



University of
Salford
MANCHESTER

Archaeological Desk-Based Assessment

Collyhurst Village,
Rochdale Road,
Collyhurst,
Manchester

Client:

Far East Consortium
International Limited

Technical Report:

Ashley Brogan

Report No:

2020/10



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 at 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 full planning application Salford Archaeology were commissioned to carry out an archaeological desk-based assessment of the proposed development site, which was intended to establish, as far as possible, the nature and significance of the archaeological resource within the area, in order to enable informed recommendations to be made for the future treatment of any surviving remains.

The proposed development site, known as Collyhurst Village, was open land throughout the eighteenth century and fell within the Mosley Estate during the early nineteenth century. During the late nineteenth and twentieth centuries, the majority of the proposed development site was occupied by a dense network of terraced workers' housing. The smallest of these houses was a row located on the south side of Churnet Street, which had cellars and a footprint of approximately 20m².

The assessment demonstrates that there is potential for the remains of nineteenth-century workers' housing and associated buildings to survive as *in-situ* buried remains. Cartographic evidence suggests that two groups of houses were of a particularly small size and were built on an unusual plan form, some with cellars, and, as such, any buried remains of these houses that do survive are likely to be of local archaeological significance, which would merit their preservation 'by record' in advance of the development works.

In consultation with Norman Redhead of the Greater Manchester Archaeological Advisory Service (GMAAS), the scope of the further archaeological investigation required to mitigate the impact of the development works on the archaeological resource has been agreed. The full scope of the further investigation for mitigation purposes, which entails archaeological excavation and recording of the areas of archaeological potential identified by this assessment, has been set out in a Written Scheme of Investigation (WSI), which has been approved by GMAAS.

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. Following the submission of a planning application for enabling works, 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.

A separate Archaeological Desk-based Assessment was compiled and submitted with the planning application for enabling works (Salford Archaeology 2020) and this assessment has been with reference to that report. This Archaeological Desk-based Assessment for the full planning application has been undertaken due to the site boundary for the full planning application being slightly larger than one for the enabling works application (see Plate 1). In order to support the full planning application, FEC commissioned Salford Archaeology within the University of Salford to carry out an archaeological desk-based assessment of the Site, which was intended to establish, as far as possible, the nature and significance of the archaeological resource, in order to enable informed recommendations to be made for the future treatment of any surviving remains.

1.2 Government and Local Planning Policies

1.2.1 National Planning Policy Framework (NPPF)

The significance of the archaeological 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 deals specifically with this historic environment (paragraphs 184-202), and states that 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

Paragraph 197 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account in determining a planning application. Paragraph 199 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

1.2.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027. The heritage strategy is outline 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 encourage 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. Method Statement

The assessment considered the potential impact of the proposed development upon any buried archaeological remains within the Site, and comprised a desk-based study and site inspection. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

2.1 Research Sources

The desk-based assessment made use of the following sources:

- published and unpublished cartographic, documentary and photographic sources;
- the Greater Manchester Historic Environment Record, maintained by GMAAS;
- Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- the National Heritage List for England;
- Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the mid-late eighteenth century.

2.2 The Document

The following presents the historical and archaeological evidence for the Site. A gazetteer (Chapter 5) is presented of heritage assets and sites of potential archaeological interest identified and this information, along with a map regression, is used to assess the significance of the remains (Chapter 6) and impact of the proposed development (Chapter 7). A mitigation strategy is outlined in Chapter 8, based on the assessment presented in the previous chapters.

3. The Setting

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.

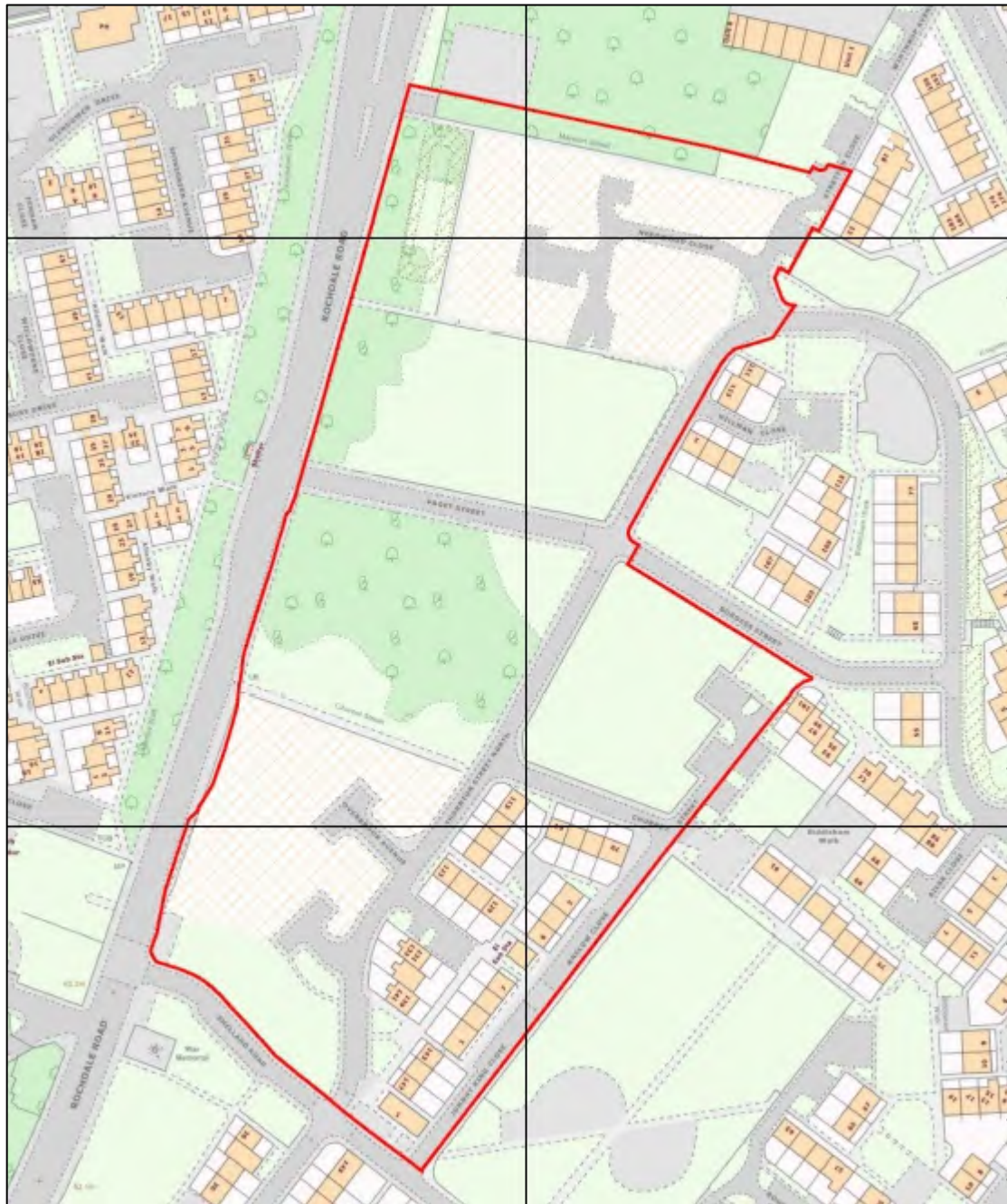


Plate 1: Location of the Site, outlined in red.

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 is largely flat and lies at a height of approximately 54m above Ordnance Datum (aOD).

3.2 Geology

The Site is underlain by deposits of Devensian Till. Underlying this is strata of the Pennine Upper Coal Measures Formation of Mudstone, Siltstone and Sandstone (www.bgs.ac.uk/geologyviewer). The Collyhurst sandstone famously quarried for the use in buildings such as the Roman fort and Chetham's Library is located to the north of the Site.

3.3 Designations

The Site 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.

There are, however, five statutory listed buildings and two registered parks within a 750m radius of the Site (Table 1). The registered parks include Manchester General Cemetery and Queen's Park. The potential impact of the scheme on designated built heritage assets has been considered in a separate Heritage Statement and is thus not considered further in this report.

HER ID	Description	Grade	NGR
2061.1.0	Victoria Mill	II*	SJ 8590 9926
12144.1.0	Corpus Christi Basilica	II	SJ 8591 9954
11764.1.0	St Patrick's RC Church	II	SJ 8509 9930
8588.1.0	691–695, Rochdale Road	II	SD 8561 0102
8583.1.0	Ben Brierley Statue in Queen's Park (plinth only)	II	SD 8555 0090

Table 1: Summary of listed buildings within a 750m radius of the Site

4. Historical Background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2). Key sites are summarised in the Gazetteer of Sites (Section 5, below).

Period		Date Range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2300 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Romano-British		AD 43 – AD 410
Early Medieval		AD 410 – AD 1066
Late Medieval		AD 1066 – AD 1540
Post-medieval		AD 1540 – c 1750
Industrial Period		c AD1750 – 1914
Modern		Post-1914

Table 2: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

The current understanding of any human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that the Castlefield area in the centre of the city, 3.4km to the southwest of the Site, may have been conducive for late prehistoric settlement on account of the natural topography and its riverside location (Gregory 2007).

Physical indications of human activity are provided by a small number of residual finds. A Neolithic stone hammer and arrow head, for instance, were unearthed in the Castlefield area in 1845 (HER 119.1.0), whilst excavations at 77-83 Liverpool Road (HER 13944.1.0) produced two Mesolithic flints, one Neolithic/Bronze Age waste flake and a single sherd of late Bronze Age/Iron Age pottery. These finds complement a growing regional body of finds representing prehistoric activity, known to be concentrated on well-drained sand and gravel sites in proximity to watercourses and moss lands.

4.1.2 Archaeological Potential

There is no known evidence for prehistoric activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be very low.

4.2 *Romano-British Period*

4.2.1 *Archaeological Evidence*

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Bruton 1909), situated c. 3.5km to the southwest of the Site. The fort underwent several phases of development subsequently, the earlier defences being deconstructed and improved. The military complex evolved in response to the on-going military campaigns, from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the region. The maturation of the military complex can be seen in the growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith 2016, 9-12). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear. It is possible that, during the construction of late second century fortifications within Castlefield, the stones were quarried at Collyhurst before being transported downstream along the rivers Irk and Irwell (Lloyd 1994).

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, grew up. This settlement was made up of civilians, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c 100m from the north-west corner of the fort, and eastwards across Deansgate to the area now occupied by the Beetham Tower. The Roman road linking Manchester to Castleshaw roman Fort was located along what is now Bradford Road and Briscoe Lane, approximately 1.3km to the south of the Site.

4.2.2 *Archaeological Potential*

There is no known evidence for Romano-British activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be low. Notwithstanding the potential course of a Roman road in the vicinity, any buried remains are likely to have been removed by the later intensive development of the Site.

4.3 *Medieval Period*

4.3.1 *Historical and Archaeological Evidence*

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer and Brownbill 1908).

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late eleventh century. The site occupied presently by Chetham's

School is thought to have been the site of a castle founded by Manchester's Norman barons.

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling 1962, 116), but divided his other newly acquired land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116).

By the thirteenth century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell *et al* 2004, 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).

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).

Many of Manchester's early modern buildings were constructed using Binney sandstone from Collyhurst, including the Cathedral, Cheatham's College and St. Ann's Church. The quarry went out of use approximately 200 years ago, but the remains of the quarry are still visible. During the Industrial Period, the development of canals and rail links allowed for better quality stone to be transported from elsewhere, resulting in the closure of the quarry at Collyhurst (Edensor 2012, 451-452).

4.3.2 Archaeological Potential

Given the location of the Site away from known medieval settlement activity, the potential for buried archaeological remains is considered to be very low. The possibility of medieval finds associated with rural settlement and agricultural activity should not be ruled out completely given the historic landscape, although it is very unlikely that any *in-situ* finds will be recovered due to the intensive development of the Site during the nineteenth century.

4.4 Post-medieval and Industrial Period

4.4.1 Historical Setting

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, south-east 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 3) 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.

4.5 Collyhurst Old Hall

Collyhurst Hall was situated approximately 2.5km to the northwest of the Manchester City Centre, between the main A62 Oldham road and the A664 Rochdale Road, and approximately 250m to the south of the Site. The Hall may have been constructed between 1649-1681, as a feoffment (where the possession of property is granted perpetuity) made in c. 1681 states that Robert Leaver, who held the Manor at Alkrington, also owned three halls: Gorton, the Old Hall of Heaton and Collyhurst (Lloyd 1994, 11).

It is likely that the Hall was located on the site of an earlier moated dwelling, as remnants of a moat can be seen on the historic mapping, including the Plan of the Collyhurst Estate, 1752 (Plate 2; GB127.MICS/1053), and Green's map of 1787-1794 (Plate 3). The 1752 plan shows an area to the west and south of the Hall labelled "The Fish", indicating a fishpond, which may be the remains of a moat reused as a fishpond. The 1752 plan shows the hall with a large gate directly to the north, and two buildings to the east. Two other smaller buildings can be seen along the fishpond, within the gardens of the Hall.



Plate 2: Extract from the Plan of the Collyhurst Estate, 1752, showing Collyhurst Old Hall (GB127.MICS/1053)

Green's 1787-1794 map (Plate 3) shows the pond to the south of the main Hall structure, which, again, may be the moat from an earlier dwelling.

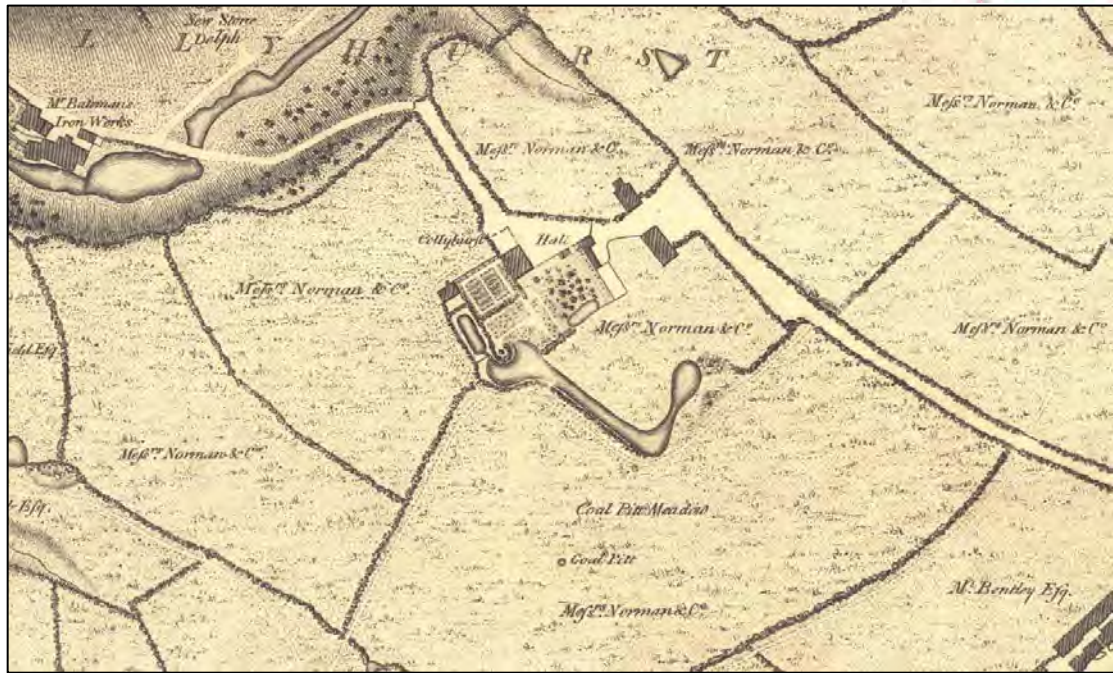


Plate 3: Collyhurst Old Hall as depicted on Green's map of 1787-1794

An article from the *Manchester Courier and Lancashire General Advertiser* stated that "John, the brother of Nathaniel Oldham, was born in 1728, and resided at Collyhurst Hall, an ancient seat of the Mosleys. He held the office of steward to the Levers, of Alkrington." (*Manchester Courier and Lancashire General Advertiser* 22 January 1867). An article from 1899 also names previous tenants of the Hall, stating that the Hall was "the residence of the Thackerays, the stewards of the Mosleys" (*Manchester Evening News* 17 April 1899). The article, however, does not give a date for the occupation of the Hall by the Thackerays.

The Plan of the Collyhurst Estate, 1752 (GB127.MICS/1053) named the owner of the property as Ashton Lever. A later inscription at the bottom of the Plan reads "1797 Now the property of Charles Rider". Green's map indicates that the majority of the land surrounding the Hall was owned by Messrs Norman & Co. The map details the Hall and its gardens, as well as a coal pit within "Coal Pit Meadow" to the south of the Hall. This suggests that the Lever (or Leaver) family held the hall from the seventeenth century until the second half of the eighteenth century.

Charles Ryder was a respected man within Manchester and was known for his association with the Hall. Ryder was known to be a cotton manufacturer, however, he also appeared to have owned coal mines, as a report from 1798 reports the death of a worker "by the damp in the coal mines of Mr. Charles Ryder, at Collyhurst" (*Manchester Mercury* 10 July 1798). Coal mines had already been established within the Collyhurst Estate, which were subsequently taken over by Ryder after his occupation of the land. During the Manchester Riots of 1819, Charles Ryder of Collyhurst was included in a list of "respectable gentlemen" who were reportedly forced to the ground by the cavalry (*Stamford Mercury* 27 August 1819)

An illustration of the Hall, dated 1830, shows a three-storey, Georgian-style building of local sandstone. The Hall was situated on a raised eminence and the front entrance had a four-columned porch (Plate 4; Lloyd 1994, 11).

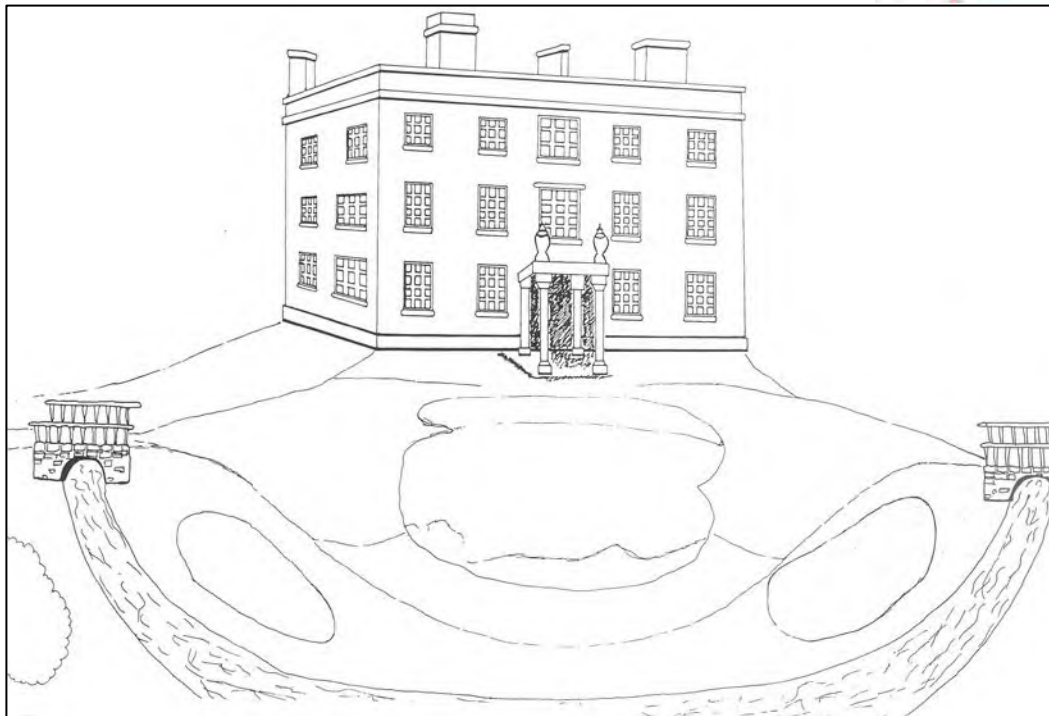


Plate 4: The Georgian Hall as depicted in the 1830 Estate Plan and Street Plan of the Collyhurst Land – Property of Charles Ryder

A description of the Hall was given in the *Manchester Times* in 1890, which stated:

“Collyhurst Hall was situated in Collyhurst-street, on the site of the present Wesleyan chapel, at the corner of Percival-street and adjoining the Lancashire and Yorkshire railway. It was formerly the seat of the Mosleys and, at another period, of the Levers. The hall rose majestically above the Irk, with its wooded dingle in front and spacious lawn behind, whilst before it the deep dell of Collyhurst stretched its leafy shade, almost from Chetham College to Blackley” (*Manchester Times* 12 April 1890)

Collyhurst Hall was advertised for rent in 1830, and described as a well-known residence, with a small meadow (Plate 5; *Manchester Courier and Lancashire General Advertiser* 22 May 1830).

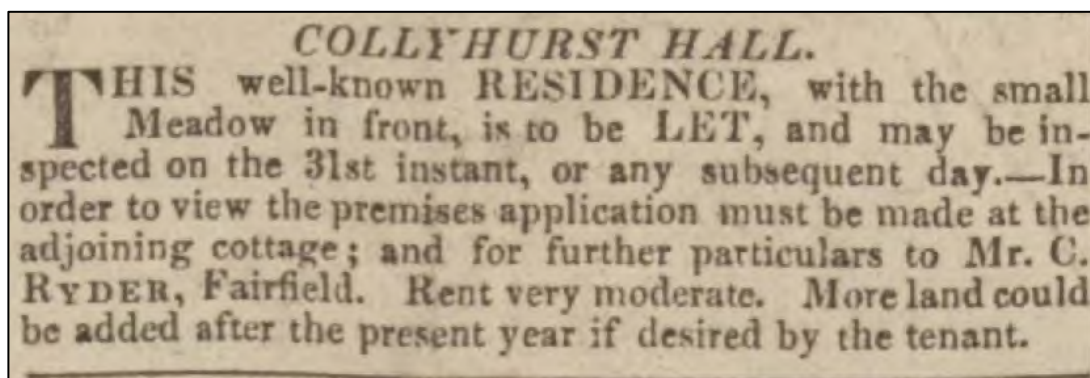


Plate 5: Collyhurst Hall to let, *Manchester Courier and Lancashire General Advertiser* 22 May 1830

The Hall is shown on Bancks & Co.'s map of 1831 (Plate 6), with additional buildings erected between the Hall and the buildings to the east. Remnants of the former moat

were still depicted on the 1831 map. An illustration, dating from c 1842, depicts one of these the buildings, described as a coach house, at Collyhurst Hall (Plate 7).

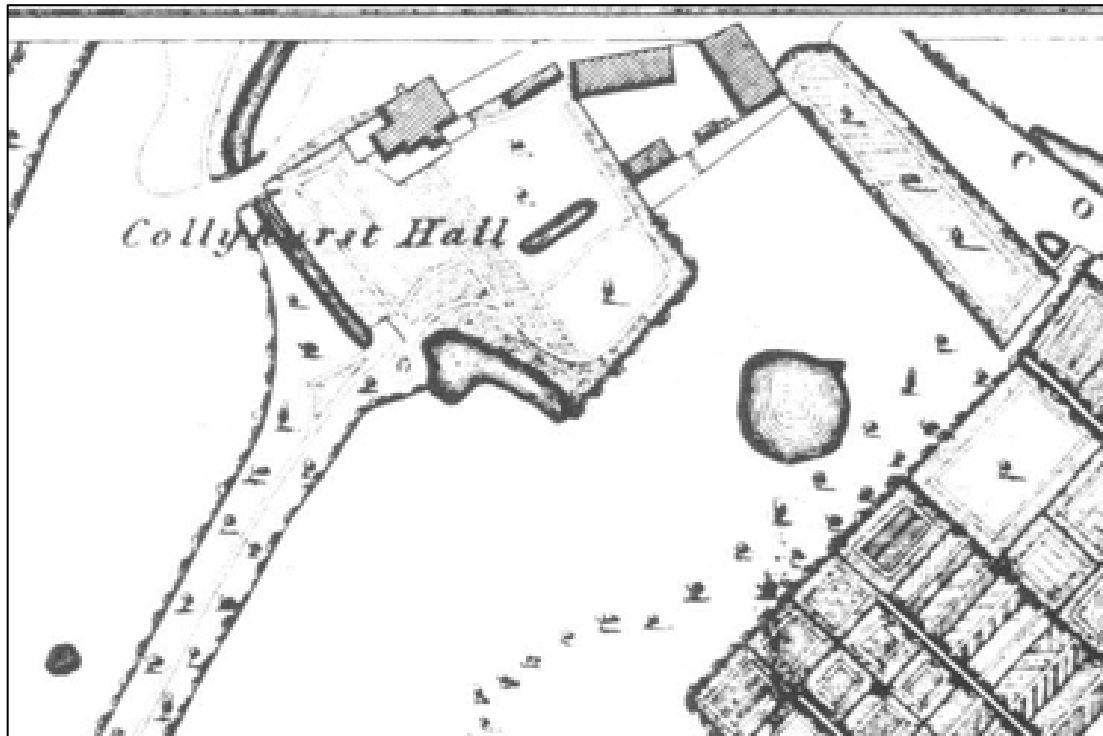


Plate 6: Extract from Bancks & Co.'s map of 1831, showing Collyhurst Old Hall



Plate 7: Illustration of a building at Collyhurst Old Hall, described as coach house c 1842

In April 1844, an advertisement for the sale of building materials at the Collyhurst Hall Estate appeared in the *Manchester Times*. Building materials included “*millions of very excellent common bricks*” along with other types of brick, including chimney, column, plinth bricks. Draining bricks were also advertised within the article (*Manchester Times* 06 April 1844).

The 1850 OS map shows that the hall had been demolished but records the “Site of Collyhurst Old Hall” (Plate 8). Therefore, it is likely that the advertisement of 1844 represented the dismantlement of the hall and the selling of the associated building materials. One of the buildings to the east, possibly a coach house, and the later building shown on Bancks & Co.’s map of 1831 remained extant on the 1850 OS map.

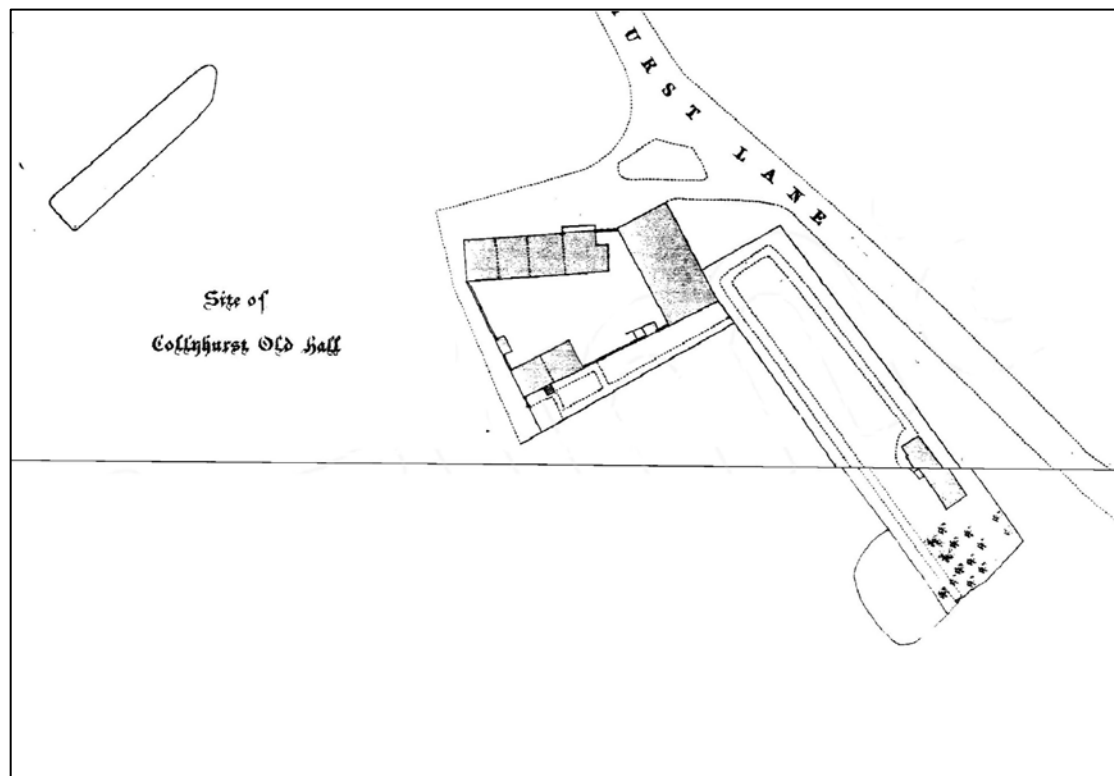


Plate 8: Site of Collyhurst Old Hall on the 1850 OS map

One of the last occupants of Collyhurst Hall was Charles Ryder, a cotton manufacturer, whose warehouse was located at Cannon Street. Ryder was an advocate of Sunday Schools and encouraged children of all denominations to gain an education (Swindells 1908). Ryder vacated the Hall in 1829 and advertised the property to let in 1830. Ryder then lived in the Moravian Settlement in Droylsden and later moved to Leamington, where he died in 1854 (Turner 1975; Lloyd 1994). A woman named Hannah Ryder was mentioned in Baines’ 1825 directory and was described as “a gentle-woman of Collyhurst Hall, one and a quarter miles NE of Manchester”. Hannah was likely a relation of Charles’ possibly his sister.

No concise history of the Hall exists, and excavations undertaken during 2017 failed to recover remains of the building (Whittall 2017), possibly due to the use of the land as brick fields after the demolition of the hall, furthered by development on the site of the hall during the mid-late nineteenth century.

4.6 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 9). 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 Site land, 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 south-east of the Site.

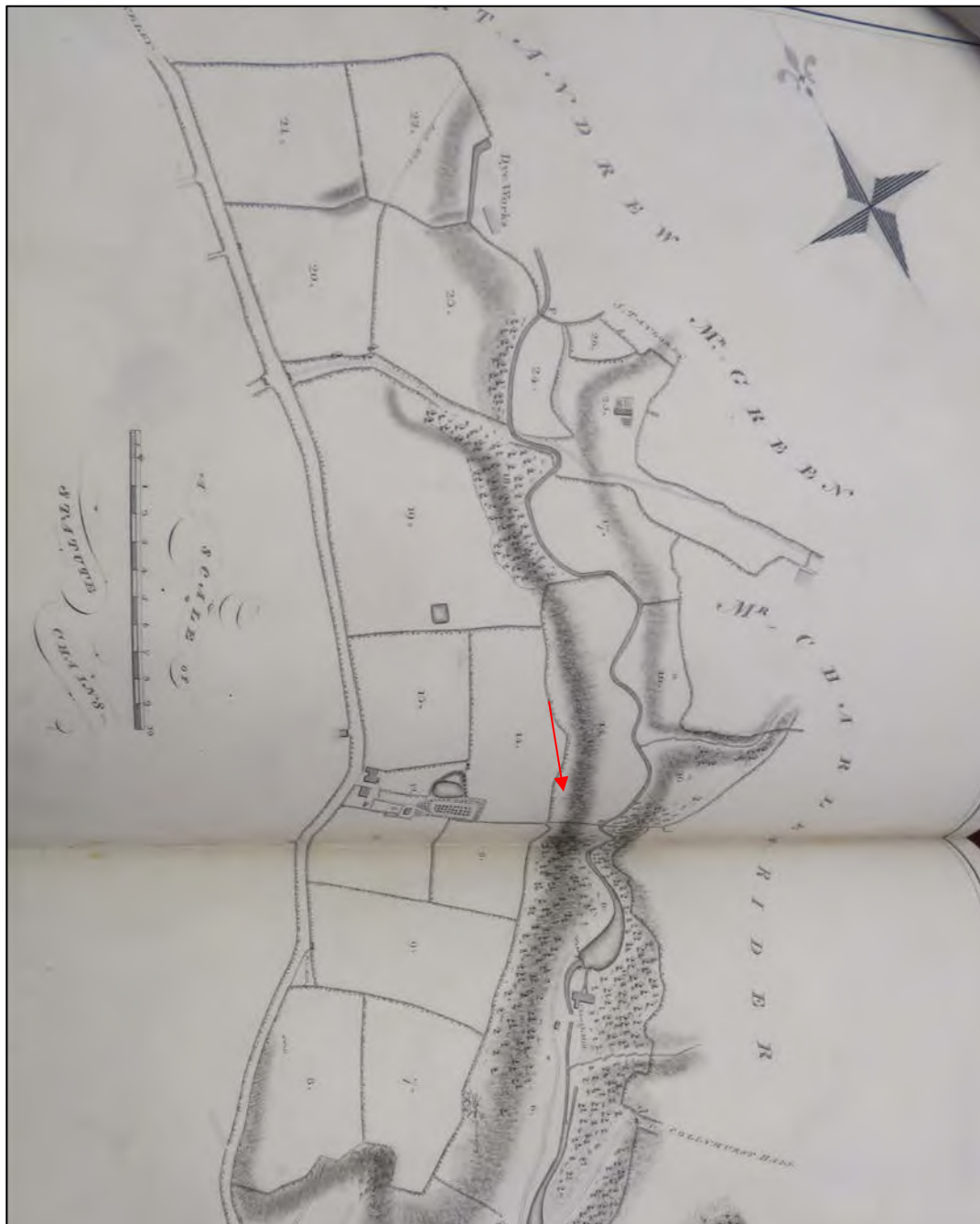


Plate 9: Approximate location of the Site on the plan of the Collyhurst Estate within the *Plans of estates of Sir Oswald Mosley* (GB127.BR.f.912.4273.H4).

The 1850 OS map (Plate 10, Fig. 2) shows that the majority of the Site remained undeveloped at this time. Moss Brook drained into a reservoir, which lay within the easternmost part of the Site, with a sluice gate (GE 05) identified at the southern end of the reservoir, which would have enabled the flow of the water to the mill to be controlled. The reservoir does not appear to be within the same location as that shown on the 1805-1808 plan within the plans of the Mosley's Collyhurst Estate, however. The earlier plan shows the reservoir directly north of the mill, with mill access being to the west of the building. On the 1850 OS map, Rochdale Road had been constructed directly east of the mill, with the Collyhurst bridge crossing the brook at this point. It therefore appears that the reservoir was moved further north during the construction of this road, however, it is possible that the 1805-1808 plan depicts the reservoir closer to the mill than it was in reality.

To the west of the Site were the White House Cottages, a complex of six cottages and associated gardens. The cottages fronted Collyhurst Road and could be accessed via a lane leading from Rochdale Road, to the west of the Site. The cottages shown on the 1805-1808 plan of the Collyhurst Estate appear to represent the same cottages as those identified as White House Cottages on the later map, however, more cottages had been constructed by 1850.

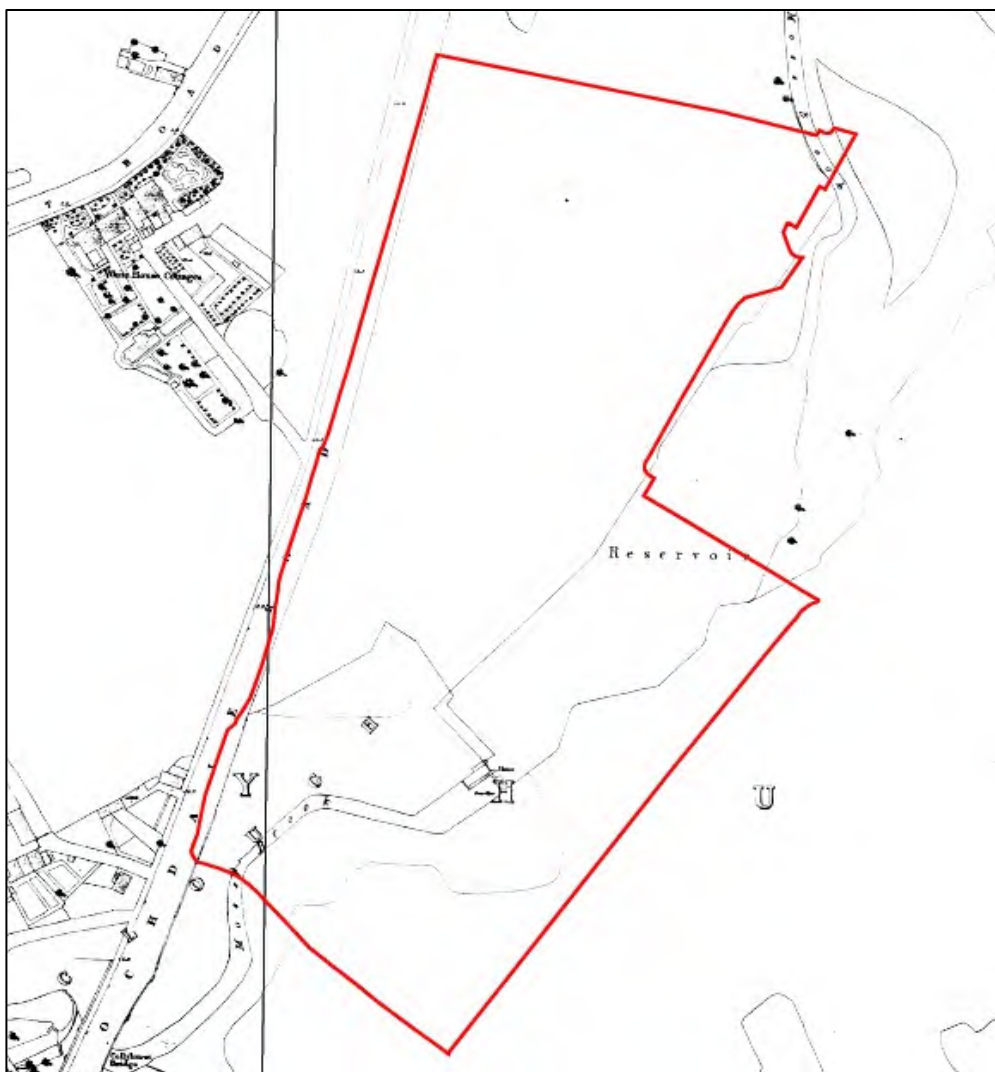


Plate 10: Extract from the 1850 OS map showing the Site



Plate 11: Extract from the 1850 OS map showing the sluice gate (GE05)

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. The houses at Hall's Crescent had a footprint of approximately 70.7m² (including both the houses and front and back yards) and housed professionals, including a national school teacher, salesmen, a bookkeeper, a mechanic and a clerk of a gas office.

The houses at St. Oswald's Grove were slightly smaller than those at Hall's Crescent, measuring at around 64.5m², with tenants including a lawyer, mechanic, and retired surgeon. The houses of both Hall's Crescent and St. Oswald's Grove were placed around an open landscaped area. Paget Street and Churnet Street had been constructed and occupied by 1871, as indicated by the census return of that year (RG10/4054). The occupants of Paget Street included cotton mill workers, stonemasons, a cab driver and warehouse workers. Tenants at Churnet Street included a schoolteacher, ironmonger, dressmaker, blacksmith and textile mill workers.

By 1881, streets had been constructed within the northern extent of the Site, including Fildes Street and Alexandra Street, whose occupants appear on the census return of that year (RG11/4002). The census return states some of the professions of the occupants, including a gas fitter, glass-mold maker and police officer at Fildes Street, and a bricklayer and police constable at Alexandra Street.

The 1891 OS map (Plate 12, 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 and towards the north of the public house, fronting the west side of Rochdale Road, was a Conservative Club. The 1891 census return (RG12/3245) lists John T Brown as the publican at 568-570 Rochdale Road, the address of the Three Tuns Hotel.

The smallest houses within the Site were located on the south side of Churnet Street (**GE 03**), with a footprint of approximately 22m² and each had a cellar (Plate 12). Further to the east on the south side of Churnet Street, were another group of buildings which may have been houses, and if so were also of an unusually small size (**GE 06**). Other houses within the area, such as those fronting Fildes Street, Needham Street, Stretton Street and Paget Street had a footprint of between 36m² and 55m². The houses fronting Rochdale Road were much larger than those on the streets to the east, measuring approximately 65m². An area to the northeast of the Site remained undeveloped on the 1891 OS map.

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 that gate posts were located at the entrances to Hall's Crescent and St. Oswald's Grove (Plates 14 and 15). The houses of Hall's Crescent and St. Oswald's Grove underwent redevelopment at the turn of the century, with a series of photographs documenting the rebuilding of these houses (Plates 16 to 19).

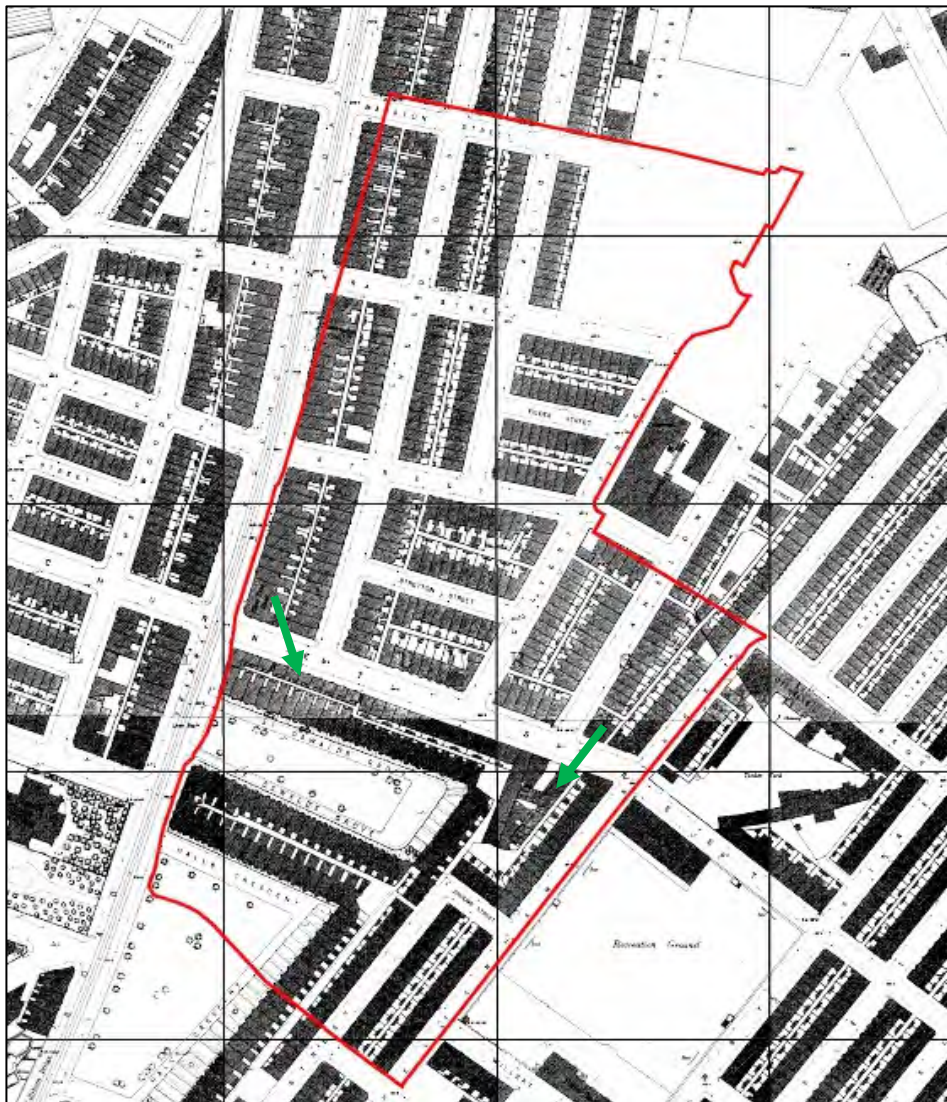


Plate 12: Extract from the 1891 OS map. The locations of the smallest houses (**GE 03** and **GE 06**) are indicated by the green arrows

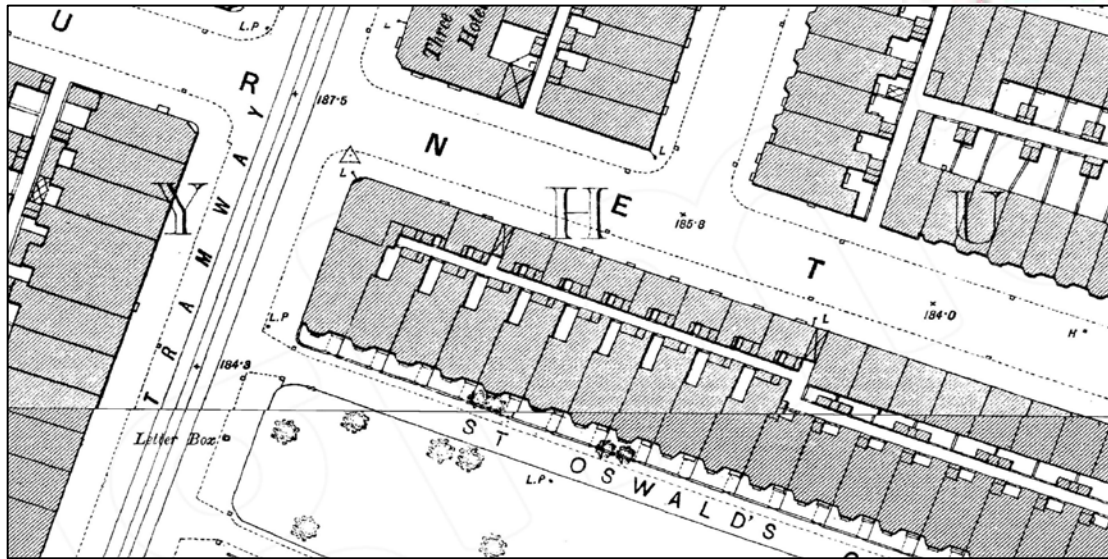


Plate 13: Close-up of the 1891 OS map showing the row of eight or nine small terraced houses fronting Churnet Street



Plate 14: Looking north along Rochdale Road, with Hall's Crescent in the foreground, c. 1900



Plate 15: Rochdale Road looking south towards St. Oswald's Grove, c. 1900



Plate 16: Collyhurst, Halls Crescent, Cottages and back of cottage in St Oswald's Grove 1900



Plate 17: Halls Crescent, rebuilding of houses 1900



Plate 18: Hall's Crescent, near Rochdale Road, rebuilding of houses 1900



Plate 19: Hall's Crescent, rebuilding of houses in 1900, viewed from Rochdale Road

The 1908 OS map (Plate 20, 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) and the 1901 census return (RG13/3752) lists Robert Lawrence Birch and his wife Emily Birch at the public house, along with their four children, Robert's grandmother and four servants.



Plate 20: Extract from the 1908 OS map

By 1919, the licensee of the Three Tuns Hotel had changed again. An article from the *Manchester Evening News* records that licensee Thomas Naughton was fined for overcharging customers, after thinking he wasn't breaking the law by charging customers different prices based on the vaults they sat in to drink their beer (*Manchester Evening News* 08 September 1919).

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 21).



Plate 21: Passage between Hall's Crescent, St. Oswald's Grove, Collyhurst 1934

The 1949 OS map (Plate 23, 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 22).



Plate 22: Aerial photograph of Collyhurst, 1939, showing approximate location of the Site

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 24).

The 1970 OS map (Plate 25, 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.

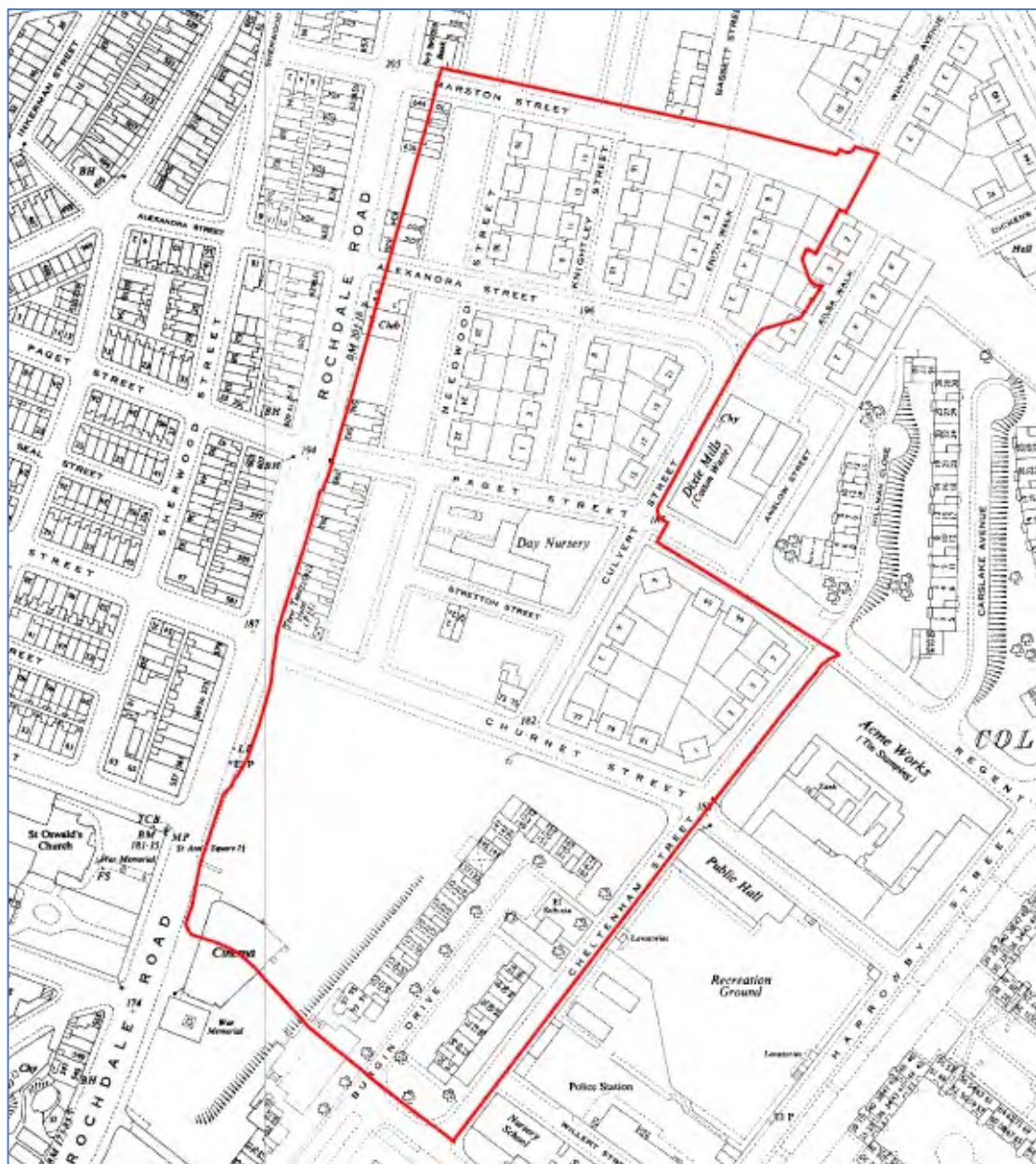


Plate 23: Extract from the 1949 OS map



Plate 24: Three Tuns Hotel, 1958

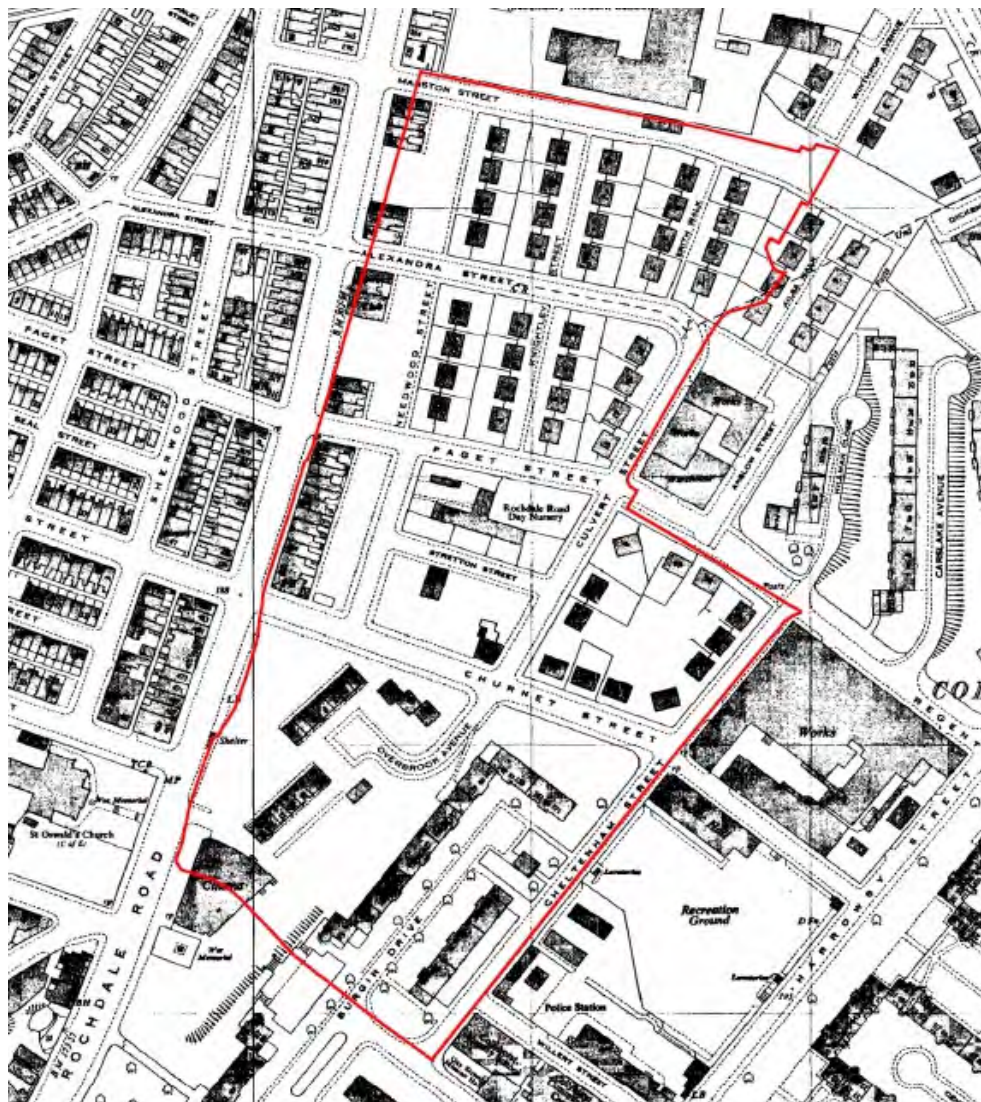


Plate 25: Extract from the 1970 OS map

4.8 Site Visit

The Site visit was carried out in February 2020. The Site comprised mainly of green space, partially enclosed, with scattered tree coverage (Plate 26). Remains of Churnet Street survive within the Site in the form of a footpath (Plate 27) and the former location of the small terraced workers' houses can be seen to the south of the footpath (Plate 28). Paget Street remains in use as a road, with both vehicular and pedestrian access across the Site (Plate 29). Another enclosed area can be seen to the north of Paget Street, with an area of open green space with trees to the east (Plate 30). The remains of Marston Street resemble those of Churnet Street, as the street is now a footpath providing access across the Site (Plate 31). To the south of Marston Street are more views of the enclosed space, which has become overgrown and used for fly-tipping (Plate 32).



Plate 26: Looking east from Rochdale Road, just north of Shellard Road



Plate 27: Looking northeast from Rochdale Road towards Churnet Street



Plate 28: Looking southeast from Churnet Street to the former location of the small workers' housing



Plate 29: Looking east towards Paget Street from Rochdale Road



Plate 30: Looking north towards the area north of Paget Street



Plate 31: Looking east from Rochdale Road towards the remains of Marston Street



Plate 32: Looking south from Marston Street

5. Gazetteer

The following gazetteer entries summarise the sites of potential archaeological interest within the Site. The identification of these non-designated heritage assets is drawn primarily from the map regression analysis. Figure 9 shows the location of the gazetteer entries overlain onto modern mapping.

Gazetteer Entry 01

Site Name	Conservative Club (site of)
Site Type	Club house
Period	Nineteenth century
NGR	385541, 400363
Source	OS mapping
Description	The Conservative Club was located on Rochdale Road, to the south of Alexandra Street. The club first appears on the 1891 OS map and remains on Rochdale Road until it was demolished between 1962 and 1977.
Assessment	The conservative Club on Rochdale Road was demolished between 1962 and 1977. This area has not been developed upon since the demolition of the club and so archaeological remains of the Conservative Club likely survive <i>in-situ</i> . However, any remains that do survive will be of very low archaeological significance and would thus not warrant further archaeological investigation.

Gazetteer Entry 02

Site Name	Three Tuns Hotel (site of)
Site Type	Public house
Period	Nineteenth century
NGR	385512, 400264
Source	OS mapping
Description	The Three Tuns Hotel, referred to in 1880 as Three Tuns Inn (<i>York Herald</i> 10 January 1880), was constructed in the second half of the nineteenth century.
Assessment	The Three Tuns Hotel was demolished between 1962 and 1977. As public house was cellared, the survival of buried archaeological remains relating to the building is highly likely. However, any remains that do survive will be of very low archaeological significance and would thus not warrant further archaeological investigation.

Gazetteer Entry 03

Site Name	Houses at Churnet Street (site of)
Site Type	Housing
Period	Nineteenth century
NGR	385582, 400340
Source	OS mapping
Description	There were numerous terraced houses constructed between Rochdale Road and Culvert Street in the second half of the nineteenth century. These terraced houses fronted Paget Street, Churnet Street, Needwood Street, Alexandra Street and Stretton Street. The houses were demolished during the mid-twentieth century. Some later houses were built on the site of the earlier terraced houses, however, much of the land was left undeveloped. The houses fronting the southside of Churnet Street were the smallest within this area and may represent more working-class housing. OS mapping shows that some of the houses were cellared.
Assessment	Buried remains of the workers' houses are likely to survive, and if so would be of local significance, warranting archaeological investigation prior to their removal during the development enabling works.

Gazetteer Entry 04

Site Name	Houses of St. Oswald's Grove and Hall's Crescent (site of)
Site Type	Housing
Period	Nineteenth century
NGR	385523, 400174
Source	OS mapping
Description	Hall's Crescent and St. Oswald's Grove were located within the southern extent of the Site and were included on the 1861 census return (RG9/2964). The houses of both Hall's Crescent and St. Oswald's Grove were situated around an open landscaped area and underwent redevelopment at the turn of the century, with a series of photographs documenting the rebuilding of these houses (Plates 16-19). 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. OS mapping shows the houses on Hall's Crescent and St. Oswald's Grove were equipped with cellars.
Assessment	Buried archaeological remains of the houses on Hall's Crescent and St. Oswald's Grove, may survive <i>in-situ</i> in areas undisturbed by later development. As these dwellings were cellared, the survival of buried archaeological remains relating to these buildings is highly likely. However, any remains that do survive will be of very low archaeological significance and would thus not warrant further archaeological investigation.

Gazetteer Entry 05

Site Name	Sluice gate at south end of Moss Brook reservoir (site of)
Site Type	Sluice
Period	Nineteenth century
NGR	385581, 400179
Source	OS mapping
Description	The sluice gate is identified on the first edition Ordnance Survey map of 1850. It allowed the flow of water from the reservoir to the mills downstream to be controlled.
Assessment	Any remains of the sluice gate are unlikely to have survived the excavation works for the culvert, that was installed in this location in the late-19 th century.

Gazetteer Entry 06

Site Name	Probable houses to south of Churnet Street (site of)
Site Type	Housing
Period	Nineteenth century
NGR	385609, 400183
Source	OS mapping
Description	A group of buildings is shown in this location on the 1891 OS map, some or all of which are likely to represent workers' houses of an unusually small size and/or plan form.
Assessment	Buried remains of the workers' houses may survive, and if so would be of local significance, warranting archaeological investigation prior to their removal during the development enabling works.

6. Significance

6.1 *The Policy Context of Heritage Assets*

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not, but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

6.2 *Assessment Methodology and Significance Criteria*

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of *Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979* (DCMS March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

6.3 *Baseline Significance Conditions*

6.3.1 *Period*

The Site contained buildings from the nineteenth century, representing the period of Manchester's rapid development as one of the world's leading manufacturing centres, based on the steam-powered textile industry, and the associated explosion in the size of the local population.

6.3.2 *Rarity*

Desk-based research has shown that the Site may contain remains of nineteenth century buildings and structures, such as houses (**GE 03** and **GE 06**), and a public house (**GE 02**). Some of the houses within the Site (**GE 04**) are typical of mid-late nineteenth-century terraced housing and may therefore not be considered rare, as many of these buildings remain standing. There are, however, much smaller houses that were located on the south side of Churnet Street (**GE 03** and **GE 06**), which may be considered rarer as many small houses were demolished during slum clearances.

6.3.3 *Documentation*

The historical development of the Site from the late eighteenth century can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, including more precise dating of the construction of the component buildings, although this is unlikely to alter the outline and conclusions presented in this assessment.

6.3.4 *Group Value*

The buildings within the Site have some group value, as they are contemporary, however, the heritage assets identified may not be considered significant due to their group value.

6.3.5 *Survival / Condition*

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown, however, it is likely that remains of the houses of Churnet Street (**GE 03**) survive as below-ground remains, as they were cellared, and only limited development has taken place across the Site since their demolition.

6.3.6 *Fragility/Vulnerability*

Any buried archaeological remains, should they be present and survive *in-situ*, are vulnerable to damage or destruction during any earth-moving works associated with the proposed development.

6.3.7 *Diversity*

None of the heritage assets identified within the Site are considered to be significant due to their diversity.

6.3.8 *Potential*

There is no known prehistoric activity or finds within the Site, or its immediate environs, and the potential for remains deriving from this period is considered to be very low. Similarly, there is no known Roman activity or finds within the Site, or its

immediate environs, and the potential of remains from this period is considered to be low.

The greatest potential for buried archaeological remains lies in the Industrial period. Two groups of small terraced workers' houses has been identified on the south side of Churnet Street (**GE 03**, **GE 06**). The houses were very small, and/or of an apparently unusual plan form, some had cellars, and would have been occupied by working-class people within Collyhurst. Investigation of the nineteenth-century housing at Churnet Street may meet some of the initiatives presented in the *Archaeological Research Framework Agenda*:

Initiative 7.6 A study of the development of workers' housing in Greater Manchester and east Lancashire should be undertaken to examine the development of different housing types and to inform conservation agendas

Initiative 7.24 Need to excavate urban cellars to examine life 'below stairs' in the middle-class house and cellar-dwellings and workshops in working class houses.

6.4 Significance of Below-Ground Archaeological Remains

Using the above criteria, particularly survival/condition, fragility/vulnerability, period and potential, the Site has the potential to contain buried archaeological remains of local significance. These remains relate to the two groups of small nineteenth century workers' houses and associated buildings of currently unknown function that were located on the south side of Churnet Street (**GE 03** and **GE 06**).

Elsewhere within the Site, the buried remains of other, larger nineteenth century terraced houses are likely to survive, especially those houses that had cellars, as well as the possible remains of a public house and conservative club. However, these remains are considered to have very low archaeological significance, which would therefore not warrant further consideration from an archaeological perspective.

7. Impact of Development

7.1.1 *Impact of Development on Below-Ground Remains*

This assessment has demonstrated that the Site has the potential to contain two areas of archaeological interest, relating to heritage assets **GE 03** and **GE 06** (see pages 33-34). These remains are likely to be of local significance and the impact of the enabling works will require mitigation in the form of archaeological recording prior to their removal.

Elsewhere within the Site, there is likely to be further evidence of nineteenth century workers' houses and associated buildings, surviving as buried remains, although any such remains of these buildings will be of very low archaeological significance and therefore the unmitigated impact of the works on these remains will be negligible, and would thus not warrant further consideration from an archaeological perspective.

8. Further Investigation

8.1 Heritage Assets and the NPPF

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

The assessment has demonstrated that there are some areas within the Site with potential for *in-situ* buried remains of archaeological significance which would merit preservation 'by record' prior to development. These include the remains of nineteenth-century workers' housing and associated buildings (**GE 03** and **GE 06**).

8.2 Further Investigation

The scope and extent of any further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. However, in light of the results of this assessment, it may be anticipated that in the first instance, further archaeological investigation via a programme of archaeological investigation will be merited within the Site, targeted on the location of **GE 03** and **GE 06** (see Plate 33, below), in order to establish the presence or absence of buried archaeological remains and, if present, their extent and condition.

Should significant archaeological remains be encountered during the archaeological investigation, further excavation may be required to offset the harm of the development to the buried archaeological remains by their ultimate loss, in line with the guidance provided by the National Planning Policy Framework.

40

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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: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on the Ordnance Survey 60": 1 mile map of 1850
- Figure 3: Site boundary superimposed on the Ordnance Survey 1: 500 Town Plan of 1891
- Figure 4: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1908
- Figure 5: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1922
- Figure 6: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1949
- Figure 7: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1970
- Figure 8: Site boundary superimposed on modern mapping
- Figure 9: Locations of Gazetteer Entries within the Site
- Figure 10: Areas of archaeological potential within the Site

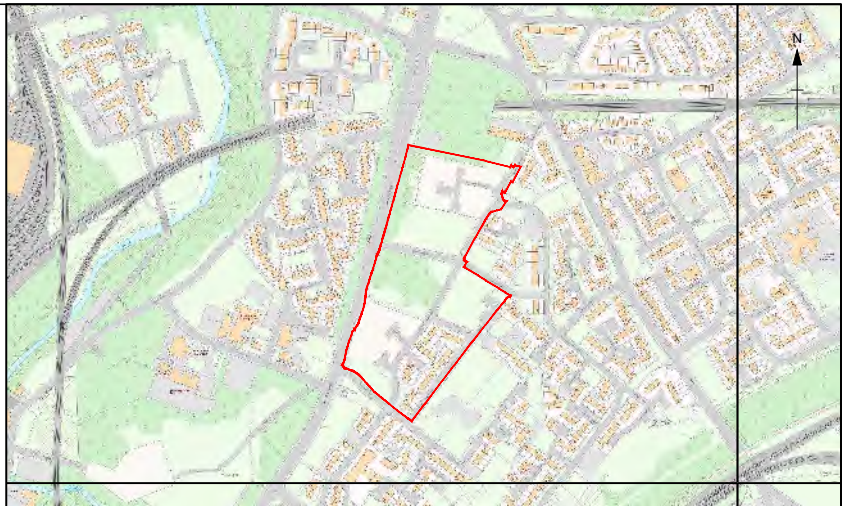


Figure 1:

Site Location

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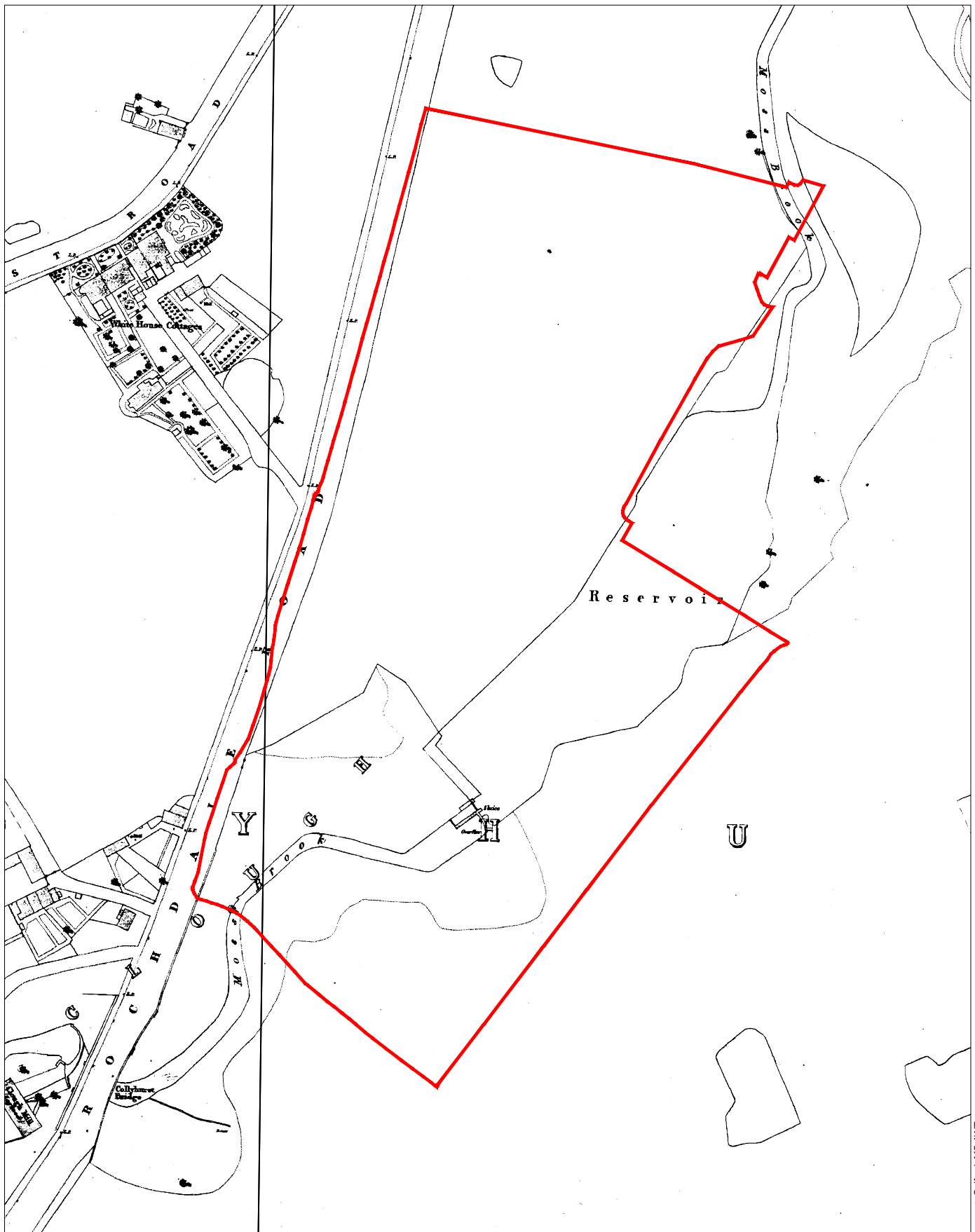


Figure 2:

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

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Key:

— Site Boundary



**SALFORD
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0

100 m



Scale at A4 1:2000

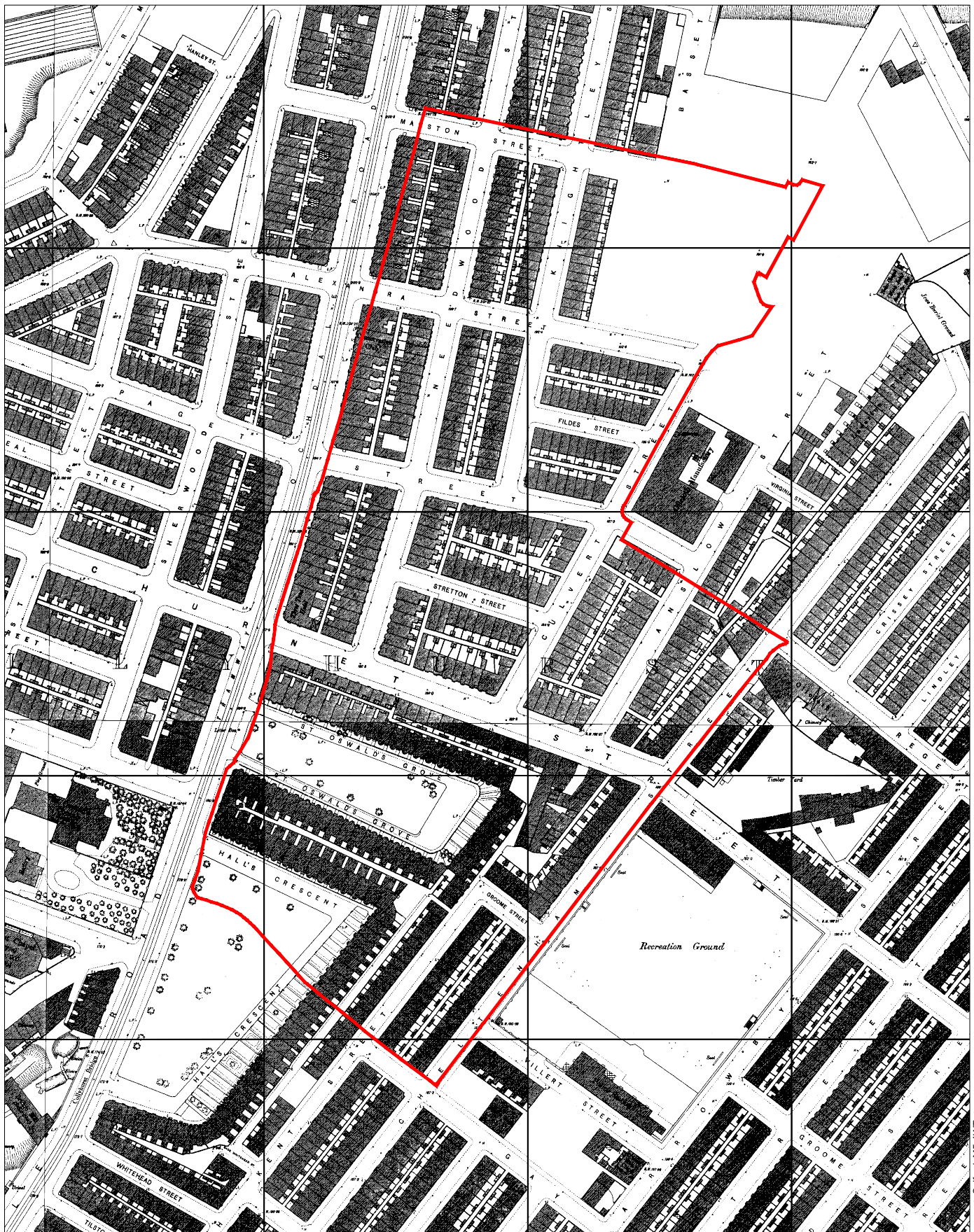


Figure 3:

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

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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

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0

100 m

Scale at A4 1:2000

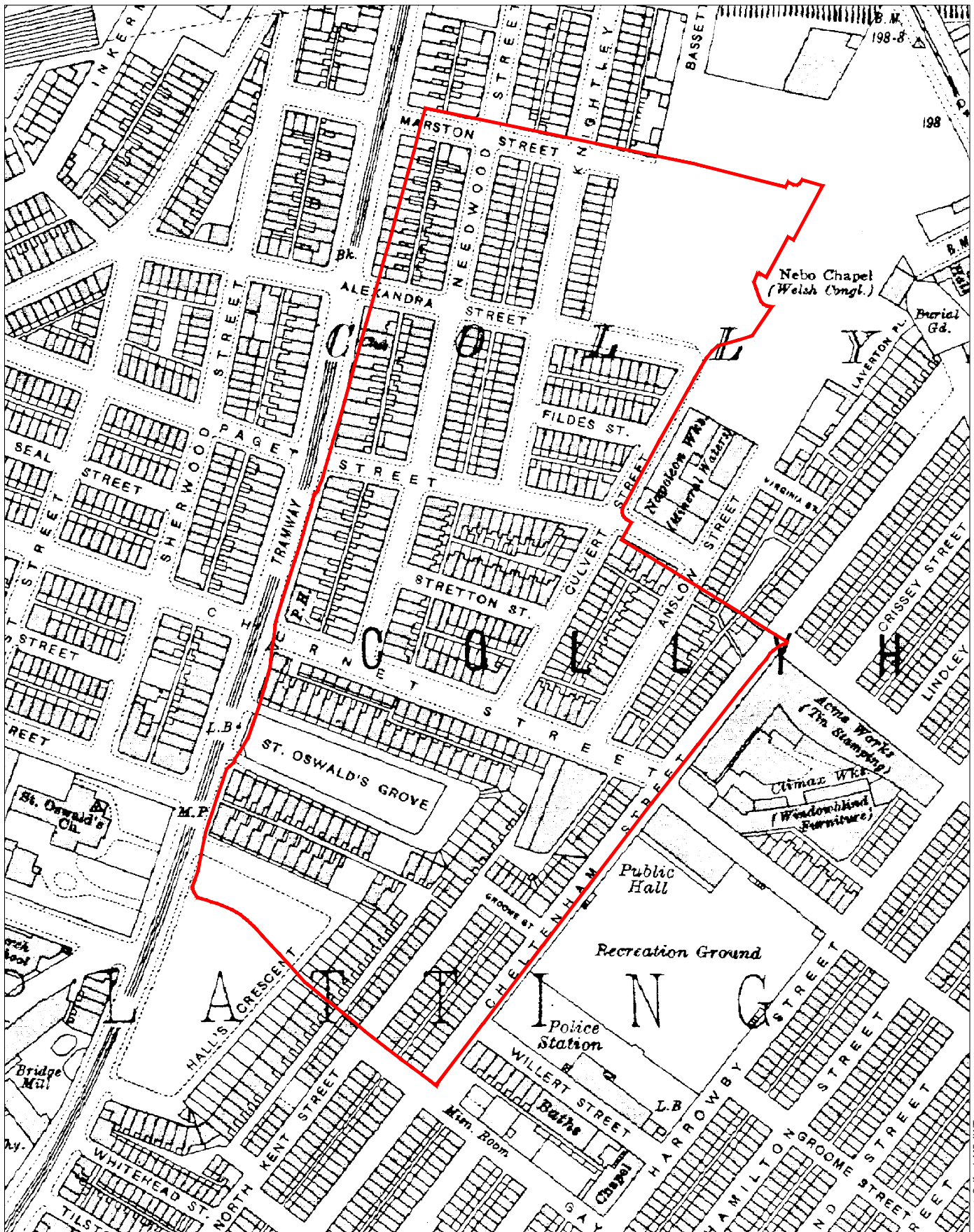


Figure 5:

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

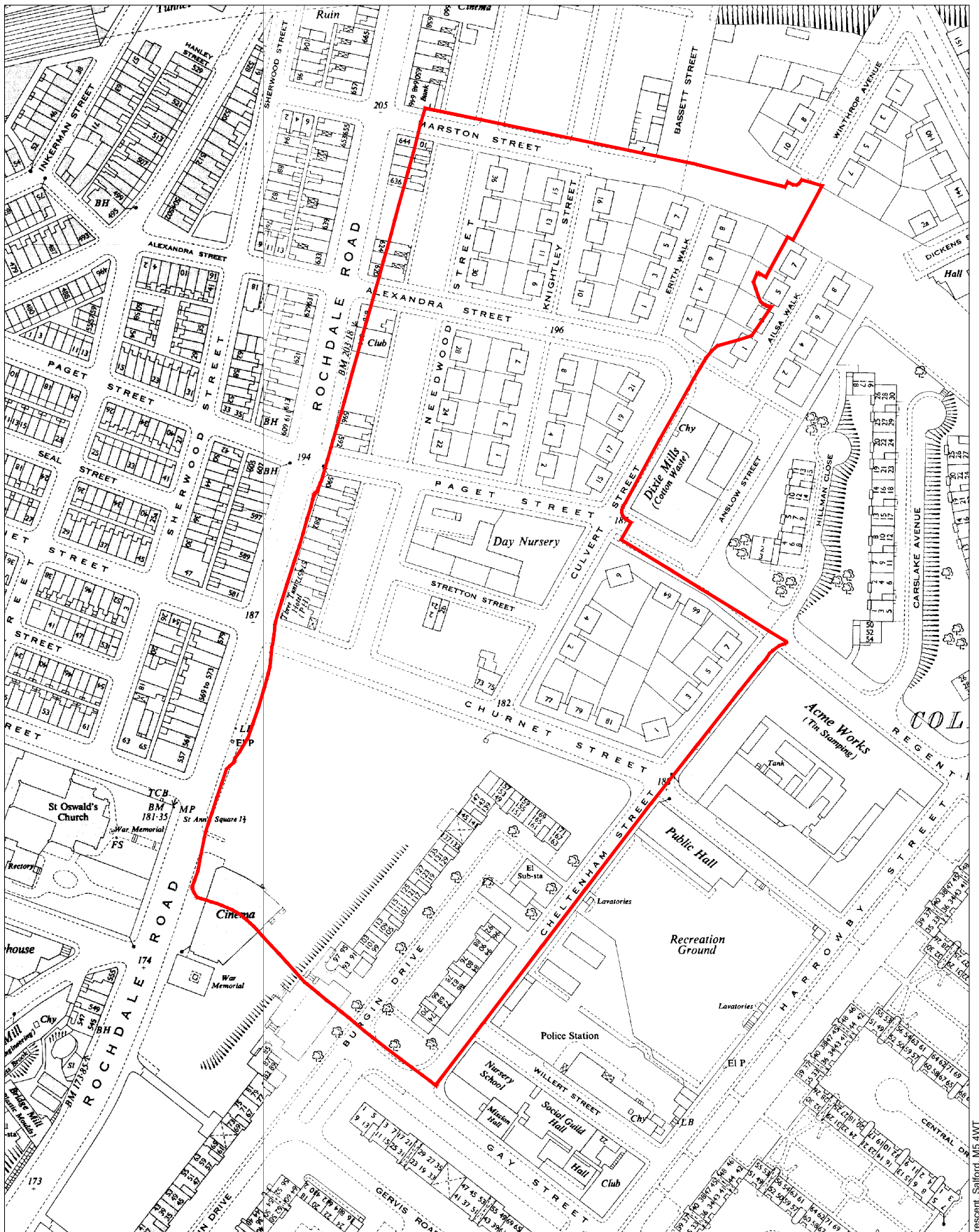


Figure 6:

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

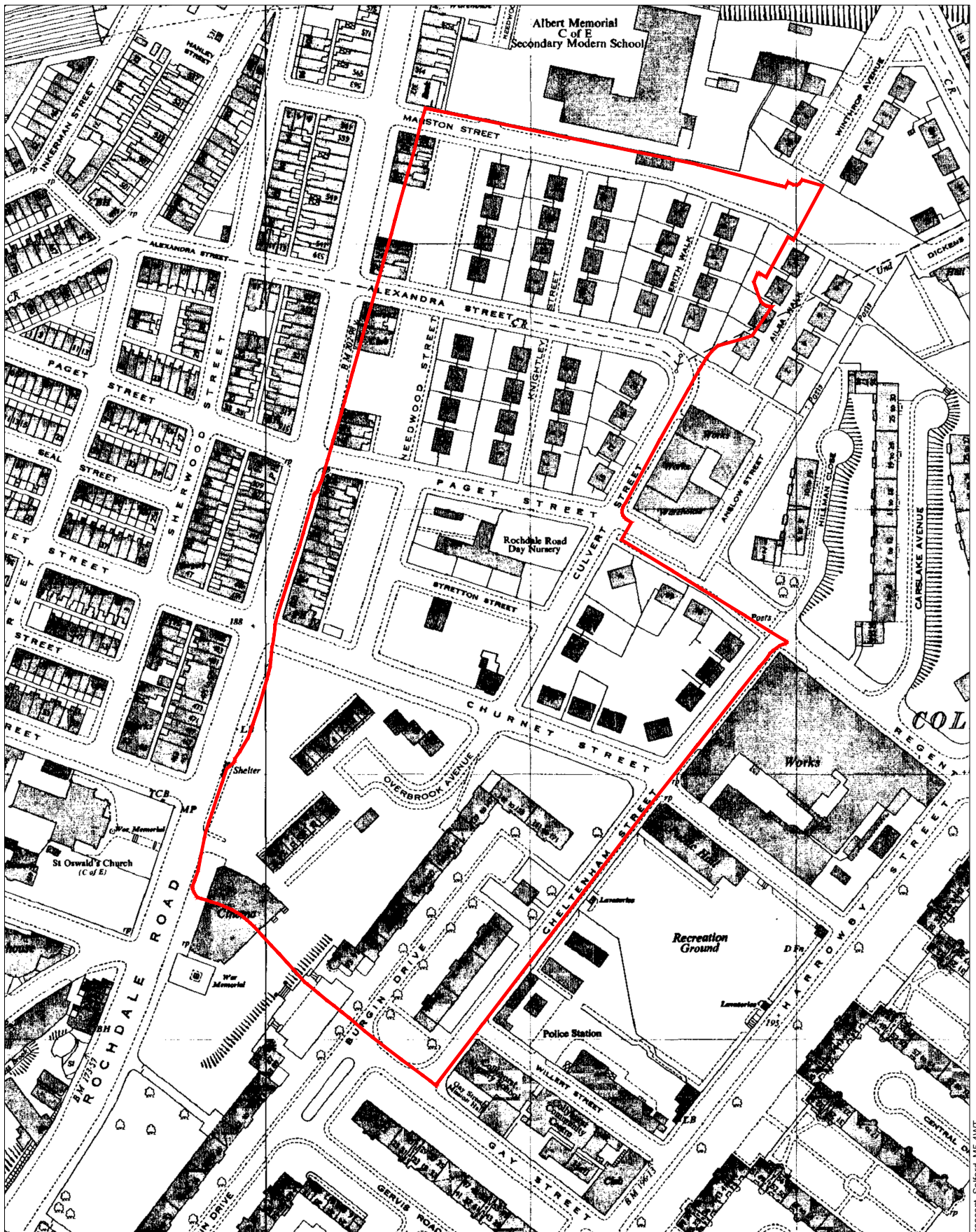
100 m



Scale at A4 1:2000



**SALFORD
ARCHAEOLOGY**



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

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Key:

— Site Boundary



0

100 m



Scale at A4 1:2000



**SALFORD
ARCHAEOLOGY**

400400

400200

400400

400200

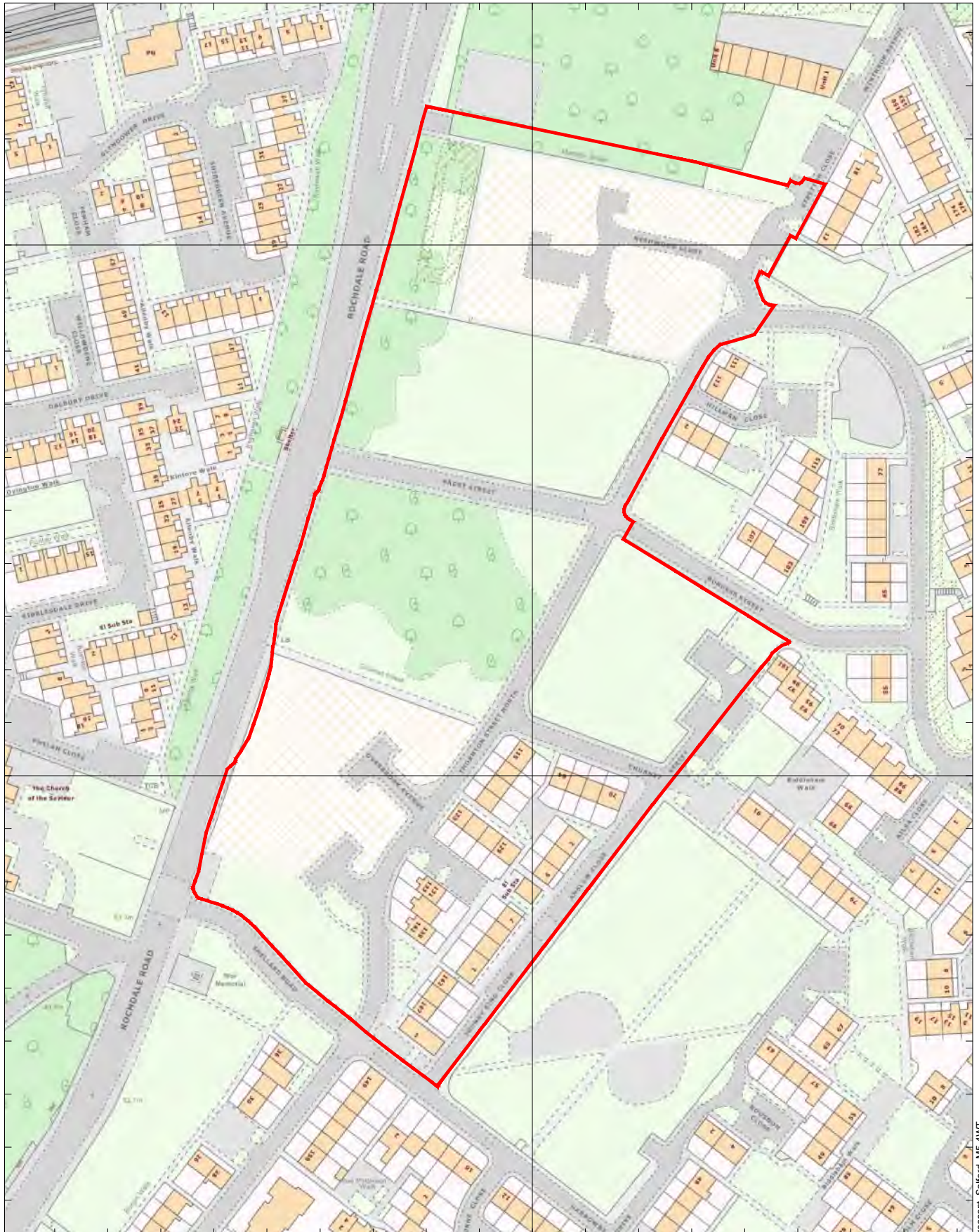


Figure 8:

Site boundary superimposed onto Modern Mapping

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Key:

Site Boundary


**SALFORD
ARCHAEOLOGY**

0

100 m

Scale at A4 1:2000

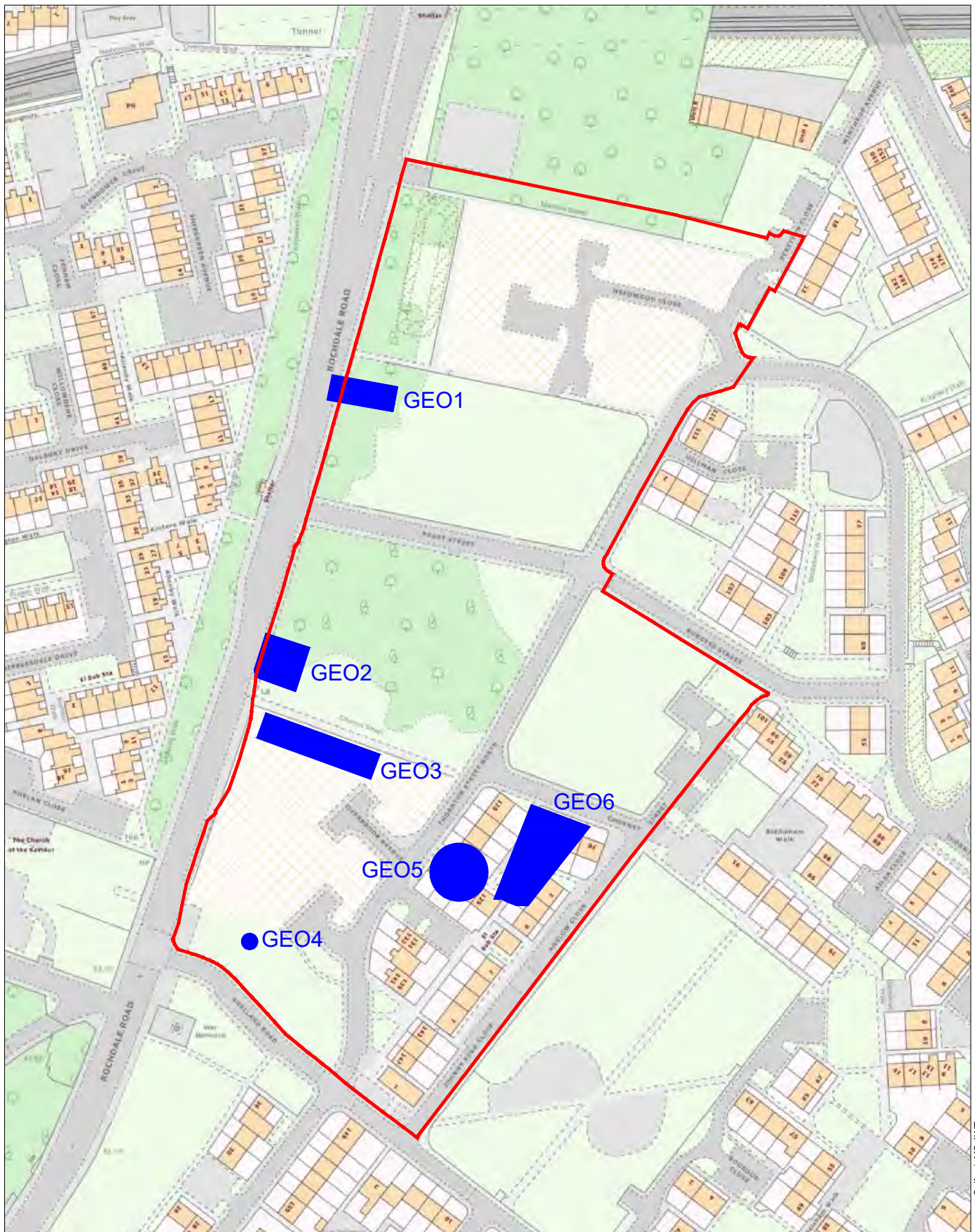
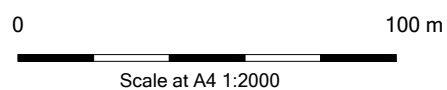


Figure 9:

Locations of Gazetteers Entries within the Site

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Key:

- Site Boundary
- Gazetteer of Sites

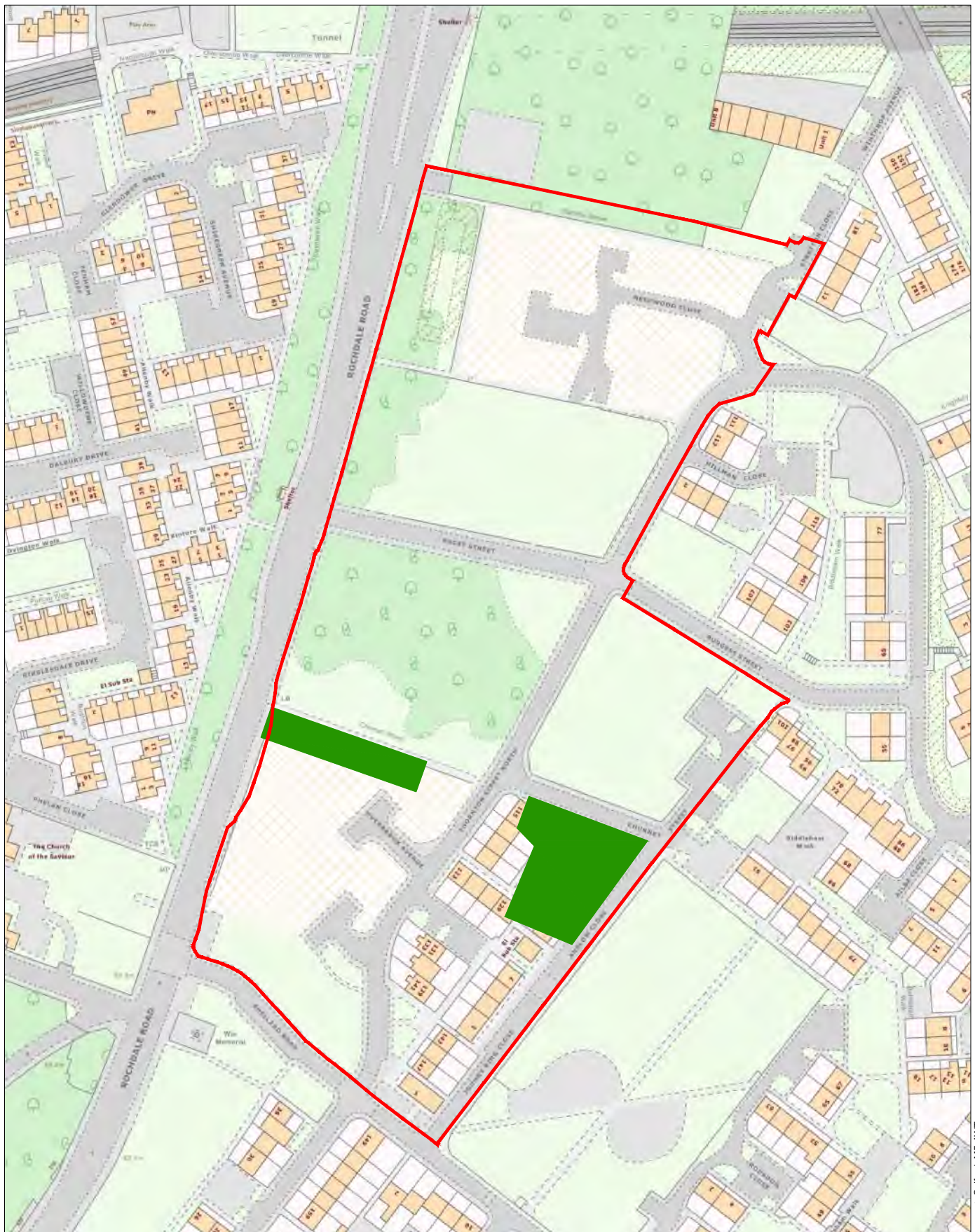


Figure 10:

Areas of Archaeological Potential within the site

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Key:

- Site Boundary
- Area of Archaeological Potential



**SALFORD
ARCHAEOLOGY**

0

100 m



Scale at A4 1:2000

CONSULTANCY



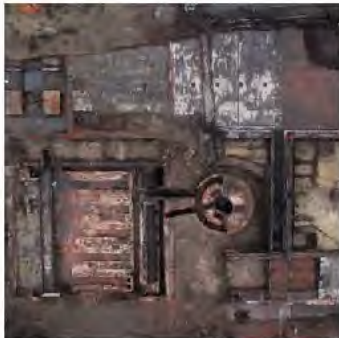
DESK BASED ASSESMENTS



WATCHING BRIEF & EVALUATION



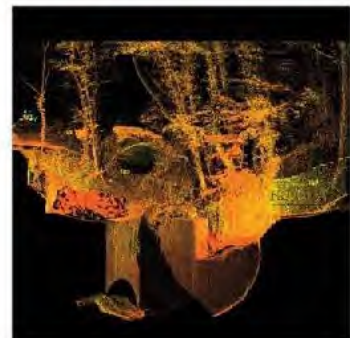
EXCAVATION



BUILDING SURVEY



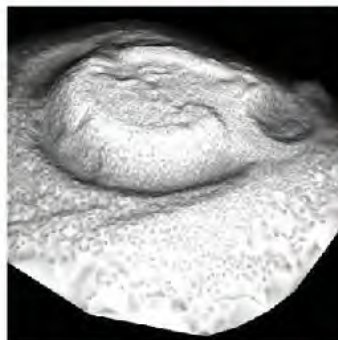
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



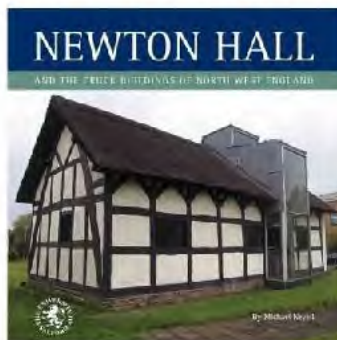
GEOPHYSICAL SURVEYS



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