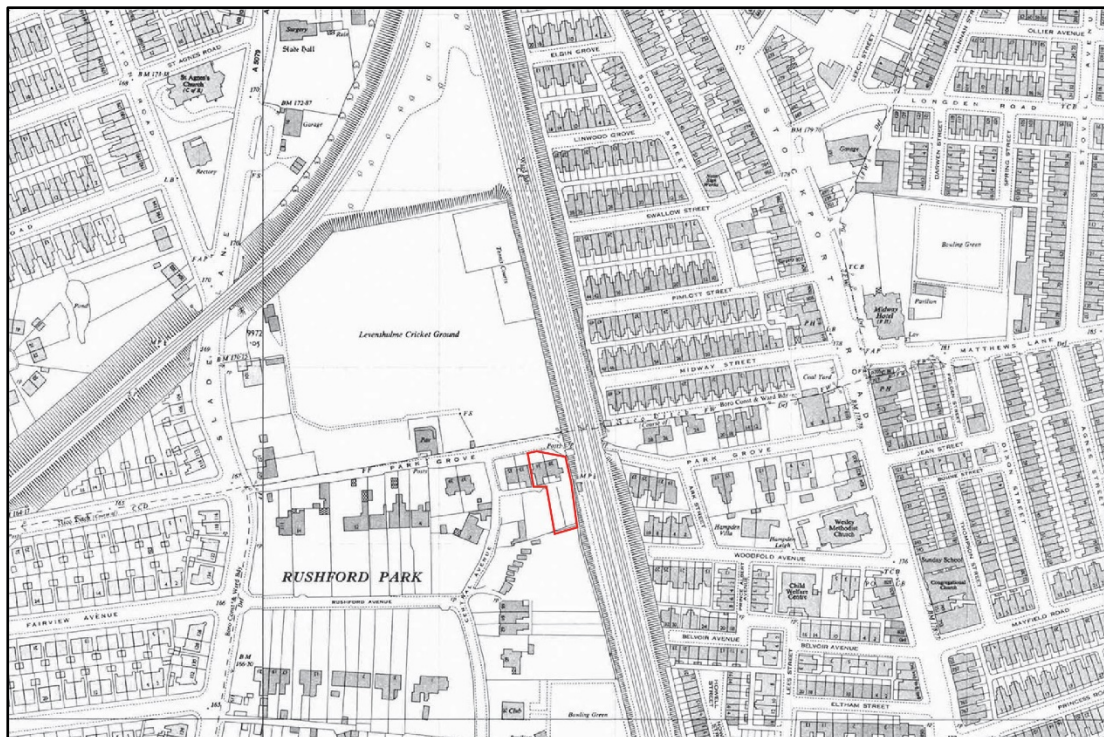
Appendix I.4: 1922 Ordnance Survey Map

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Appendix 1.5: 1933 Ordnance Survey Map

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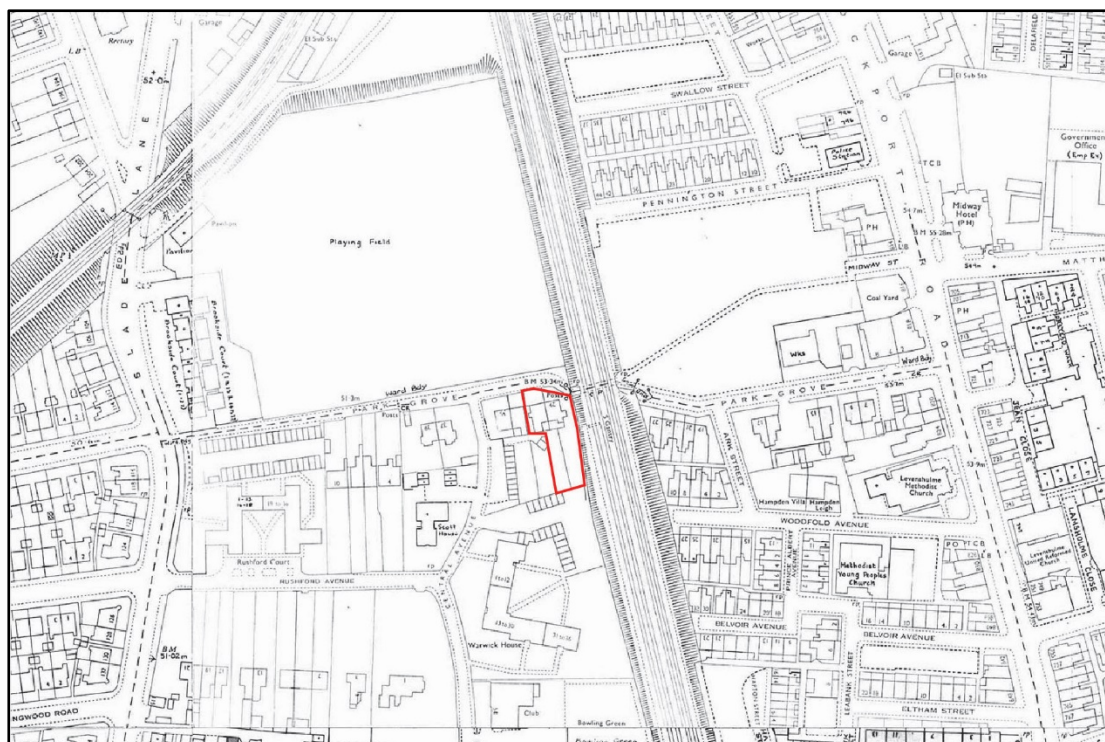
Appendix 1.6: 1956 Ordnance Survey Map

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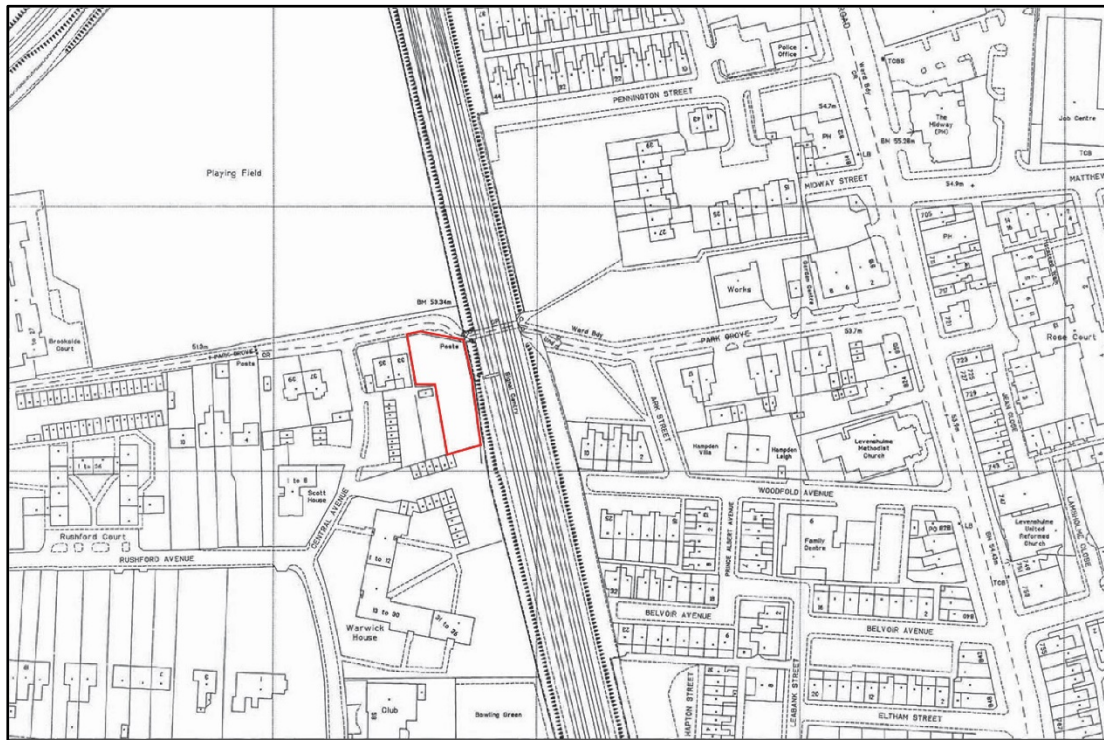
Appendix 1.7: 1974 Ordnance Survey Map

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Appendix 1.8: 1985 Ordnance Survey Map

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Appendix I.9: 1995 Ordnance Survey Map

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Appendix 2:

Site photographs



Appendix 2.1: View towards the site along Park Grove, looking east



Appendix 2.2: View across the site along Park Grove, looking west from the entrance to the railway underpass



Appendix 2.3: View looking west towards the site from the eastern side of the railway embankment



Appendix 2.4: View looking north along Central Avenue from the junction with Rushford Avenue.

Appendix 3:

Historic Environment Record Data

Appendix 3.1: Historic Environment Record Data

HA	Period	Description	Ref No.	NGR
1	Romano-British	Manchester to Buxton Roman Road (Manchester to Levenshulme section)	HER 28.1.3 & 28.1.8	387269 394826
2	Early Medieval	Nico Ditch	HER 1404.1.5	387242 394676
3	17 th century	Former Midway public house (formerly Midway Hotel), site of earlier Midway House (inn)	HER 9764.1.0	387365 394725
4	19 th century	Rushford Park (site of)	HER 9767.1.0	387125 394575
5	19 th century	The Manchester and Birmingham Railway was originally intended as an independent line from Manchester to Birmingham via Stockport, Congleton, then through the Potteries to join the Grand Junction at Norton Bridge. It proved too expensive and was curtailed	NRHE 1370447	387156 394780
6	20 th century	The LNWR built a very direct line from Wilmslow on the Manchester and Crewe Railway, to Slade Lane Junction on the same line, the line being known as the Styal line. It opened in 1909.	NRHE 1371655	387009 394764