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MANCHESTER

Heritage Statement

Collyhurst Village,
Rochdale Road,
Collyhurst,
Manchester

Client:
Far East Consortium
International Limited

Technical Report:
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Report No:
2020/14



Site Location: The proposed development site is bounded by Rochdale Road to the west, Marston Street to the north, Anslow Close and Thornton Street North to the east, and Shellard Road to the south.

NGR: Centred on SD 85560 00287

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Summary

Far East Consortium International Limited has prepared proposals for a residential development and the creation of a new park at land located within Collyhurst, Manchester. In order to support the planning application, Salford Archaeology were commissioned to undertake a heritage statement. This assessment of the built heritage within, and in close proximity to the site, was intended to establish, as far as possible, the character of the historic built environment within the context of the proposed development site and to provide a description of significance in order to understand the potential impact of the proposals, including the potential impact on the setting on any nearby designated heritage assets.

Within the boundary of the proposed development site there are no upstanding buildings of historic interest and the site contains no discernible historic character. Within a 750m study area radius of the site, five designated built heritage assets and one non-designated built heritage asset were assessed in order to consider the potential for the proposed development to affect the settings of these heritage assets.

The assessment demonstrated that the settings of the identified built heritage assets will not be affected by the proposed development. The proposed development will result in five instances of 'no adverse effect', on the key viewpoints and settings of the designated heritage assets identified within this assessment.

One non-designated heritage asset, the war memorial on Rochdale Road, has been identified within close proximity to the proposed development, however, this will not be physically affected and the setting of the non-designated heritage asset does not contribute to its significance.

The proposed development will deliver significant economic and regeneration benefits and the proposals align with Manchester's adopted Core Strategy and meets the tests set out in the National Planning Policy Framework relating to built heritage.

1. Introduction

1.1 Planning Background

Far East Consortium International Limited ('FEC') has prepared proposals for a residential development and the creation of a new park at land located within Collyhurst, Manchester. Full planning permission for development is being sought for an area known as Collyhurst Village (herein referred to as 'the Site'). The Site, which covers an area of approximately 4.7 ha, is bounded by Rochdale Road to the west, Marston Street to the north, Anslow Close and Thornton Street North to the east, and Shellard Road to the south.

In order to support the planning application, FEC commissioned Salford Archaeology within the University of Salford to carry out an assessment of the built heritage within, and in close proximity to the site. This was intended to establish, as far as possible, the character of the historic built environment within the context of the Site and to provide a description of significance in order to understand the potential impact of the proposals, including the potential impact on the setting on any nearby designated heritage assets.

1.2 Objectives and Approach to Assessment

The principal objective of the heritage statement was to examine the history, development and significance of the historic built environment within and in the vicinity of the Sites and through this to assess the impact of the proposed development on that significance.

This was achieved by carrying out desk-based documentary research based on primary and secondary sources, including maps, drawings and reports, as well as visual analysis and professional judgement.

Visual inspection of the Site and the surrounding area was conducted in February 2020, in order to better understand the setting of the designated heritage assets, that could be affected by the proposals. Key views of and from the notable historic buildings were also been considered.

The

1.3 The Document

The following presents the relevant policy context regarding the Site and the proposals (Chapter 2), followed by a description of the Site and its surroundings (Chapter 3) and consideration of the historic context in and around the Site (Chapter 4). Chapter 5 sets out the characterisation appraisal, Chapter 6 appraises the significance of the identified heritage assets, and Chapter 7 appraises the visual impact of the proposed development. Chapter 8 tests the proposals against the relevant local and national heritage planning policies and Chapter 9 provides a summary and conclusion.

2. Policy Context

2.1 National Planning Policy Framework

The significance of the heritage resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, February 2019). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one.

Section 16 specifically deals with this historic environment (paragraphs 184-202), and local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. *'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'*

Paragraph 193 states that *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.'*

Paragraph 196 states that *'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 including, where appropriate, securing its optimal viable use'.*

Paragraph 200 states that *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance'.*

2.2 *The Planning (Listed Buildings and Conservation Areas) Act 1990*

The Site is located within 750m of three listed buildings. Section 66 of the Act requires the Local Planning Authority to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission.

2.3 *Local Development Framework*

The NPPF outlines the need for local planning authorities to create plans and frameworks to implement NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which covers a Plan period until 2027. The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

‘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.’

Manchester City Council is advised on archaeological matters by the development control archaeologist at Greater Manchester Archaeological Advisory Service (GMAAS).

2.4 *Historic England Guidance*

In 2015 Historic England released three Good Practice Advice Notes in support of the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology.

Good Practice Advice Note 2 (*Managing Significance in Decision-Taking in the Historic Environment*) and Good Practice Advice Note 3 (*The Setting of Heritage Assets*) were considered as part of this assessment.

3. The Site

3.1 Location

The Site is located within the neighbourhood of Collyhurst, Manchester (centred on NGR SD 85560 00287, Figure 1; Plate 1) and is bounded by Rochdale Road to the west, Marston Street to the north, Anslow Close and Thornton Street North to the east, and Shellard Road to the south.



Plate 1: Location of the Site, with boundary outlined in red

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125). The Site lies at a height of approximately 54m above Ordnance Datum (aOD).

For the purposes of this assessment, consideration has been given to the relevant part of Collyhurst that surrounds the subject Site. The choice of boundaries has been made following consideration of the potential impact redevelopment of the Site would have on significant short-to-long range views, and encompasses an area of analysis within a radius of 750m of the Site.

3.2 Designations within the area of analysis

3.3.1 Listed Buildings

The Site itself does not contain any heritage assets that are afforded statutory protection, such as Scheduled Monuments, listed buildings, or any registered Parks and Gardens, and it does not fall within a conservation area. However, due to the nature of the urban development within the study areas, it is considered that the proposed development could have the potential to affect the setting of designated heritage assets within close proximity to the Site. Three listed buildings have been identified within 750m of the Site, as well as two registered Park and Gardens. The location of these designated sites are shown on Figure 9.

Gazetteer Entry Number	Listing Entry Number	Description	Grade	NGR
1	1270661	Corpus Christi Basilica	II	SJ 8591 9954
2	1247605	691–695, Rochdale Road	II	SD 8561 0102
3	1270789	Ben Brierley Statue plinth in Queen's Park (plinth only)	II	SD 8555 0090

Table 1: Listed buildings within 750m radius of the Site

3.3.3 Registered Park and Gardens

Two registered Park and Gardens are also located within the area of analysis: Manchester General Cemetery and Queen's Park. Manchester General Cemetery opened in 1837 and was originally privately owned. Queen's Park is located immediately to the south of Manchester General Cemetery. The park was designed by Joshua Major in the grounds of Hendham Hall in 1846. Both Manchester General Cemetery and Queen's Park are designated grade II.

Gazetteer Entry Number	Listing Entry Number	Description	Grade	NGR
4	1001664	Manchester General Cemetery	II	SJ 8591 9954
5	1001523	Queen's Park	II	SD 8561 0102

Table 2: Registered Park and Gardens within 750m radius of the Site

4. Historical Development

4.1 Introduction

In order to better understand the heritage significance of the historic built environment in and around the Site, it is first necessary to understand its historical development of the area and the impact it made on the development of this part of the town. This section of the report analyses and interprets historic maps and primary and secondary information to provide an evidence base for the analysis of significance.

4.2 Brief History of the Collyhurst area

Variations of the name Collyhurst emerge in Manorial Rentals for Manchester as early as 1322, these variations include Colehurst and Colyhurst and later Cole-hurst (1459), Colyers (1553), Colyhurst Fould and Colyhurst Foote (1556), Colyhurst (1558) and Colthurste (1579) (Earwaker 1884-1890; Lloyd 1994). It has been suggested that the name derives from two words, *colig*, meaning charcoal copse, and *hyrst*, possibly meaning brushwood (Lloyd 1994, 2; Ekwall 1922). However, the name may also derive from the word *col* meaning hillock and *hyrst*, meaning a wooded place (Swindells 1908).

The land at Collyhurst was likely covered by forest until the early-mid sixteenth century, when the trees were cleared by Sir Rowland Mosley and the land was put to use as general pasture for livestock (Lloyd 1994, 5). Much of the land at Collyhurst was brought under cultivation in 1574 and leased for four shillings per acre, with any encroachment offence punishable with a preliminary fine of 25 shillings (*ibid*). Collyhurst Common was also used for practicing archery during the mid-sixteenth century (Swindells 1908).

During the first quarter of the seventeenth century, the Mosley family had enclosed the majority of the land within Collyhurst and had given 6 acres to be used for plague cabins, where plague victims were quarantined, and burials. Sources vary on the circumstances of this acquired land and the burial ground. Aston (1804, 195) noted that “*Rowland Mosley, esq. gave by deed (dated 21st of November, in the 15th of James the first [1618]) a yearly rent of ten pounds out of the Collyhurst Estate, to the poor of Manchester; and also the privilege to the inhabitants of Manchester, at all times when any infection or plague shall happen in the town, a right to erect cabins, &c. for the disposal of infected persons, upon six acres of the Collyhurst Estate, adjoining Manchester*”.

Harland (1864) suggested that by 1618, the Mosley family had “*appropriated, improved, or enclosed about thirty acres, without consent of pasturers*”, leaving fifty acres unenclosed at Collyhurst. An agreement was made between Sir Rowland Mosley as lord, the burgesses and the inhabitants, whereby “*the lord of the manor obtained the power of enclosing the whole, save six acres nearest the town reserved for plague cabins and burials*” (Harland 1864, 75). Swindells (1908) noted that Rowland Mosley had taken over 74 of the 80 acres of Collyhurst by 1605, leaving six acres for “*the accommodation of sufferers from the plague and to be used as a place of interment for those who died from the visitation*”. This would imply that the land for burial was intended for the outbreak of disease during 1605, following a bad harvest in 1604 and unsanitary conditions within Manchester (Lloyd 1994, 6). Therefore, it is unclear exactly when these six acres of land were set aside for burials.

The six acres of land set aside for plague cabins and burials may have been located at Collyhurst Common, or the abutting Collyhurst Clough. In 1806, Rochdale Road was constructed from Manchester the Middleton. The road had previously been a minor thoroughfare and was referred to as 'Back Lane'. The road was then named St George's Road after its construction, named after the nearby church of St. George (Swindells 1908). During the construction of Rochdale Road, numerous human remains and a lead coffin were recovered, which were possibly associated with this plot of land dedicated to plague burials (Swindells 1908; Axon 1886).

During the eighteenth century, southeast Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the growing town of Manchester at its centre (Williams with Farnie 1992, 3). Collyhurst remained largely agricultural, with a scatter of coal pits, mills and quarries across the area. Collyhurst Old Hall is shown on Green's map of 1787-1794 (Plate 4) to the north of Newton Lane, which was later renamed Oldham Road. An ornate garden named Tinker's Garden was located to the southeast of the Site. The gardens became a meeting place and venue, especially during public holidays and weekends. Scholes' directory of 1797 listed the owner and address of the gardens as "*Robert Tinker, Grape and Compass Coffee House and Tea Gardens, Collyhurst*". In 1814, the gardens were renamed "*Vauxhall Gardens*", but remained within the Tinker family, as Pigot & Dean's 1821 directory names Robert Tinker as a victualler at Vauxhall Gardens. By 1852 the gardens were closed (Lloyd 1994, 9).

St. Oswald's Church was located on the west side of Rochdale Road, to the southeast of the Site, and a Welsh Independent Chapel was established at Consterdine Street, to the rear of the Albert Memorial Church on Queen's Road. The churches had associated schools and burials grounds, which were located within 200m of the Site.

4.3 *Development of the Site*

The development of the Site may be traced reasonably well from the sequence of available historic mapping. *Plans of estates of Sir Oswald Mosley*, held within the Manchester Archives (GB127.BR.f.912.4273.H4), was produced by John Hallkirk from 1805 to 1808 and includes a plan of the Mosley's lands at Collyhurst (Plate 2). The plan shows Clough Mill to the south, and cottages fronting the road linking Manchester and Blakeley, which became Collyhurst Road. To the east of these cottages is the land of the Site, which appears to have been undeveloped at this time, with woodland covering the southern part and an open field towards the north. The Moss Brook can be seen to the east of the Site.

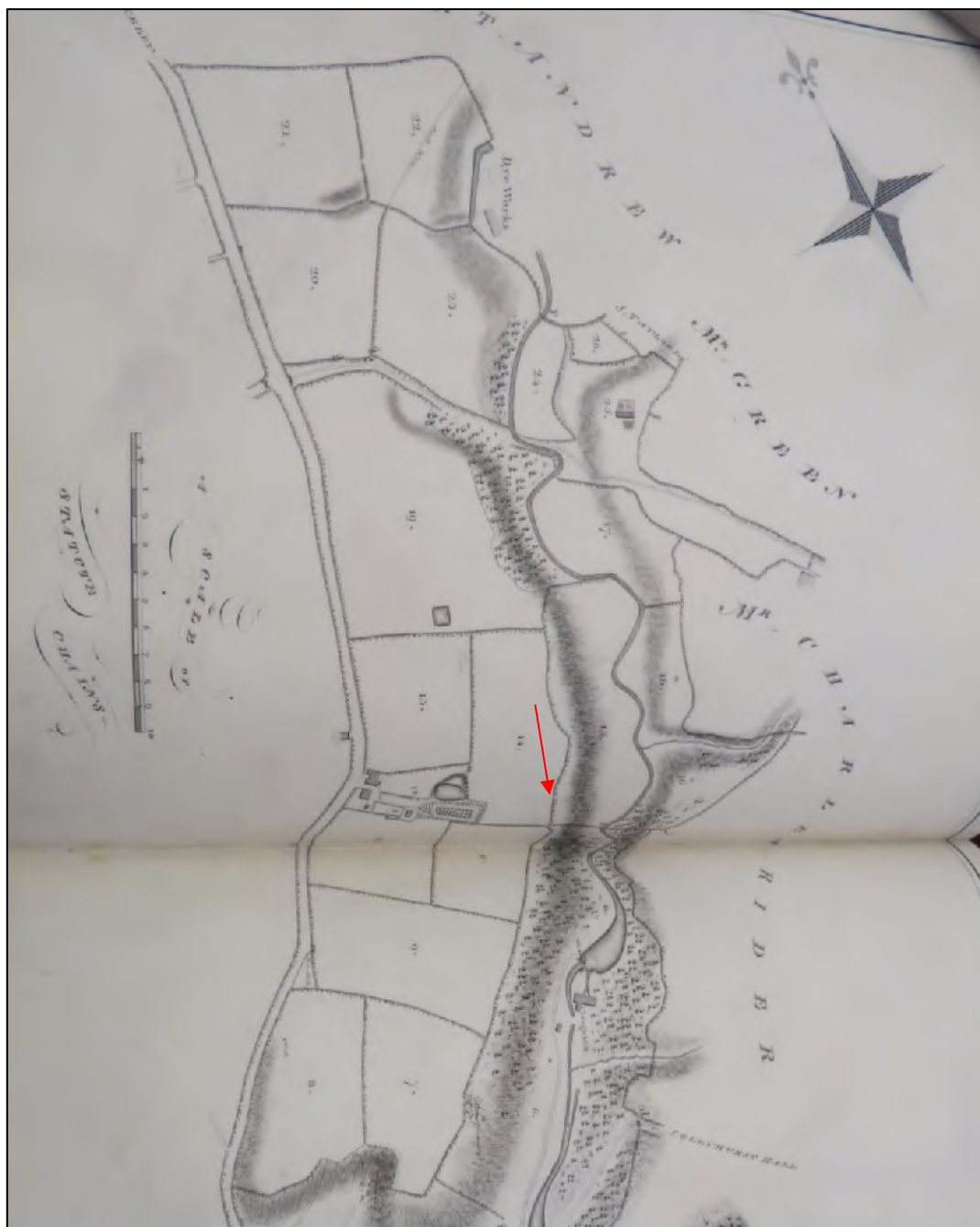


Plate 2: Approximate location of the Site (red arrow) on the plan of the Collyhurst Estate within the Plans of estates of Sir Oswald Mosley, compiled 1805-08

The 1850 OS map (Plate 3; Fig. 2) shows that the Site remained undeveloped at this time. To the south of the Site ran Moss Brook, which drained into a reservoir directly to the east.



Plate 3: Extract from the 1850 OS map

Rapid development took place across the Site during the second half of the nineteenth century. Hall's Crescent and St. Oswald's Grove, located within the southern extent of the Site, were included on the 1861 census return (RG9/2964), suggesting an earlier date for the construction of these streets. By 1881, streets had been constructed within the northern extent of the Site, including Fildes Street and Alexandra Street.

The 1891 OS map (Plate 4; Fig. 3) shows that a series of streets lined with houses had been constructed within the Site. Moss Brook, which had been visible on the 1850 OS map, had been culverted, and the reservoir built over. The street overlying the culvert was aptly named Culvert Street. At the junction between Churnet Street and Rochdale Road was a public house named the Three Tuns Hotel.

The houses of Hall's Crescent and St. Oswald's Grove were photographed in approximately 1900. Two photographs taken of Rochdale Road show that during this period the street was cobbled and gate posts were located at the entrances to Hall's Crescent and St. Oswald's Grove (Plates 5 and 6). The houses of Hall's Crescent and St. Oswald's Grove underwent redevelopment at the turn of the century.

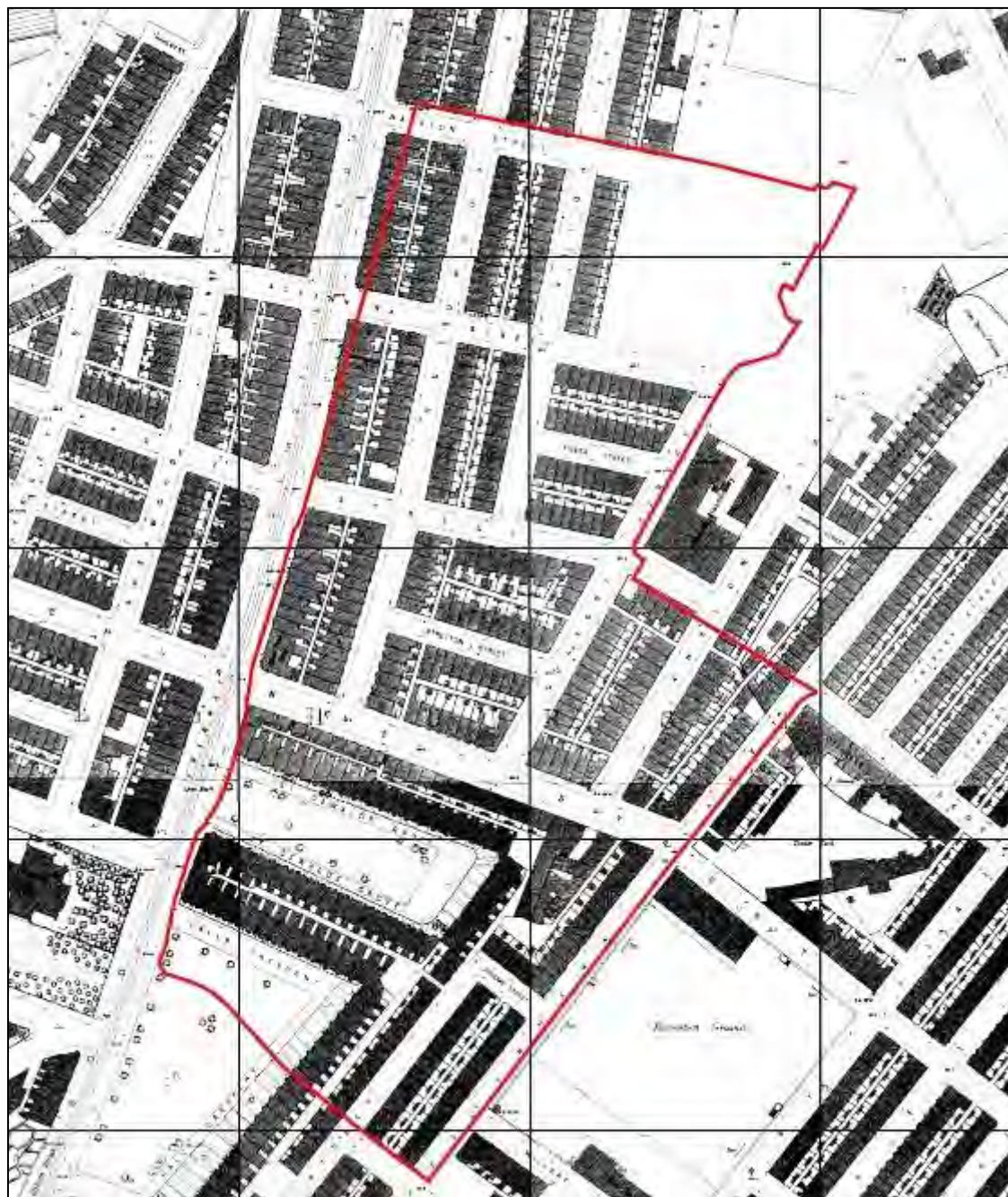


Plate 4: Extract from the 1891 OS map



Plate 5: Looking north along Rochdale Road with Hall's Crescent in the foreground, c. 1900



Plate 6: Rochdale Road looking south towards St. Oswald's grove, c. 1900

The 1908 OS map (Plate 7; Fig. 4) appears largely similar to the 1891 OS map, despite the rebuilding of the houses at Hall's Crescent and St. Oswald's Grove. The Three Tuns Hotel is labelled on the map as P.H. (public house).



Plate 7: Extract from the 1908 OS map

The 1922 OS map (Fig. 5), again, shows little change within the Site since the 1891 and 1908 OS maps. A photograph taken in 1934 shows the passage between Hall's Crescent and St. Oswald's Grove, with the outhouses and yards visible (Plate 8).



Plate 8: Passage between Hall's Crescent, St. Oswald's Grove, Collyhurst 1934

The 1949 OS map (Plate 10; Fig. 6) shows that almost all the houses that had been visible on the 1922 OS map had been demolished. Some houses were retained fronting Rochdale Road, as was the Conservative Club and the Three Tuns Hotel. A photograph taken in 1939 looking northwest across the Site shows the cleared land, with the houses on Rochdale Road extant (Plate 9).



Plate 9: Aerial photograph of Collyhurst, 1939

Hall's Crescent and St. Oswald's Grove had been demolished by 1949 and a cinema was constructed over the footprint of Hall's Crescent, to the south of the Site. A day nursery was constructed at Stretton Street and new houses had been built between Paget Street, Alexandra Street and Marston Street. A 1958 photograph of the Three Tuns Hotel shows the cleared land opposite, where the houses fronting Churnet Street and St. Oswald's Grove had stood (Plate 11).

The 1970 OS map (Plate 12; Fig. 7) shows that Overbrook Avenue had been constructed on the former footprint of St. Oswald's Grove. The houses of Overbrook Avenue, named after the culverted brook running below, were surrounded by open land and were set back from the street of Overbrook Avenue and from Rochdale Road. Needwood Street remained largely undeveloped through the second half of the twentieth century, as did Churnet Street, Stretton Street and Paget Street. The houses located on Overbrook Avenue were demolished recently.



Plate 10: Extract from the 1949 OS map



Plate 11: Three Tuns Hotel, 1958

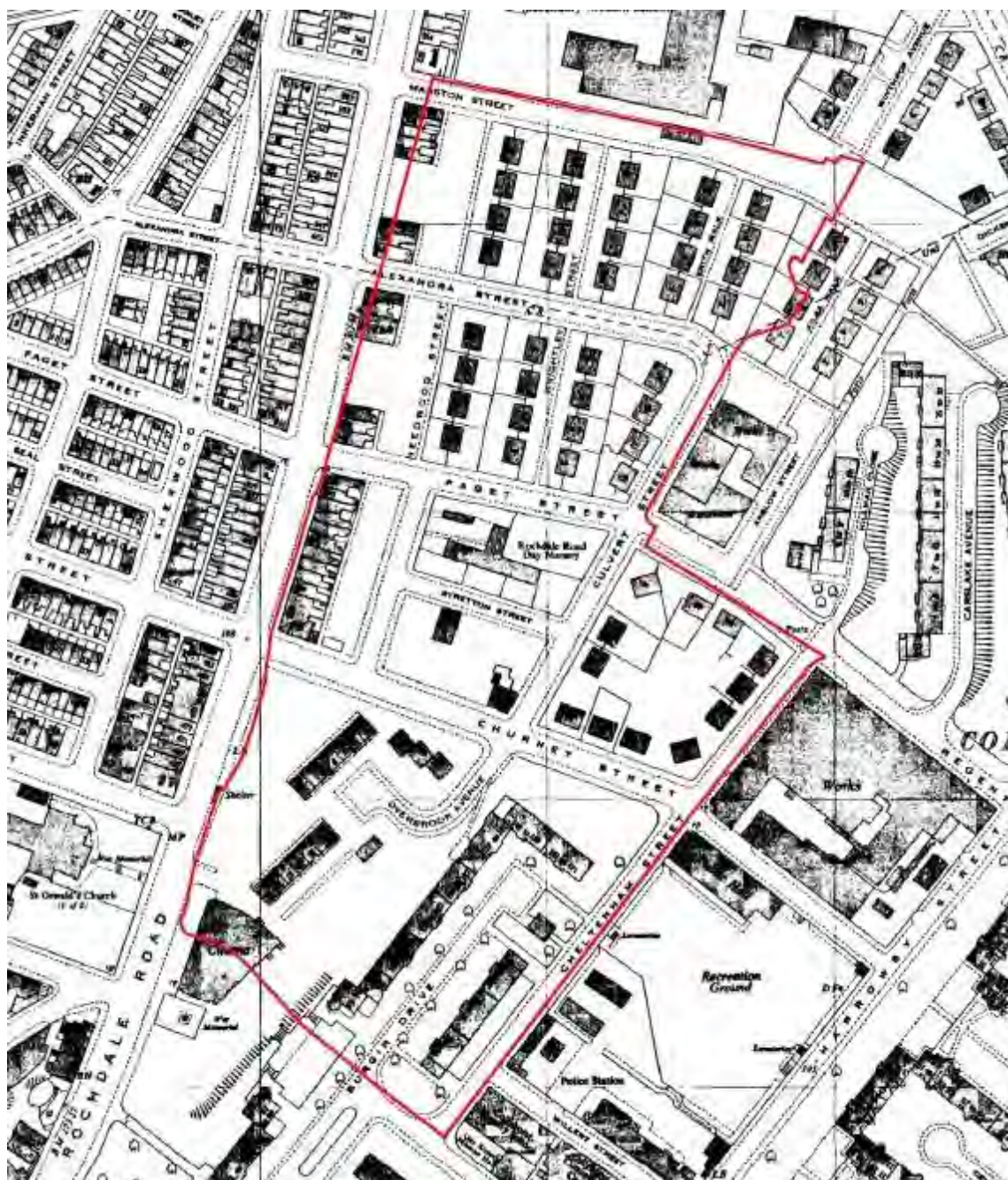


Plate 12: Extract from the 1970 OS map

4.4 Summary

In summary, the Site remained undeveloped until the mid-nineteenth century, when it began to become occupied by a network of terraced workers' houses. The houses varied in size, reflecting the different classes of the residents. The historic street pattern can be seen in some places, such as Paget Street and Churnet Street, however, no built heritage remains within the Site.

5. Characterisation Appraisal

5.1 Introduction

The characterisation appraisal has taken into account various factors relating to the character and distinctiveness of the area surrounding the Site: current and historic uses, materials, open spaces, public realm, important viewpoints within the surrounding conservation areas and the urban grain.

The Site and the surrounding area are distinguished by the industrial links to Manchester. There are two registered Parks and Gardens and three listed buildings within 750m of the Site. To better understand the potential impact the development could have on these designated heritage assets and the wider historic built environment, the individual heritage assets have been discussed individually below. Figure 9 shows the location of the designated heritage assets in relation to the Site.

5.2 Manchester General Cemetery

The Manchester General Cemetery was the first cemetery in Manchester to offer burial space on a substantial scale, providing c. 4.9ha of burial ground adjoining the grounds of Hendham Hall (Brooks 1989; Deighton 1912). Mr. Moffatt, a Liverpool architect, won the open design competition for the entrance buildings, and was subsequently employed to supervise the works. The cemetery formerly opened on the 1st September 1837 by Mrs Walker of Whitehouses, Collyhurst. The site comprised of a pond or reservoir at this time and 62 catacombs. The cemetery contains monuments to prominent local people, as well as children. One infamous monument shows a small figure lying in an opening, which is thought to represent a child who died after being thrown in a fireplace (<https://historicengland.org.uk/listing/the-list/list-entry/1001664>). Hannah Beswick is also buried in the cemetery, who was mummified, by request, following her death in 1758. Her body was preserved in tar and eventually buried in 1868 (Axon 1886).

Manchester General Cemetery is a grade II registered Park and Garden for several reasons. Firstly, the park is an example of an early Victorian (1837) garden cemetery that was laid out by a joint stock company. Secondly, the cemetery was the first in Manchester to provide burial space on such a large scale. Thirdly, the cemetery contains monuments that give an insight into the social and economic development of Manchester during the nineteenth century.

The buildings designed by Moffatt include the pedestrian entrances, a Nonconformist mortuary chapel to the south and a registrar's house and company buildings to the north (Deighton 1912). The cemetery has long views to the north and northwest across the valley, whereas to the south there are occasional views through the tree-lined boundary towards Queen's Park. The park lies approximately 650m to the north of the Site.

5.3 Queen's Park

Queen's park opened in 1846 in the grounds of Hendham Hall. The park was designed by Joshua Major and altered in the 1850s and 1860s by John Shaw, as the former design was considered to be controversial. Queen's Park, along with Peel Park (Salford) and Philips Park (Manchester), was one of the first public parks in a major industrial city

(<https://historicengland.org.uk/listing/the-list/list-entry/1001523>). Lodges were built for the keeper and under-keeper, a summerhouse and other propagating houses were opened during the 1850s and a labyrinth was opened in 1852.

The park is bounded by Manchester General Cemetery to the north, Rochdale Road to the east, Park View to the south-east and Hendham Vale to the south-west. Each side of the park is bounded by walls or railings, beyond which are a series of residential areas, a factory and a commercial area to the north-west. The park lies approximately 400m to the north of the Site.

5.4 Listed buildings

5.4.1 Corpus Christi Basilica

The Corpus Christi Basilica is a grade II listed building located at Varley Street, approximately 700m to the southeast of the Site. The church was built in 1906 by W.T. Gunson with red brick and sandstone dressings (<https://historicengland.org.uk/listing/the-list/list-entry/1270661>).

5.4.2 691-695 Rochdale Road

691-695 Rochdale Road is a grade II listed building containing a range of three houses, located 580m to the north of the Site. The houses are also located within the boundary of the grade II registered Queen's Park. The houses date to the early-nineteenth century and have a double-depth plan, although they have undergone some alteration and extensions (<https://historicengland.org.uk/listing/the-list/list-entry/1247605>).

5.4.3 Ben Brierley Statue plinth

The Ben Brierley Statue plinth is a grade II listed structure located within Queen's Park, 460m to the north of the Site. The statue was erected in 1898 in Portland stone and designed by John Cassidy. The statue depicted Ben Brierley, a former handloom weaver who became a member of the Manchester City Council and the founder of the Manchester Literary Club and the author of many books. The statue was destroyed in the 1980s, leaving only the stone plinth (see para 6.3.5). The plinth has an inscription on each of the four faces:

*"Ben Brierley
1825 – 1896"*

*"In my early days there were few schools to help us in the pursuit of learning. If we
wanted to climb we had first to make our own ladders."*

*"In probe and verse and in the dialect spoken by themselves he set forth with great
faithfulness and power. The life of the working folk of Lancashire."*

*"Erected by public subscription
April 1898"*

6. Assessing Heritage Significance

6.1 Introduction

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the '*Principles of Selection for Listing Buildings*' (DCMS 2010) provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

Historic England's criteria outlined in '*Conservation Principles, Policies and Guidance*' which partially overlap with the statutory criteria, have also been considered, and encompass the following values which may be attached to place. These are:

- **Evidential Value** – relating to the potential of a place to yield primary evidence about past human activity;
- **Historical Value** – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- **Communal Value** – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

There are no upstanding buildings within the Site. However, there are three listed buildings and two registered parks and gardens within the 750m area of appraisal, each of which has been provided with a statement of significance. These include Corpus Christi Basilica, 691-695 Rochdale Road, Ben Brierley Statue, Queen's Park and Manchester General Cemetery. One non-designated heritage asset has also been identified within 100m of the Site: The War Memorial of Rochdale Road, located to the south of the Site. This non-designated heritage assets has also been provided with a statement of significance. The significance of the settings of the heritage assets most likely to be affected by the development is outlined below and summarised in Appendix 2.

6.2 Non-designated heritage assets

6.2.1 War memorial at Rochdale Road

A war memorial is located on Rochdale Road, approximately 25m to the south of the Site (Plate 13). The war memorial is a non-designated heritage asset and therefore holds some significance that should be acknowledged in advance of development. The war memorial holds **communal value** as a commemorative monument to those who lost their lives during World War I. The monument is surrounded by a fenced yard, beyond which is a landscaped area of open land.



Plate 13: War memorial to the south of the Site, fronting Rochdale Road

6.3 *Listed buildings*

The setting of three listed buildings within 750m of the Site have been assessed due to concerns regarding whether and how their settings may be affected by the proposed development. Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. The significance of the building can be defined using the Conservation Principles put forward by Historic England. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest. The significance of the settings of the listed buildings considered in this assessment is outlined below and summarised in Appendix 2.

6.3.1 *Corpus Christi Basilica*

Corpus Christi Basilica is a grade II listed building, and therefore considered to be of special interest. The church has **associative historical value** due to its connection with the Norbertine Canons, who opened the church in the early twentieth century. The church closed in 2007, however, it holds some **social and communal value** due to the longstanding role as a place of worship within Manchester. The church also holds some **aesthetic value** due to its Italian Romanesque design. The setting of the church does not significantly enhance the significance of the listed building, as the surrounding landscape has changed since the development of the church, with a modern housing estate located opposite the church's entrance. Despite this, the church does benefit from having open green space to south.

6.3.2 691-695 Rochdale Road

691-695 Rochdale Road is a grade II listed building, and therefore considered to be of special interest, and is situated within Queen's Park registered Park and Garden (grade II). The houses are in a poor condition and in need of repair, which lowers the **aesthetic value** of the formerly visually appealing buildings. The setting of the listed building within Queen's Park contributes to the significance of the listed building, as the park itself is registered and provides a historically coherent setting for the houses.

6.3.3 Ben Brierley Statue plinth

The plinth is grade II listed, and therefore considered to be of special interest, and is situated within the Queen's Park registered Park and Garden (grade II). The statue of Ben Brierley (1825-1896) had been created by Manchester sculptor John Cassidy and was erected on the plinth in 1898. The choice of Portland stone for the statue proved unfortunate, however, as Cassidy's work suffered severely from the effects of air pollution during the 20th century. The statue was pulled down and broken by vandals in 1980 and the statue pieces and fragments were subsequently disposed of accidentally following a fire in the building that had been storing the broken pieces. Of all Cassidy's major works, this one has arguably suffered the greatest humiliation. A replacement statue, in bronze, was created by Denise Dutton and unveiled in Failsworth in 2006 (<http://www.johncassidy.org.uk/brierley.html>).

With the replacement statue to Ben Brierley being raised in a different location, there seems little chance of a new statue to Ben Brierley being raised on this plinth, therefore the structure has largely lost its aesthetic value. The plinth holds a degree of **commemorative value**, however, as it commemorates Ben Brierley, a former handloom weaver who became a prominent figure within Manchester during the nineteenth century. Ben Brierley is buried at Manchester General Cemetery, adjacent to Queen's Park.

6.4 Registered Parks and Gardens

6.4.1 Manchester General Cemetery

Manchester General Cemetery is a grade II listed Park and Garden and is therefore considered to be of special interest. The cemetery has both **evidential value** and **illustrative historic value**, as it is the first cemetery in Manchester to provide burial space on a substantial scale. The cemetery has numerous memorials to the population of Manchester and therefore has a **high commemorative value**. The monuments and gravestones and the tranquillity of the cemetery all contribute to its **aesthetic value**.

6.4.2 Queen's Park

Queen's Park is a grade II listed Park and Garden and therefore considered to be of special interest. The park has **associative historic value**, as it was designed by Joshua Major, who also designed Peel Park and Philips Park. The park also has **illustrative historic value** and **evidential value**, as it was one of the first public parks in a major industrial city and is therefore important in the history of public parks. The park is also a green space and has **designed aesthetic value**, as well as **communal value**, as it is a public space and has been since the mid-nineteenth century.

6.5 *Statement of Significance*

- The Site contains no buildings and therefore no upstanding heritage assets of significance;
- Three listed buildings or structures are located within 750m of the Site, and are of special interest;
- The significance of the listed buildings within 750m of the Sites are somewhat enhanced by their settings, particularly 691-695 Rochdale Road and Ben Brierley Statue, which are located within Queen's Park;
- The grade II registered Parks and Gardens of Queen's Park and Manchester General Cemetery are of special interest.

7. Setting Assessment

7.1 Setting Assessment

7.1.1. Introduction

In the previous chapter, the significance of the identified built heritage was assessed in relation to the present built environment. The following section is intended to assess the potential impact of the proposed development on the settings of the identified heritage assets, which are located within 750m of the Site. This assessment is carried out in line with Section 12 of the NPPF.

7.1.2 Impact Assessment Criteria

The impact assessment criteria utilises a series of matrices to determine overall impact. Several assessments were undertaken to assess the overall impact, which included: value/importance of individual heritage assets identified within each viewpoint; value/importance of the view as a whole; the magnitude of impact on heritage significance within a view. The criteria used for the assessment of values (or importance) of the view and the impact of the proposed development are based on those found in the guidance document *Seeing the History in the View* (English heritage 2011). Full details of the definitions of the values and impact matrices are provided in Appendix 3 of this report.

7.1.3 Identifying the importance of the assets and the views

The assessment identifies several views from which the heritage assets can be best appreciated. Descriptions of the present views are provided to identify the importance of each asset and the view. The value or importance of individual heritage assets identified within the view and the value or importance of the view as a whole are measure as being **high**, **medium** or **low** (see Appendix 3).

7.1.4 Assessing the magnitude of the impact

The assessment of magnitude of impacts looks at how and to what extent the proposed development will impact on important viewpoints and change the setting of the heritage assets. The assessment attempts to be objective and quantifiable as far as possible and descriptions are given as evidence to support claims of impact. The extent to which specific design parameters influence the impact of the proposal on the heritage significance within a view is also relevant, as aspects of design such as scale, mass, silhouette, and materiality/ reflectivity may impact on heritage significance within a view. Impacts may be beneficial or adverse: beneficial changes being those that enhance the heritage values and adverse changes being those that fail to sustain heritage values.

Assessing the magnitude of impact on heritage significance within a view is measured as being **high beneficial**, **medium beneficial**, **low beneficial**, **imperceptible/none**, **low adverse**, **medium adverse** or **high adverse** (see Appendix 3).

7.1.5 Determining the overall effect

The overall effect is assessed by looking at both the value/importance of the individual heritage assets identified within the view and the value or importance of the view as a whole against the magnitude of impact. Table 8 within Appendix 3 shows how the overall impact is assessed based on the magnitude of impact (Table 7, Appendix 3) and the values of the individual heritage assets (Table 5, Appendix 3) and the view as a whole (Table 6, Appendix 3). The overall impact of the proposed development on either the value of the view as a whole or the value of the individual heritage asset can be described as having a **major effect**, **moderate effect**, **minor effect**, **negligible effect**, or **no effect**.

7.2 Key Viewpoints Analysis

Historic England's advice in *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3* (2017, 1) confirms that:

"5. Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance."

The identified built heritage assets have each been considered from several key viewpoints. The viewpoints identified contribute to the significance of the setting of the heritage assets and therefore it has been necessary to assess whether the proposed development would affect these key viewpoints.

7.2.1 Key Viewpoints

View A: View looking north towards Corpus Christi Basilica from Varley Street

One of the key viewpoints from which to appreciate the Corpus Christi Basilica is at Varley Street, looking north (Plate 14). The church can be seen from this viewpoint with an adjacent open green area in the foreground. Houses and an apartment block front the street opposite the church and views to the north are restricted by both the apartment block and the trees surrounding the railway embankment.

The Corpus Christi Basilica is located approximately 700m to the south of the Site, which is a considerable distance and therefore the proposed development at the Site will not affect the setting of the church building and therefore will have **no effect** on the setting of the grade II listed Corpus Christi Basilica.



Plate 14: Looking north towards Corpus Christi Basilica from Varley Street

View B: Views looking towards Ben Brierley statue plinth, Queen's Park

The Ben Brierley statue plinth is located centrally within Queen's Park. The statue itself was destroyed in the 1980s and the plinth is all that remains. Views into and out of the park are limited due to the extensive tree coverage within the park. From the plinth, few buildings or roads from outside Queen's Park can be seen due to both the extensive tree coverage and the higher ground level of the park compared to surrounding areas, particularly to the south. The plinth can be appreciated from all directions, however, the view looking west is the key view (Plate 15), as the path from the park entrance leads west, towards this view.

The proposed development within the Site comprises two apartments buildings of 4 and 5 storeys. The Site is located 460m to the south of the plinth and is situated at a lower ground level and so mid-rise apartment buildings would not be visible from within the park. Therefore, the proposal will have **no effect** on the setting of the grade II listed Ben Brierley statue.



Plate 15: Ben Brierley statue plinth within Queen's Park, looking west

View C: Views from within Queen's Park

There are numerous key views within the park, which focus on monuments and landscaped areas (Plate 16 and 17). Views into and out of the park are limited due to the extensive tree coverage within the park, particularly along the southern boundary (Plate 46). Therefore, the setting of the park is well shielded from development taking place beyond the immediate vicinity of the park.

The proposed development within the Site comprises two apartments buildings of 4 and 5 storeys. The Site is located 400m to the south of Queen's Park and so mid-rise apartment buildings would not be visible from within the park and therefore the proposed development will have **no effect** on the setting of the registered park.



Plate 16: Looking west within Queen's Park



Plate 17: The southern boundary of Queen's Park, looking west from Park View

View D: View looking west towards 691-695 Rochdale Road from Rochdale Road

The houses at 691-695 Rochdale Road are visible from Rochdale Road (Plate 18) and are shielded by tree coverage within Queen's Park and Manchester General Cemetery to the rear. The houses are set back from the main road, preventing views of the houses being appreciated from further afield. The Site is located approximately 580m to the south of 691-695 Rochdale Road and the key viewpoint from which to appreciate the listed buildings looks west, away from the direction of the proposed development. Due to distance of the proposed development from the houses, the setting of the grade II listed building will not be affected and therefore the proposed development will have **no effect** on the setting of 691-695 Rochdale Road.



Plate 18: Looking west towards 691-695 Rochdale Road

View E: Views from within Manchester General Cemetery

Key views of the cemetery include those looking east and west, along the central path running through the cemetery (Plate 19). The southern and western boundaries of the Manchester General Cemetery are lined by trees, which block further views out of the cemetery (Plate 20). To the north and east are lines of modern housing, which can be considered to have a negative impact on the designated park.

The Site is located approximately 650m to the south of the Manchester General Cemetery and views to the south are blocked by the line of trees along the southern boundary of the park. The distance of the Site from park and the blocked view from the trees prevent the park from being affected by the proposed development and therefore the proposed development will have **no effect** on the setting of Manchester General Cemetery.



Plate 19: Key view looking west along the path running through the Manchester General Cemetery



Plate 20: The southern boundary of the Manchester General Cemetery, showing the trees dividing the cemetery from Queen's Park to the south

7.2. Summary of effects on Viewpoints near the Site

The proposed development will result in five instances of no effect, due to the distance of the Site from the surrounding listed buildings, and registered parks and gardens (Table 3).

Viewpoint	Value of view	Relative value of asset	Magnitude of impact	Overall effect
A	Medium	Low	Imperceptible	No effect
B	Medium	Low	Imperceptible	No effect
C	Medium	Low	Imperceptible	No effect
D	Medium	Low	Imperceptible	No effect
E	Medium	Low	Imperceptible	No effect

Table 3: Impact and effect assessment summary of the viewpoints within 750m of the Site

Overall, the proposed development of the Site will have **no adverse effect** on the historic built heritage surrounding the Site, as changes will be perceptible to neither any nearby heritage assets nor their settings.

8. Planning Policy Considerations

8.1 Introduction

The National Planning Policy Framework (revised February 2019), sets out the Government's planning policies for England and how these are expected to be applied. The relevant local plan policies contained within the Manchester City Council Core Strategy have also been considered.

Several designated heritage assets fall within 750m of the Site, including three grade II listed buildings or structures, and two grade II registered Parks and Gardens. However, the assessment has found that the heritage assets and their settings will not be affected by the proposed development.

Therefore the overall impact of the proposed development on the historic environment has been assessed as resulting in instances of **no adverse effects**.

8.2 NPPF policy considerations

This statement addresses the relevant policies within the NPPF concerned with the historic environment (principally Section 16).

The heritage statement has identified and assessed the heritage assets surrounding the Sites which could be affected by the proposed development. As set out in **paragraph 189**, the heritage statement describes the significance of the identified heritage assets. The settings of the identified heritage assets have been addressed sufficiently to understand the potential impact of the proposed development. The War memorial on Rochdale Road has heritage value as a non-designated heritage asset, however, the proposed development will not physically affect this heritage asset.

The heritage statement provides information proportionate to the identified heritage assets' importance; the setting assessment demonstrates that the impact of the proposals will result in instances of imperceptible impact with a resulting 'no adverse effect'.

The following considerations of the NPPF Policy, in particular, apply to the proposed development:

Paragraph 193: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 197: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposed development plans and their effect on the significance of both designated (**Paragraph 193**) and non-designated heritage assets (**Paragraph 197**) has been taken into consideration in this assessment. The assessment has proven that the proposals will not affect the significance of non-designated heritage assets, as they fall outside the development area

and their settings do not contribute significantly to their overall heritage value. The designated heritage assets, including the three grade II listed buildings and the two grade II registered Parks and Gardens, are located at considerable distances from the Site, with no views overlooking the Site. Furthermore, the proposed development comprises low and mid-rise buildings, which will not be visible from the designated heritage assets. Therefore, it is concluded that the significance of the designated heritage assets will not be affected by the proposed development.

8.3 *Manchester City Council's Core Strategy Policies*

Policy EN3 states:

'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.'

The location of the proposed development within Collyhurst is situated in areas that have lost their built heritage value. The Site was a rural part of the Moseley Estate during the eighteenth century, with a nearby brook and mill being the main features within the landscape. Any traces of these estates that survived into the early nineteenth century was lost through extensive development throughout the nineteenth and twentieth centuries. During the late-nineteenth and twentieth centuries, both Sites were residential areas, redefining the Sites' historic characters as built up residential areas, before being cleared of houses during the twentieth century. The nineteenth century historic residential use of the Site will therefore be re-established by the proposed development.

9. Conclusions

Given the distance between the designated heritage assets and the Site, and the proposed development, the settings of the assets will not be affected by the proposed development. One non-designated heritage asset, the War Memorial on Rochdale Road, has been identified within close proximity to the Site, however, this will not be physically affected by the proposed development and the setting of the non-designated heritage asset does not contribute to its significance.

The proposed development at the Site will result in five instances of **no adverse effect**, as key viewpoints and settings of the designated heritage assets will not be affected. Therefore, the proposed development will neither enhance nor harm the built heritage assets identified within 750m of the Site.

There is little opportunity to enhance the historic environment, as little of the historic character of the Site survives. The proposed development includes residential dwellings, which re-establishes the late-nineteenth and twentieth century uses of the Site as a residential area. There is therefore an opportunity to pick up the historical threads of the Site and emphasise the time-depth of the Site by incorporating some of the historic street names and the historic street pattern (e.g. Paget Street, Churnet Street) within the new development, if appropriate.

The proposed development accords with Manchester's adopted Core Strategy (2012), and the NPPF (revised February 2019).

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The desk-based research and report was compiled by Ashley Brogan, and the illustrations were produced by Sarah Mottershead. The project was managed by Anthony Lee.

Appendix 1: Gazetteer Entries

GE Number	1
Site Name	Corpus Christi Basilica
Designation	Grade II listed building
List Entry Number	1270661
Description	The Corpus Christi Basilica is located at Varley Street, approximately 700m to the southeast of the Site. The church was built in 1906 by W.T. Gunson with red brick and sandstone dressings.

GE Number	2
Site Name	691–695, Rochdale Road
Designation	Grade II listed building
List Entry Number	1247605
Description	691-695 Rochdale Road comprise three houses, located 580m to the north of the Site. The houses are also located within the grade II registered Queen's Park. The houses date to the early-nineteenth century and have a double-depth plan, although they have undergone some alteration and extensions.

GE Number	3
Site Name	Ben Brierley Statue in Queen's Park (plinth only)
Designation	Grade II listed building
List Entry Number	1270789
Description	The plinth is located within Queen's Park, 460m to the north of the Site. The statue, however, was destroyed in the 1980s and the replacement created in 2006 was placed in Failsworth. Ben Brierley was a former handloom weaver who became a member of Manchester City Council.

GE Number	4
Site Name	Manchester General Cemetery
Designation	Grade II registered Park and Garden
List Entry Number	1001664
Description	Located 650m north of the Site, Manchester General Cemetery was the first cemetery in Manchester to offer burial space on a substantial scale, providing c. 4.9ha of burial ground adjoining the grounds of Hendham Hall. The cemetery formerly was opened on the 1 st September 1837.

GE Number	5
Site Name	Queen's Park
Designation	Grade II registered Park and Garden
List Entry Number	1001523
Description	Located approximately 400m north of the Site, Queen's Park opened in 1846 in the grounds of Hendham Hall. The park was designed by Joshua Major and was altered in the 1850s and 1860s by John Shaw, as the former design was considered to be controversial. Queen's Park, along with Peel Park (Salford) and Philips Park (Manchester), was one of the first public parks in a major industrial city.

GE Number	6
Site Name	War memorial at Rochdale Road
Designation	Non-designated heritage asset
NGR	385474, 400123
Description	The war memorial located on Rochdale Road commemorates those killed during World War I.

Appendix 2: Significance of Setting

Name	Designation	List Entry Number	Significance of asset	How setting contributes to significance
Corpus Christi Basilica	Grade II listed building	1270661	Associative historical, communal and aesthetic values	The setting of the church does not significantly enhance the significance of the listed building, as the surrounding landscape has changed since the development of the church, with a modern housing estate located opposite the church's entrance. The church does benefit from having open green space to south.
691–695, Rochdale Road	Grade II listed building	1247605	Aesthetic and historical values	The setting of the listed building within Queen's Park contributes to the significance of the listed building, as the park itself is registered and provides a nineteenth-century setting for the houses.
Ben Brierley Statue plinth in Queen's Park (plinth only)	Grade II listed building	270789	Commemorative value	The setting of the plinth within Queen's Park contributes to the significance of the listed structure as the park itself is registered and provides a tranquil park setting for the monument.
Manchester General Cemetery	Grade II registered park and garden	1001664	Historical, evidential, commemorative and aesthetic values	Manchester General Cemetery provides a tranquil setting for the burial monuments located within the cemetery.
Queen's Park	Grade II registered park and garden	1001523	Aesthetic, historical and communal values	Queen's Park provides a tranquil setting for monuments and historic buildings within the park.
War memorial, Rochdale Road	Non-designated heritage asset	N/A	Commemorative value	The war memorial is surrounded by an enclosed yard, with open land to the rear. The memorial is located on Rochdale Road and can therefore be seen from a busy area. The setting ensures the monument is highly visible, yet is afforded an immediate sense of space by the enclosed yard .

Table 4: Contribution of the setting to the significance of individual listed building

Appendix 3: Setting Assessment Criteria

Value / Importance	Definition
High	The asset will normally be a world Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
Medium	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus on the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be a good, but not the best or only place to view the heritage asset.
Low	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view. In this case the Viewing Point (and/or Assessment Point) may not be the best or only place to view the heritage asset.

Table 5: Value/importance of individual heritage assets identified within each viewpoint

Value / Importance	Definition
High	The view is likely to be a nationally or regionally important view (e.g. views in the LVMF, a view identified in a World Heritage Site management plan or designed views within grade I or II* historic parks and gardens) and/or contain heritage assets such as World Heritage Sites, grade I or II* historic parks and gardens or historic battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.
Medium	The view is likely to be of importance at the county, borough or district level (e.g. Metropolitan Views defined by London boroughs or designed views within grade II historic parks and gardens) and/or contain heritage assets such as grade II listed buildings, grade II historic parks and gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose significance is well represented in the view and which benefit from being seen in combination with each other. It may also be a view that contains heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks and gardens or historic battlefields whose heritage significance is clearly readable, but not best represented, in this particular view.
Low	The view is likely to be a locally valued view and contain heritage assets such as grade II listed buildings, grade II historic parks and gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.

Table 6: Value/importance of the view as a whole

Magnitude of Impact	Definition
High beneficial	The development considerably enhances the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values
Low beneficial	The development enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Imperceptible/None	The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low adverse	The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
High adverse	The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.

Table 7: Criteria for determining magnitude of impact on heritage significance within a view

	With High Value	With Medium Value	With Low Value
With high (beneficial or adverse) magnitude of impact	Major effect	Major effect	Moderate effect
With medium (beneficial or adverse) magnitude of impact	Major effect	Moderate effect	Minor effect
With low (beneficial or adverse) magnitude of impact	Moderate effect	Minor effect	Negligible effect
Imperceptible/no impact	Negligible effect or No effect	Negligible effect or No effect	Negligible effect or No effect

Table 8: Overall effect: Magnitude of impact against value

Appendix 4: Figures

- Figure 1: Site location map
- Figure 2: The Site boundary superimposed onto the Ordnance Survey 60": 1 mile map of 1850
- Figure 3: The Site boundary superimposed onto the Ordnance Survey 1: 500 Town Plan of 1891
- Figure 4: The Site boundary superimposed onto the Ordnance Survey 25": 1 mile map of 1908
- Figure 5: The Site boundary superimposed onto the Ordnance Survey 25": 1 mile map of 1922
- Figure 6: The Site boundary superimposed onto the Ordnance Survey 25": 1 mile map of 1949
- Figure 7: The Site boundary superimposed onto the Ordnance Survey 25": 1 mile map of 1970
- Figure 8: The Site boundary superimposed onto modern mapping
- Figure 9: The location of heritage assets superimposed onto modern mapping

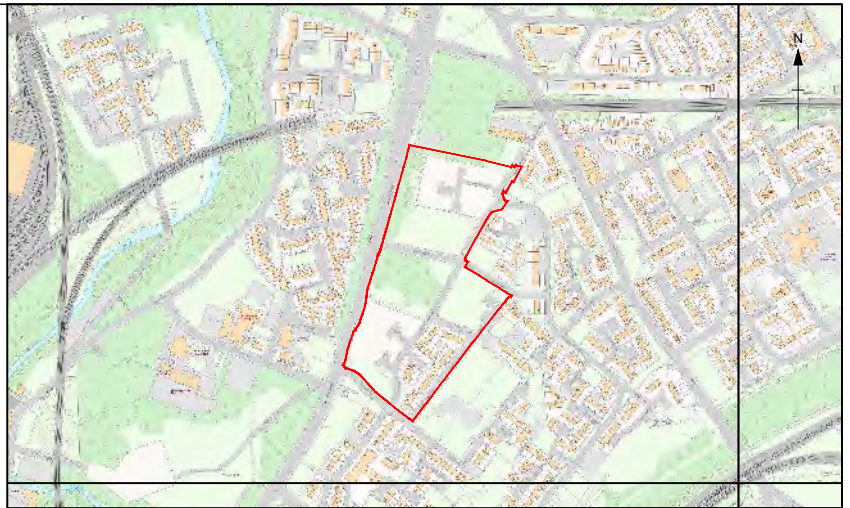


Figure 1:

Site Location

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ARCHAEOLOGY**



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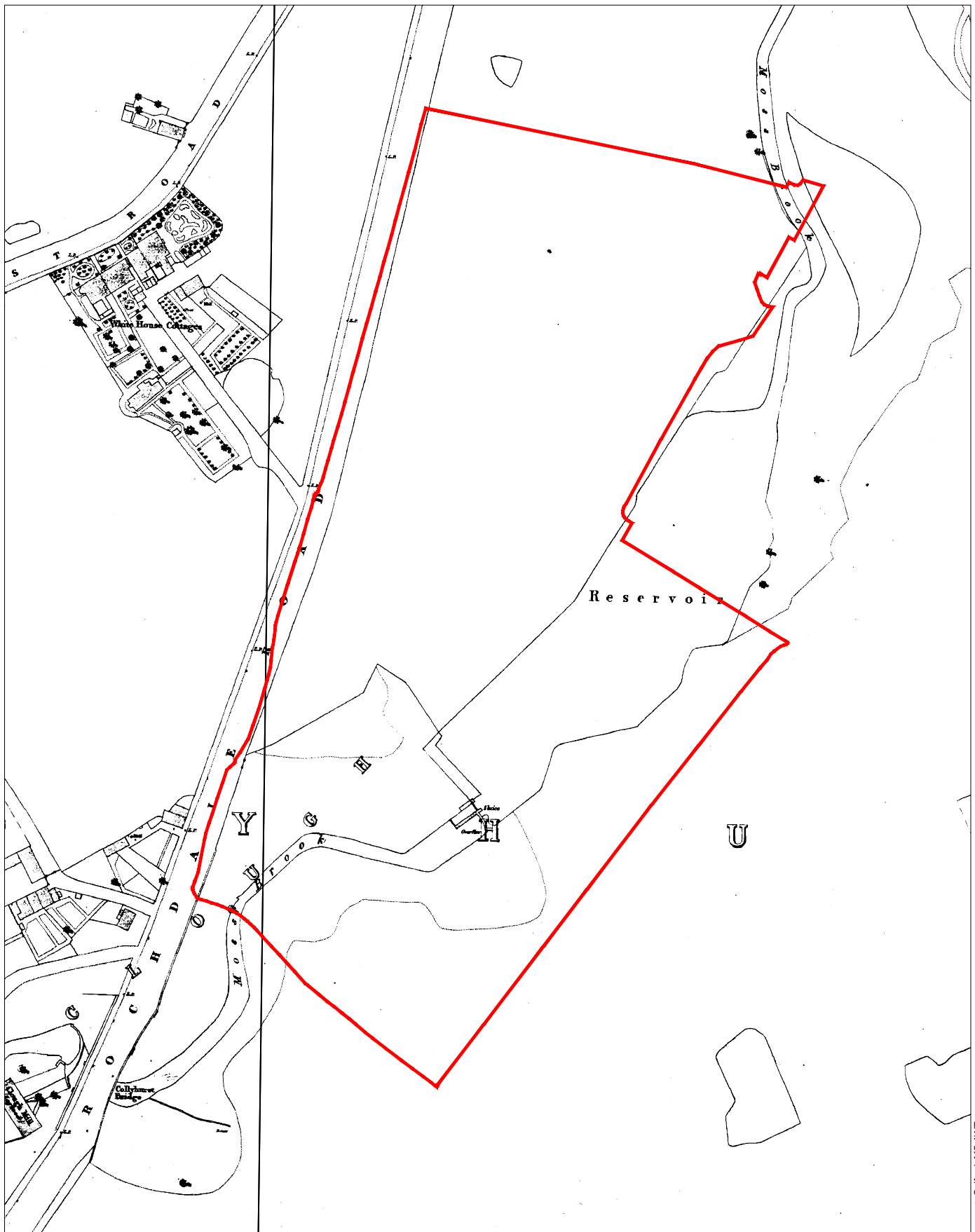


Figure 2:

Site boundary superimposed on the Ordnance Survey 60". 1mile map of 1850

Contains Ordnance Survey data © Crown copyright and database right 2020



Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0

100 m



Scale at A4 1:2000

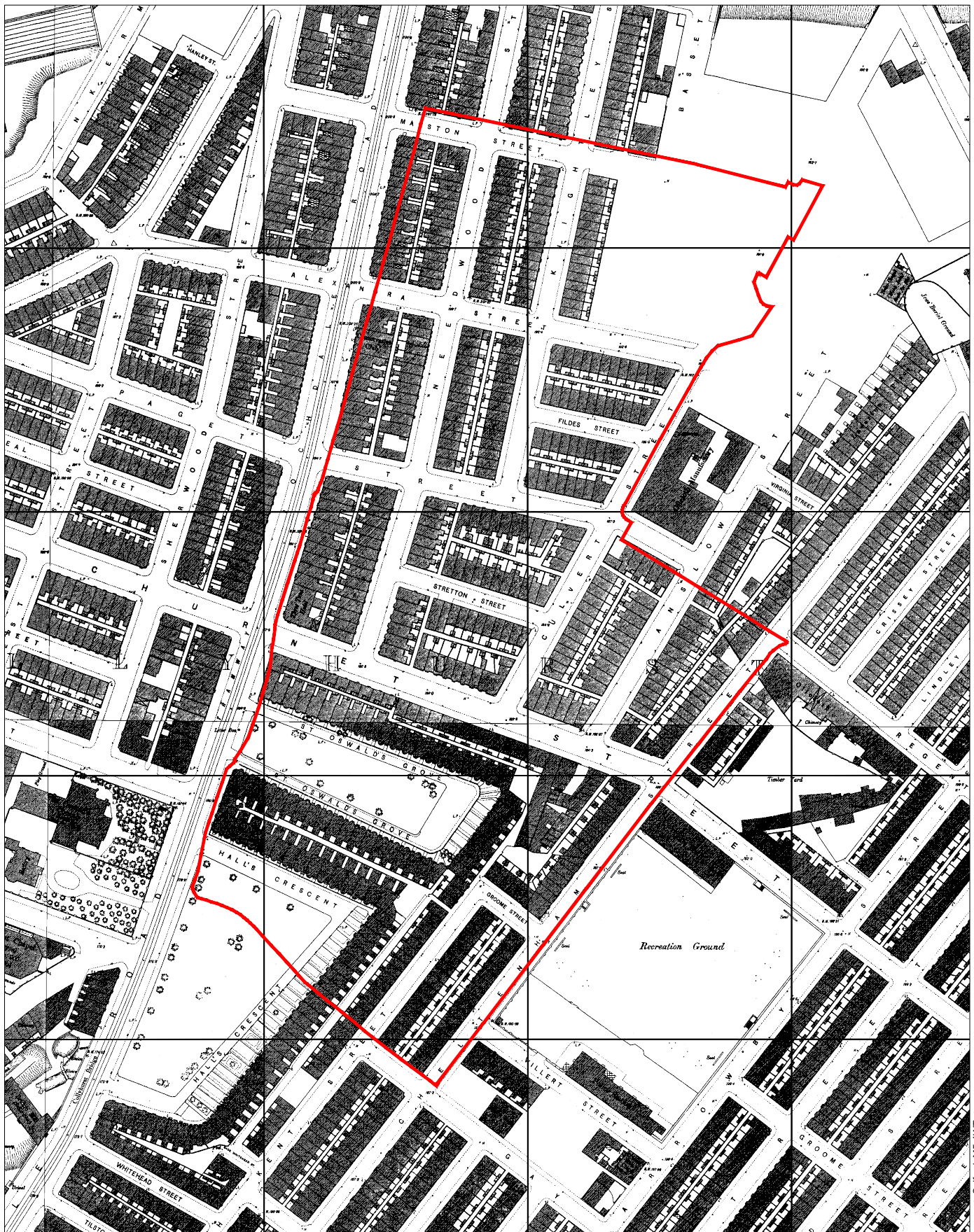


Figure 3:

Site boundary superimposed on the Ordnance Survey 1:500 Town Plan of 1891

Contains Ordnance Survey data © Crown copyright and database right 2020



Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0

100 m



Scale at A4 1:2000



Figure 4:

Site boundary superimposed on the Ordnance Survey 25". 1 mile map of 1908

Contains Ordnance Survey data © Crown copyright and database right 2020

Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0

100 m

Scale at A4 1:2000

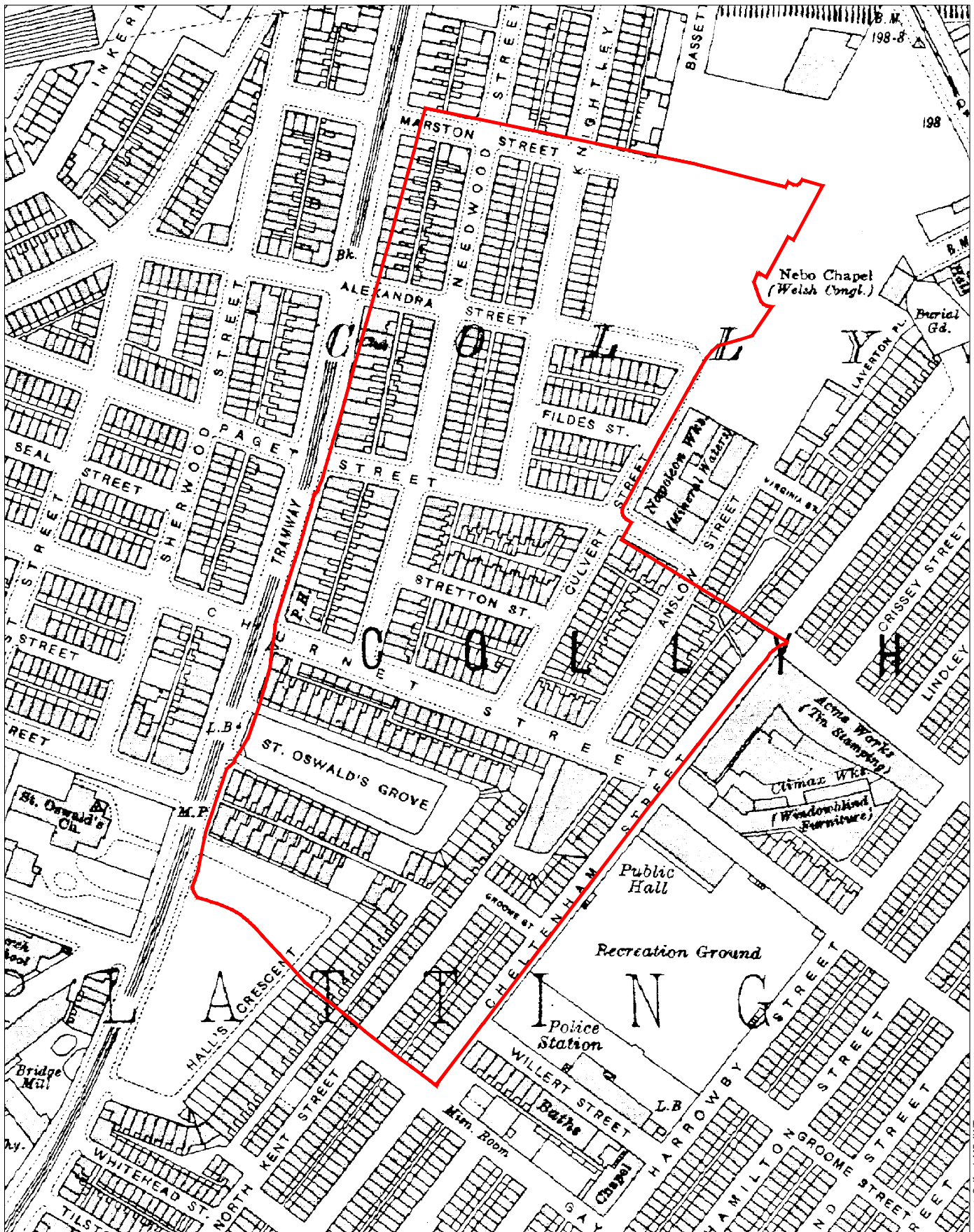


Figure 5:

Site boundary superimposed on the Ordnance Survey 25". 1 mile map of 1922

Contains Ordnance Survey data © Crown copyright and database right 2020

Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0

100 m

Scale at A4 1:2000

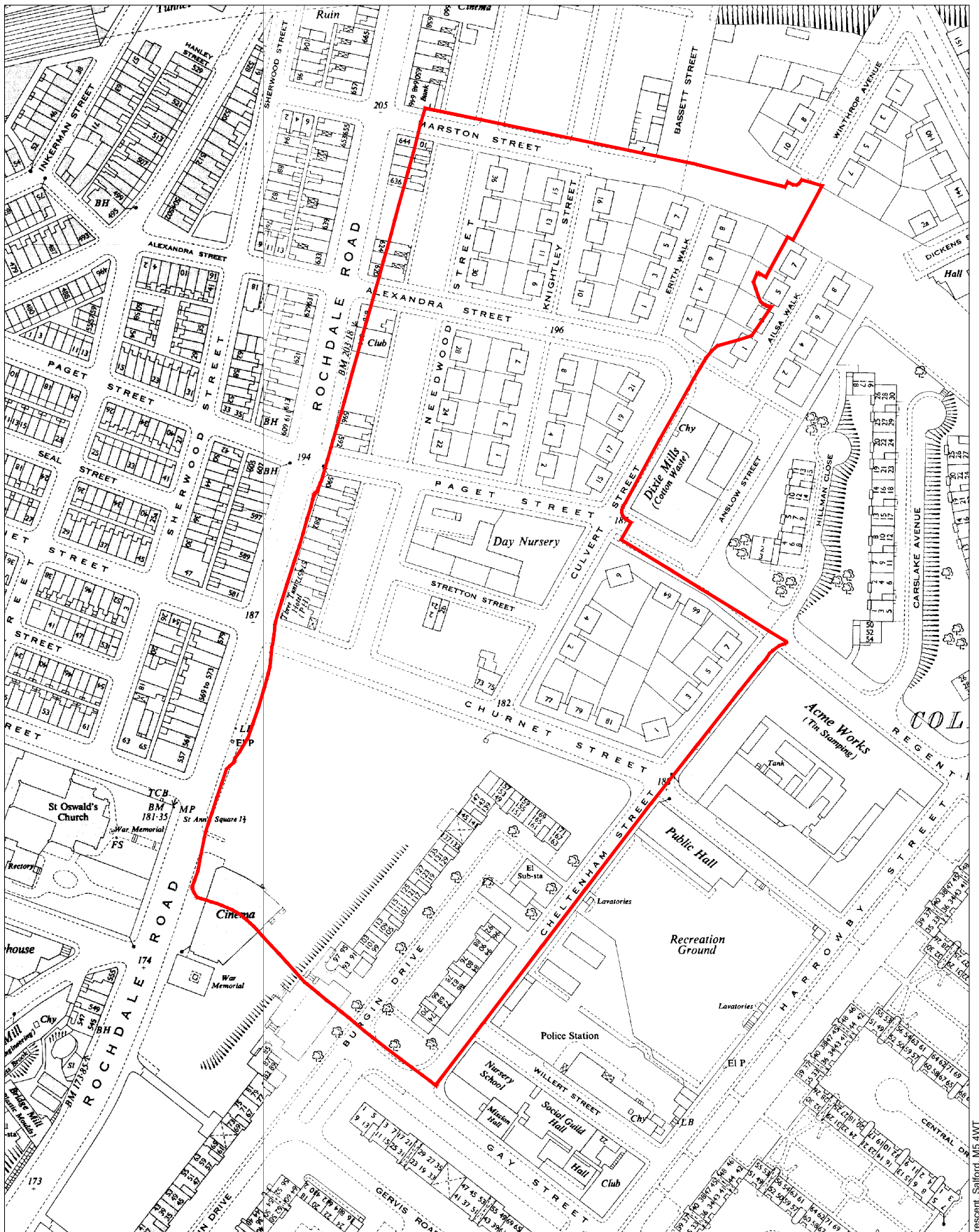


Figure 6:

Site boundary superimposed on the Ordnance Survey 25". 1 mile map of 1949

Contains Ordnance Survey data © Crown copyright and database right 2020

Key:

— Site Boundary



0

100 m



Scale at A4 1:2000



**SALFORD
ARCHAEOLOGY**

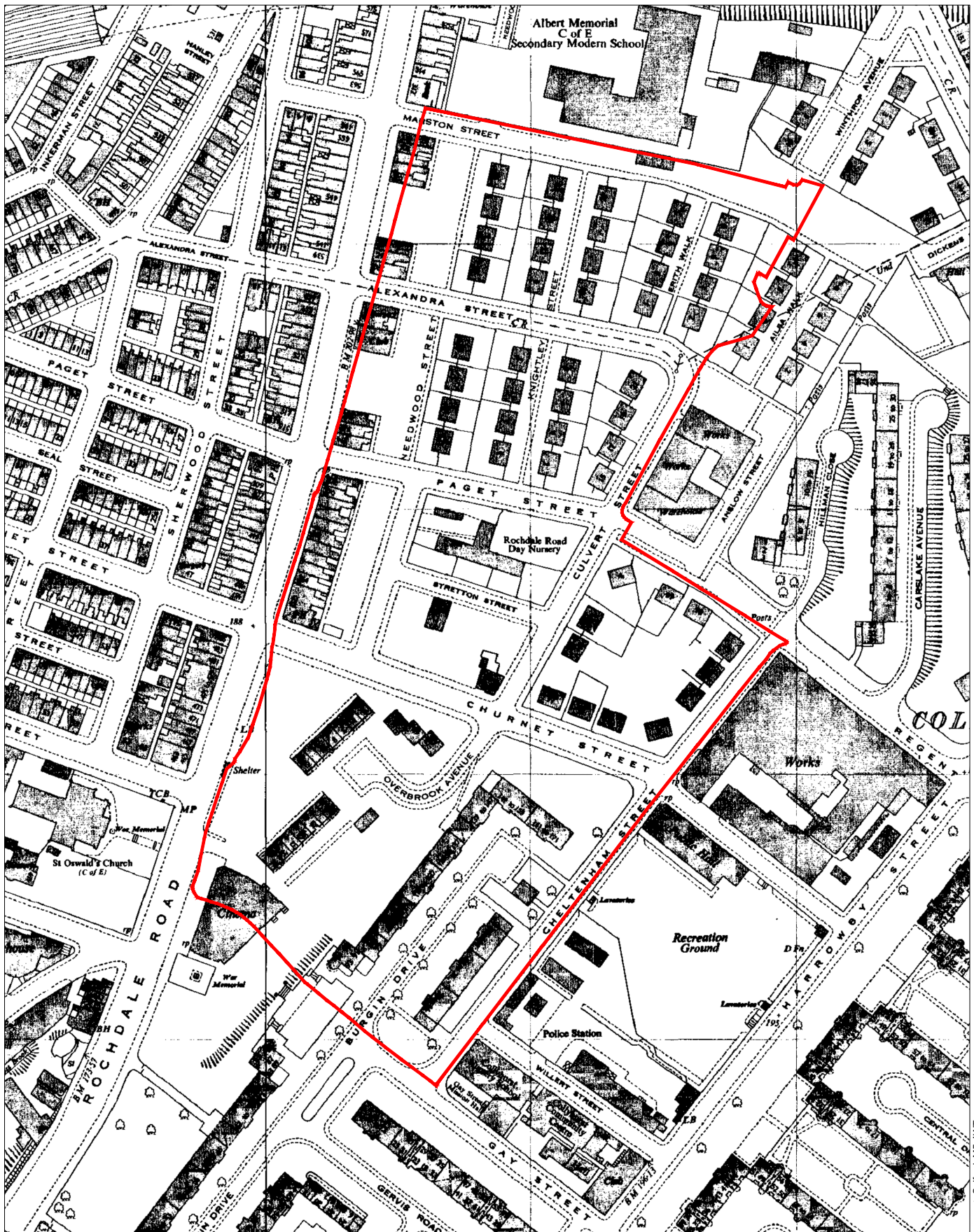


Figure 7:

Site boundary superimposed on the Ordnance Survey 25". 1 mile map of 1970

Contains Ordnance Survey data © Crown copyright and database right 2020



Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0

100 m



Scale at A4 1:2000

400400

400200

400400

400200

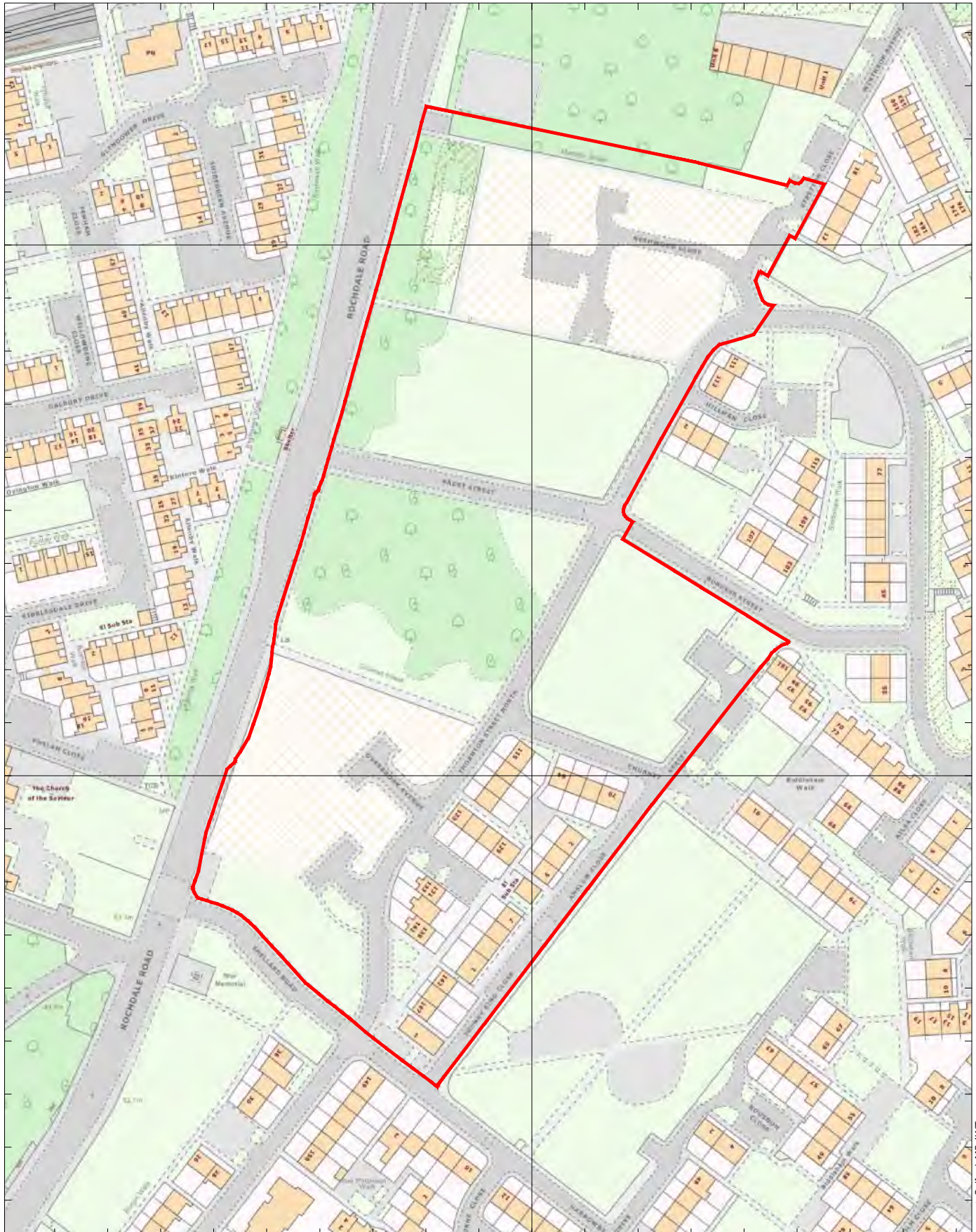


Figure 8:

Site boundary superimposed onto Modern Mapping

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Key:

Site Boundary


**SALFORD
ARCHAEOLOGY**

0

100 m

Scale at A4 1:2000

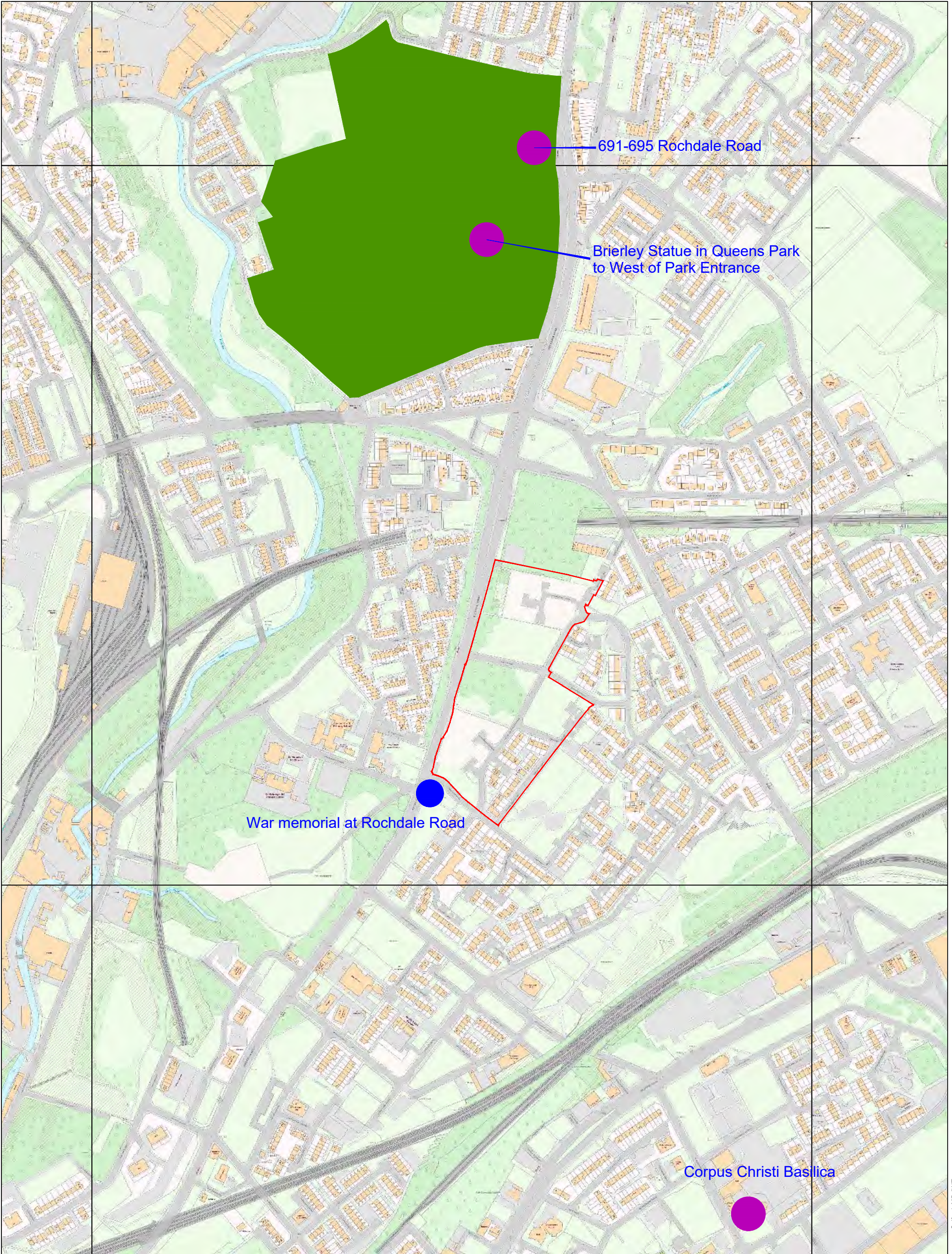


Figure 9:

Location of heritage assets superimposed onto modern mapping

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SALFORD
ARCHAEOLOGY

0 200 m

Scale at A3 1:5000

Key:

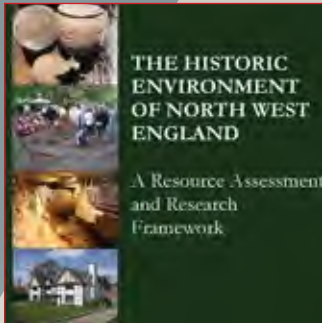
Site Boundary	Listed Buildings
Registered Park and Garden	Non-designated Built Heritage Assets

N

Salford Archaeology, Peel Building, The Crescent, Salford, M5 4WT



CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



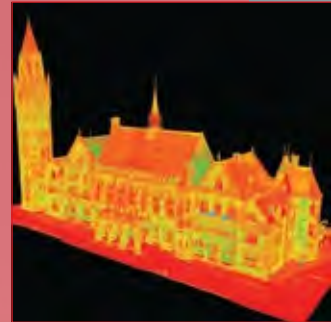
EXCAVATION



BUILDING SURVEY



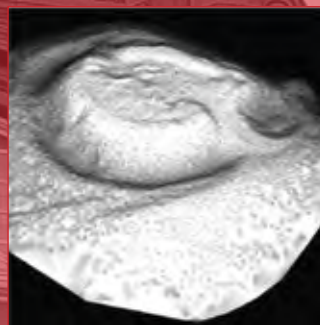
3D LASER SCANNING



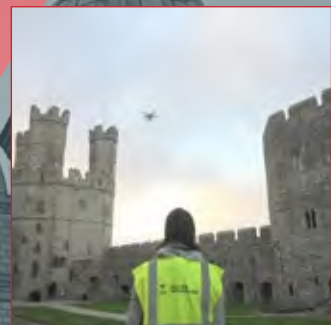
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



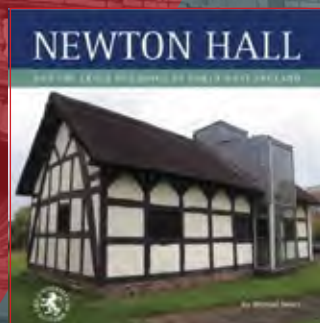
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

