

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Fallowfield, Langley Road, Manchester

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Fallowfield, Langley Road,
Manchester FINAL
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EXECUTIVE SUMMARY

Fallowfields, Langley Road, Manchester has been assessed for its archaeological potential. This report is specific to below ground heritage assets, archaeology, and does not consider potential development impacts on above ground heritage assets, listed buildings and conservation areas which should be considered in a separate report.

No designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the study site. A Scheduled Monument is located c.200m to the north of the study site however, the restricted views are such as to render the proposed development having no impact on the designated archaeological asset.

A low potential is afforded to the site for the occurrence of archaeological assets pre-dating the Post-Medieval period. The study site remained undeveloped until the oldest of the current buildings on the site, Oakley, was constructed in the late nineteenth century, replacing a building constructed in the early nineteenth century.

The proposed development retains 'Oakley' but demolishes the later twentieth century additions. New build comprises construction along the study sites southern, western and northern boundary creating a courtyard garden to the west of the original building.

On the basis of the available information, particularly as archaeological remains of purely local importance are anticipated, it is considered that archaeological assets do not prevent a constraint to planning consent.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has prepared by Peter Reeves of RPS on behalf of Watkin Jones Group.
- 1.2 The subject of this assessment, also known as the study site, is the site of the former offices for USDAW. The site is fully developed with a central complex of buildings with car parking to the rear (west) and a larger car park to the front (east). The site sits on the junction of Wilmslow Road and Langley Road and is centred at SJ 85544 94326.
- 1.3 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2014), Angle Properties (Headley Court) LLP has commissioned RPS to undertake this below ground archaeological desk-based assessment.
- 1.4 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield, or Historic Wreck sites occur within the Study Site nor are immediately adjacent to it.
- 1.5 This report is specific to archaeology, below ground heritage assets, and does not consider potential development impacts upon Conservation Areas or listed buildings. These, above ground heritage assets are considered elsewhere however the positions of locally designated buildings (blue squares on Figure 2) are noted.
- 1.6 This desk-based assessment comprises an examination of evidence on the Greater Manchester Archaeological Advisory Service Historic Environment Record (GMAASHER) and other sources, together with the results of a comprehensive historic map regression exercise.
- 1.7 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 22 February 2018 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to consider, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The local current development plan is provided by Manchester City Council's Core Strategy (2012) and saved policies from the Unitary Development Plan (1995). The policies included in these documents which address relevant designated and non-designated archaeological assets within and in close proximity of the site are:

Core Strategy

Policy EN3 Heritage

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

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

Unitary Development Plan

20. ARCHAEOLOGY

DC20.1 The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interest, to ensure their preservation in place. In particular:

- a) Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.*
- b) The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.*
- c) Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation*

2.15 When considering the historic environment implications of the proposed planning application for development within the study site, the local planning authority will be guided by the policy framework set by government (NPPF), Policy EN3 of Manchester City Council's Core Strategy (2012) and Policy 20 of the Unitary Development Plan (1995):

2.16 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential, together with the likely significance of that potential, and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The study site is indicated by British Geological Survey to be located above the Chester Formation, comprising Sandstone.
- 3.2 The BGS indicates that the superficial geological deposits comprise Till, glacial deposits from the Devensian period.
- 3.3 SoilsCAP describes the soil as slowly permeable seasonally wet acid loamy and clayey soils. Historically the overlying habitat would have comprised seasonally wet pastures and woodlands. The soil has low fertility and as such would have been used for pasture.
- 3.4 At the time of this report preparation SI reports detailing soil and superficial geology descriptions are not available.

Topography

- 3.5 The majority of the site is currently occupied by a range of buildings and hard standing set at an elevation of c. 43M AOD. The southern boundary of the site is formed by Langley Road, the eastern boundary by Wilmslow Road, the northern and western boundaries are bordered by parks.
- 3.6 The site is enclosed to the north and west by mature trees and park land. Mature trees in the main carpark to the east of the building largely shield the site from Wilmslow Road. The southern elevation overlooks Langley Road and the terraced houses along the southern side.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km search radius of the study site (Figure 2), also referred to as the study area, held on the Greater Manchester Archaeological Advisory Service (GMAAS), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 The 1km search radius has been deployed due to the relative lack of heritage data within a smaller radius. A larger radius would include archaeological assets in the assessment that have no bearing on the application site.
- 4.4 The Portable Antiquities Scheme (PAS) entries, are deliberately placed at 10,000m grid square co-ordinates, although descriptions clearly indicate none are from the study site.
- 4.5 The data received from GMAAS and research undertaken for the site identifies the presence of a Scheduled Monument c. 150m north of the study site, comprising the Nico Ditch believed to be early Medieval in date. The intervening vegetation between the study site and the monument combined with the barely perceptible profile of the ditch and the bank on the northern side renders extremely limited visibility from the study site. The ditch appears to be a straight forward land boundary and therefore has no associated elements that may extend toward the study site.
- 4.6 The core of the study site comprises 'Oakley' one of three large mansions constructed west of Wilmslow Road in the early 19th century. The building has been extensively added to as a result of

becoming the 20th century headquarters for USDAW. The building and its subsequent development is assessed in a separate Heritage Statement.

- 4.7 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.8 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.9 The data returned by Greater Manchester Archaeological Advisory Service (GMAAS) identifies that no previous archaeological work has been undertaken on the site. A small evaluation undertaken in 1997 (EGM782), a single trench across the Nico Ditch has never been published.
- 4.10 A building recording exercise was undertaken on the Platt Chapel immediately north of the Nico Ditch (EGM4315).

Prehistoric – Geoarchaeological deposits

- 4.11 The data returned by the GMAAS does not note geoarchaeological deposits either within the study site or within its immediate vicinity and none have been recorded on any of the interventions that have occurred within the 1km search radius.
- 4.12 The three historic boreholes located around the gymnasium on the site do not indicate any geoarchaeological deposits are present.

Prehistoric – Finds or Features

- 4.13 The data returned by the GMAAS shows no archaeological assets dated to the Prehistoric periods recorded within the Study Site.
- 4.14 The GMAAS does not record any archaeological assets from the early Prehistoric periods, Palaeolithic and Mesolithic, within the 1km search radius deployed. The presence of Palaeolithic and Mesolithic material can be notoriously difficult to predict, and specific geological horizons and topographical locations are typically required to facilitate such finds, these geological horizons are not present on the study site.
- 4.15 Overall, the likelihood of early prehistoric material being found on the study site is considered to be unlikely and, at best, is likely to comprise an isolated flint flake. Accordingly, a low potential for artefactual evidence of early prehistoric activity is identified on the study site.
- 4.16 From around 4000BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agricultural-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.17 There are no Neolithic settlement, funerary or ritual sites recorded within the 1km search radius of the study site. Two Neolithic Axes are noted at SJ 850 940 (1238.1.0) however, this is a very general grid point.
- 4.18 Based on the data returned it can be assumed that the archaeological potential for the presence of archaeological assets from the Neolithic period can be considered as low.

- 4.19 The data returned by the GMAAS does not identify any archaeological assets from the Bronze Age period. Throughout this period we see the development of extensive funerary landscapes, larger settlements and evidence of territoriality comprising large boundary ditches and the establishment of numerous forts however, none of this type of infrastructure is recorded within 1km of the study site. Despite the presence of numerous rivers and brooks no stray artefacts are recorded, Bronze objects were quite often ritually cast into such water features throughout this and the subsequent Iron Age periods. The lack of objects from the Bronze Age suggests the area remained uninhabitable. Due to the presence of various water courses which would have attracted a rich flora and fauna the area undoubtedly would have been seasonally exploited but not permanently settled. Such seasonal activities leave very ephemeral traces.
- 4.20 By the 1st millennium, i.e. 1000 BC, the British landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society. However, this does not appear to be the case within 1km of the study site.
- 4.21 The GMAAS contains a single record for evidence of Iron Age activity in the search radius. The asset comprises a stone figurine which was originally considered to be a statue of Hercules but is reinterpreted as a 'Sheelah-Na-Gig' a fertility goddess (9097.1.0 at SJ 8580 9510).
- 4.22 On the basis of the above evidence a theoretical low potential is given for the presence of Iron Age archaeological assets on the site.

Roman

- 4.23 There are no known Roman settlements in the vicinity or recorded within the 1km search radius. The Roman centre is located c. 3.5km to the north-west of the study site.
- 4.24 No Roman roads are known or conjectured to pass through the 1km search radius and on this basis, it can be assumed that Roman settlement of the study site and its immediate vicinity is highly unlikely.
- 4.25 A coin hoard is noted approximately 1km north-east of the study site. The hoard was found in 1896 and comprised 3rd and 4th century coins indicative of concealment of wealth as the Roman Empire collapsed and the legions left Britannia.
- 4.26 Based on the available evidence it is suggested that there is a low potential for the presence of archaeological assets dating to the Roman period to occur on the study site.

Saxon/Early Medieval

- 4.27 No evidence for either Saxon or Early Medieval archaeological assets are known on the study site.
- 4.28 Fallowfield is not mentioned in Domesday, dated 1086. Generally the earliest references to settlement in the area are dated to the 12th and 14th centuries.
- 4.29 Platt Hall, the site of which is indicated as SJ 8536 9487 (1237.2.0), is first mentioned in 1150 when it was handed to the Knights Hospitallers.
- 4.30 A watermill, precise location unknown, is mentioned in 1319 as being the property of Robert son of Alexander de Birches. Birch Hall itself is believed to have been established c. 700m north-east of the study site in the 13th century (1396.2.0 at SJ 8608 9466).
- 4.31 Overall it is reasonable to identify a low archaeological potential for the Saxon and Early Medieval periods at the study site. At this time the area appears to have largely remained wooded with small manors located along water courses. The main focus of settlement is likely to have been within the former Roman settlement to the north-west.

Medieval

- 4.32 The HER data has not identified an area that could be considered a focus of settlement within 1km of the study site. Fallowfield itself is not noted until 18th century maps where it comprises a terrace of 4 cottages centred 500 m south of the study site (9773.1.0).
- 4.33 Although not reflected in the HER data it is probable that there were small homesteads or hovels within woodland clearings dotted across the landscape however these are not recorded and would have left very ephemeral traces.
- 4.34 The HER does record potential sites of later moated Medieval/Post-Medieval manors at SJ 8599 9441 (Birch Fold, 9751.1.0) and Holt Hall at SJ 860 950 (1399.1.0). The latter may be earlier in date and linked to Hugh de Haslam c. 1260.
- 4.35 The site would appear to have remained undeveloped up until the eighteenth century when buildings are shown on the Tithe Maps (Figure 4).
- 4.36 The potential for the occurrence of archaeological assets dating to the Medieval period to be present on the Study Site should be regarded as low. However, if present, these are likely to be of local significance only and relate to agricultural practises. Based on the soilscape evidence (paragraph 3.3) this is unlikely as the land would have been used for grazing.

Post Medieval & Modern (including map regression exercise)

- 4.37 The pattern observed in the landscape surrounding the study site during the Medieval period continues into the Post-Medieval period comprising a very sparsely settled landscape.
- 4.38 In the Post Medieval period, cartographic sources can be useful in charting the development of the Study Area although mapping for this area is pretty scant.
- 4.39 'Oakley' is believed to have been constructed in the early nineteenth century.
- 4.40 The study site is located close to the junction of two parishes and is therefore covered by two Tithe Maps (Rusholme dated 1844 and Withington dated 1848). The maps have been collated and presented as Figure 4. The study site is solely in the ownership of, and occupied by, Francis Hodson. Plot 348 comprises House, Yard and Pleasure Gardens. Plot 349 is described as garden. The presence of a small structure along the northern boundary of Plot 349 suggests a bothy indicating that this was a kitchen garden.
- 4.41 The 1893 Ordnance Survey (Figure 5) identifies the three mansions built along the west side of Wilmslow Road, comprising from south to north, The Brow, Oakley and Ashfield. The Scheduled Monument, Nico Ditch, can be observed to the north of Ashfield flowing east to west below the Platt Chapel and associated burial ground. The building previously shown on the study site on the tithe map has been demolished and a significantly larger building constructed in its stead. To the west of the house the garden along the northern boundary of the study site has been demolished and is replaced with a range of glasshouses, the southern boundary contains a range of ancillary buildings with a large open green area forming the centre.
- 4.42 Figure 6, Marr's Housing Map, shows very little detail although there is an obvious increase in smaller roads for new residential properties to the east of Wilmslow Road. The changes are more clearly observed in the 1907 Ordnance Survey (Figure 7). The Brow, located south of the study site is more or less engulfed to the west and the south by terraced housing (Mabfield, Cawdor and Riga Road). The study site itself remains unchanged.

- 4.43 The 1934 edition of the Ordnance Survey (Figure 8) shows no discernible changes within the study site aside from the removal of ancillary structures at the western end of the southern boundary. By this time Ashfield, to the north has been demolished and turned into a park.
- 4.44 The 1956 Ordnance Survey (Figure 9) identifies major extensions to Oakley stretching west along the study sites southern boundary away from the original building.
- 4.45 The 1992 Ordnance Survey (Figure 10) notes the addition of small structures to the western end of the extension to the original building.
- 4.46 The study site has subsequently remained unchanged to the present day (Figures 11 to 14).
- 4.47 The Study Site has a low potential for finds or features dating to the Post-Medieval and Modern periods. The original house shown in the mid-19th century was demolished and the sheer scale of the subsequent mansion 'Oakley' would have removed almost all trace of this structure. Archaeological assets dating to the late Post-medieval period are solely invested in the extant building.

Undated

- 4.48 The data received from the GMAAS does not identify any undated archaeological assets within the 1km search radius.

Assessment of Significance (Designated Assets)

- 4.49 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.50 In terms of relevant designated heritage assets, as shown on Figure 2 no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the study site.
- 4.51 Nico Ditch, is a Scheduled Monument, however despite being c.200m away from the northern boundary of the site it cannot be observed. There are no physical elements of the monument that would intrude into the study site and therefore the proposals have no direct impact on the monument neither do the proposals have an impact on its setting.

Assessment of Significance (Non-Designated Assets)

- 4.52 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric – Geoarchaeological	Low	Low (Local)
Prehistoric – Finds and Features	Low	Low (Local)
Roman	Low	Low (Local)
Saxon	Low	Low (Local)
Medieval	Low	Low (Local)
Post Medieval and Modern	Low	Low (Local)

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site comprises the former headquarters for USDAW.
- 5.2 The site contains a car park to the west of the building complex and a larger car park to the east fronting Wilmslow Road. Numerous mature trees are observed to the east and west of the buildings, within the car parks and along the northern site boundary.
- 5.3 The historical mapping has demonstrated that the study site has remained as open land throughout the Post-medieval period and was developed as a single dwelling in the late nineteenth century.

Proposed Development

- 5.4 The proposed development, Figure 15, comprises an application to retain the original nineteenth century mansion, 'Oakley', and demolish the later twentieth century additions.
- 5.5 New blocks will be constructed to the west of the retained building along the study sites, southern, western and northern boundary effectively creating a courtyard area.

Review of Potential Development Impacts on Designated and Non-Designated Archaeological Assets

- 5.6 No designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites located on the study site, therefore the proposed development will not impact on any designated archaeological assets.
- 5.7 Research undertaken for the desk-based assessment has determined that no designated heritage assets will be indirectly impacted by the proposed development. The presence of a Scheduled Monument is noted c. 200m north of the study site however, intervening vegetation and the nature of the monument means that it cannot be viewed from the study site.
- 5.8 It is considered that there are unlikely to be impacts on previously unknown non-designated heritage assets within the study site.
- 5.9 Potential development impacts on archaeological assets, if present, would comprise truncation through grubbing up of the existing foundations of the buildings to be demolished with moderate truncation during excavation of foundations and deep services for the new buildings.

6 SUMMARY AND CONCLUSIONS

- 6.1 Land located at Fallowfield, Langley Road (the former USDAW offices) has been assessed for its archaeological potential. This report is specific to below ground heritage assets, archaeology, and does not consider potential development impacts on above ground heritage assets, listed buildings and conservation areas which should be considered in a separate report.
- 6.2 No designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the study site nor immediately adjacent to it, therefore the proposed development will not impact on any designated archaeological assets.
- 6.3 The desk based assessment has identified that no non-designated archaeological assets are likely to be present within the study site and if present are likely to be traces of the mid-nineteenth century dwelling demolished prior to the construction of Oakley.
- 6.4 On the basis of the available information, particularly as, if archaeological assets were present, these would be considered as of purely local importance.
- 6.5 It is considered that archaeological assets do not prevent a constraint to planning consent.

Sources Consulted

General

British Library

Greater Manchester Historic Environment Record

Manchester Record Office

The National Archive

Internet

Archaeological Data Service – <http://archaeologydataservice.ac.uk/>

Britain From Above – <http://www.britainfromabove.org.uk/>

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

E-Sawyer <http://www.esawyer.org.uk/>

Groundsure Enviro Data Viewer - <http://www.groundsure.io/#>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Portable Antiquities Scheme – www.finds.org.uk

The Rural Settlement of Roman Britain: An Online Resource –

<https://archaeologydataservice.ac.uk/archives/view/romangl/map.html>

Soilscapes - <http://www.landis.org.uk/soilscapes/>

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Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

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Cartographic

1811 Ordnance Survey Drawing

1888 Ordnance Survey (1:2,500)

1902 Ordnance Survey (1:2,500)

1975 Ordnance Survey (1:2,500)

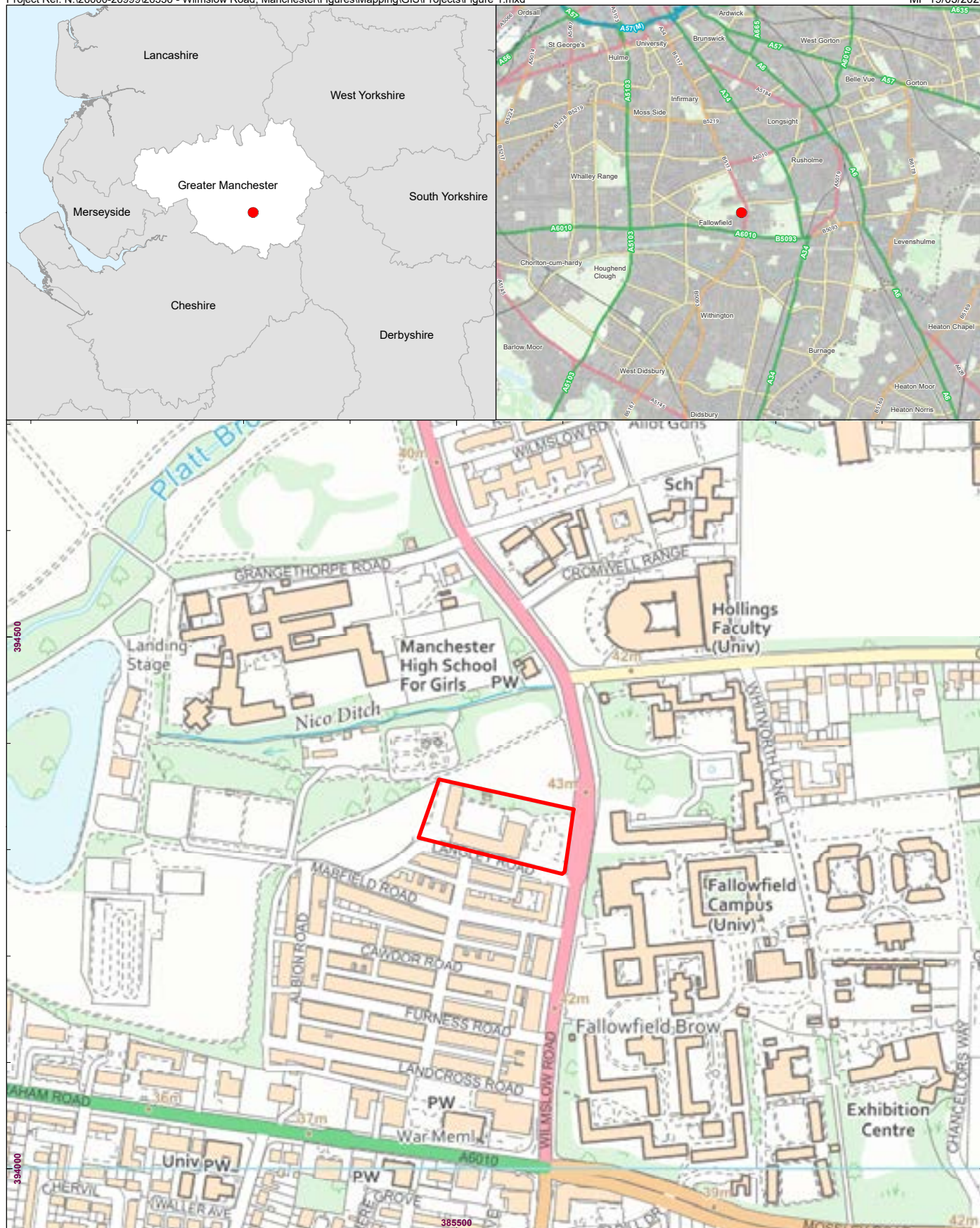
1994 Ordnance Survey (1:2,560)

2003 Ordnance Survey (1:2,500)

2007 Google Earth Image

2012 Google Earth Image

2019 Google Earth Image



Site Boundary

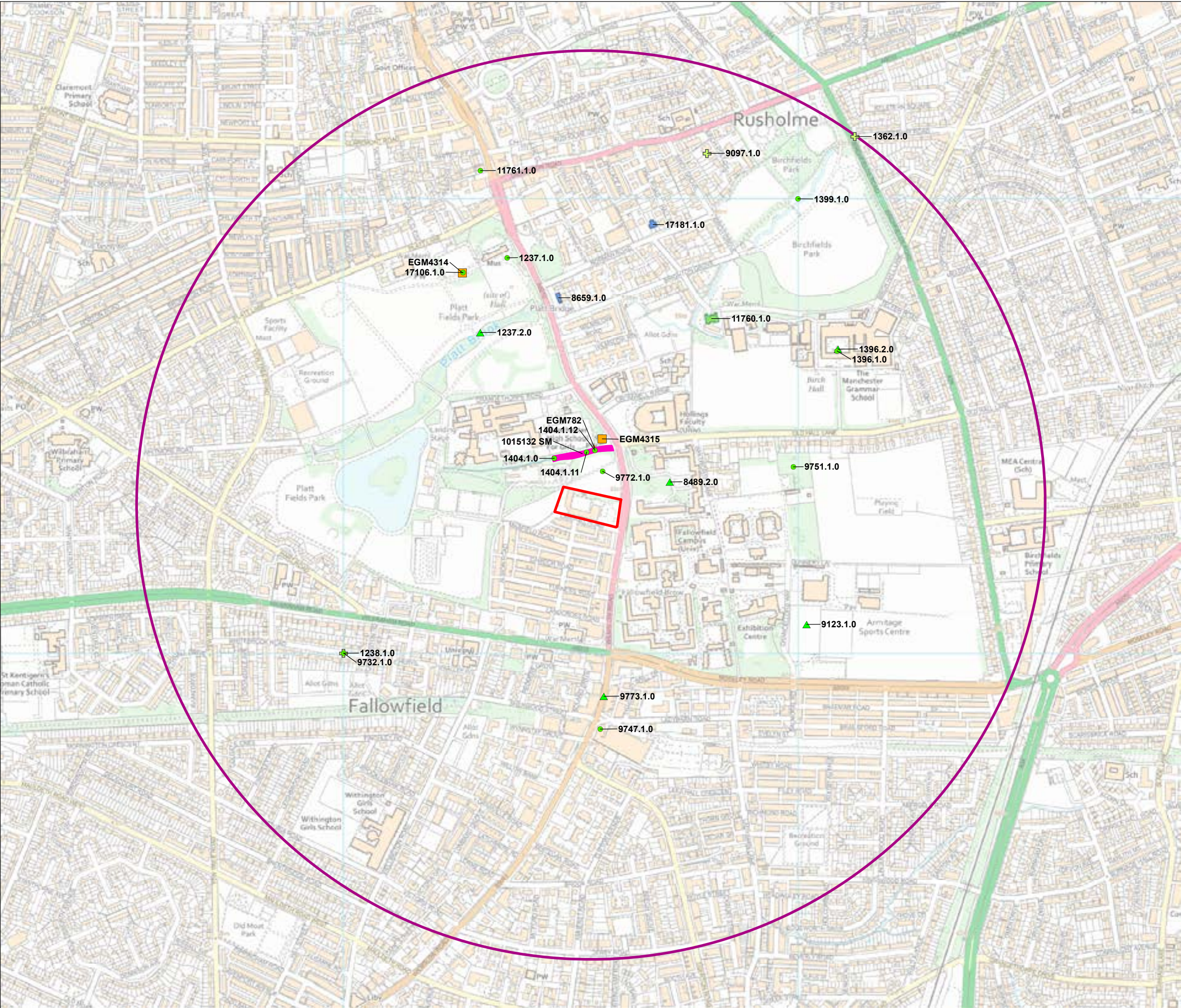


0 50 100m
Scale at A4: 1:5,000

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Figure 1

Site Location



Legend

- Site Boundary
- Search Radius 1km

Designated Heritage Assets:

- Scheduled Monument

Non-designated Heritage Assets:

HER Record (Point)

- Find Spot
- Monument
- Place

HER Record (Polygon)

- Monument
- Building

Previous Archaeological Work:

- HER Event (Point)
- HER Event (Polygon)

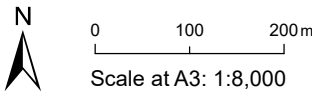


Figure 2
HER Data Plot



Legend

- Site Boundary
- Scheduled Monument

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
Dec 2012 - Feb 2013

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade

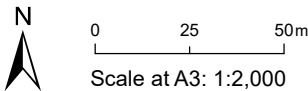
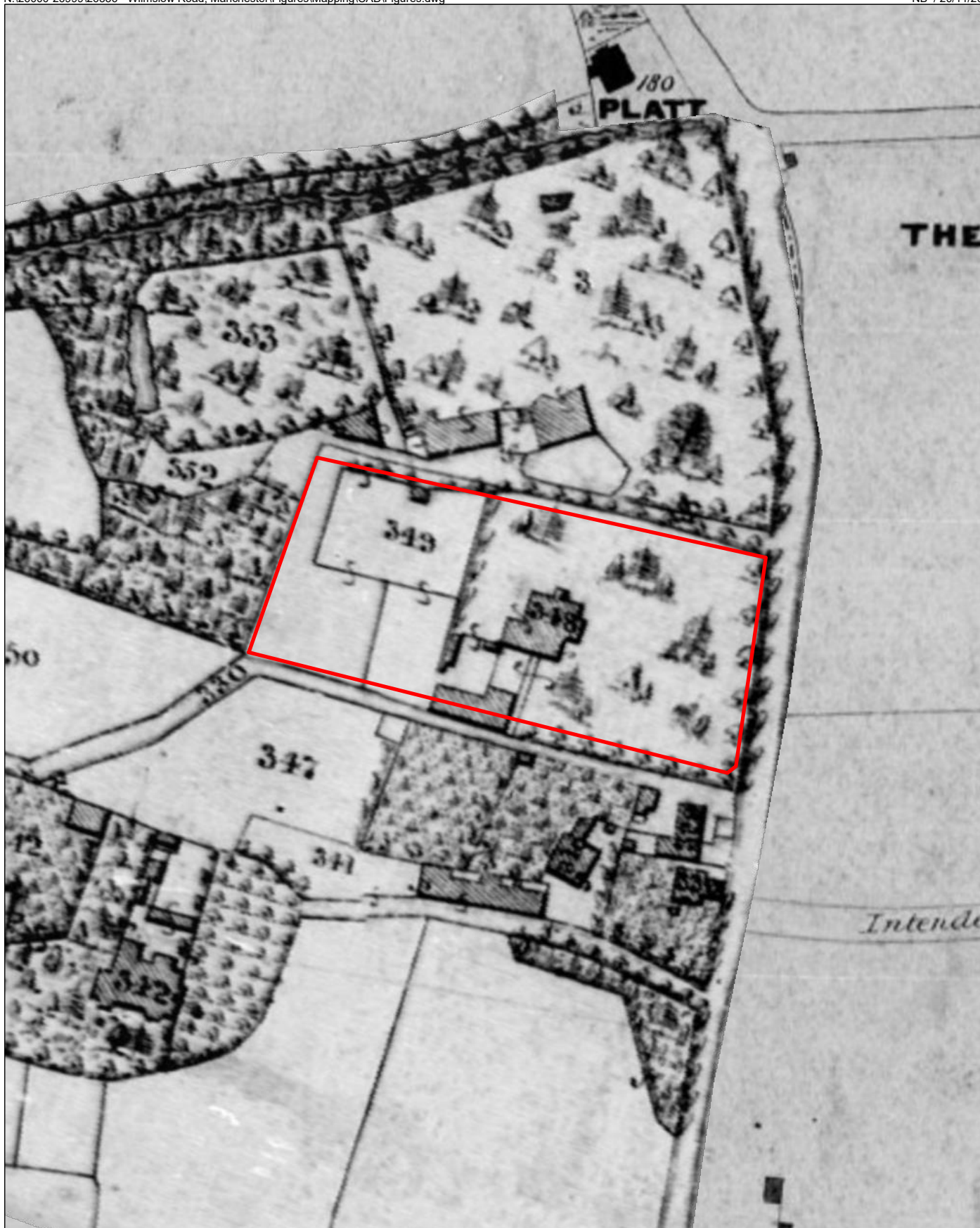


Figure 3

LiDAR Survey



 Site Boundary (approximate)

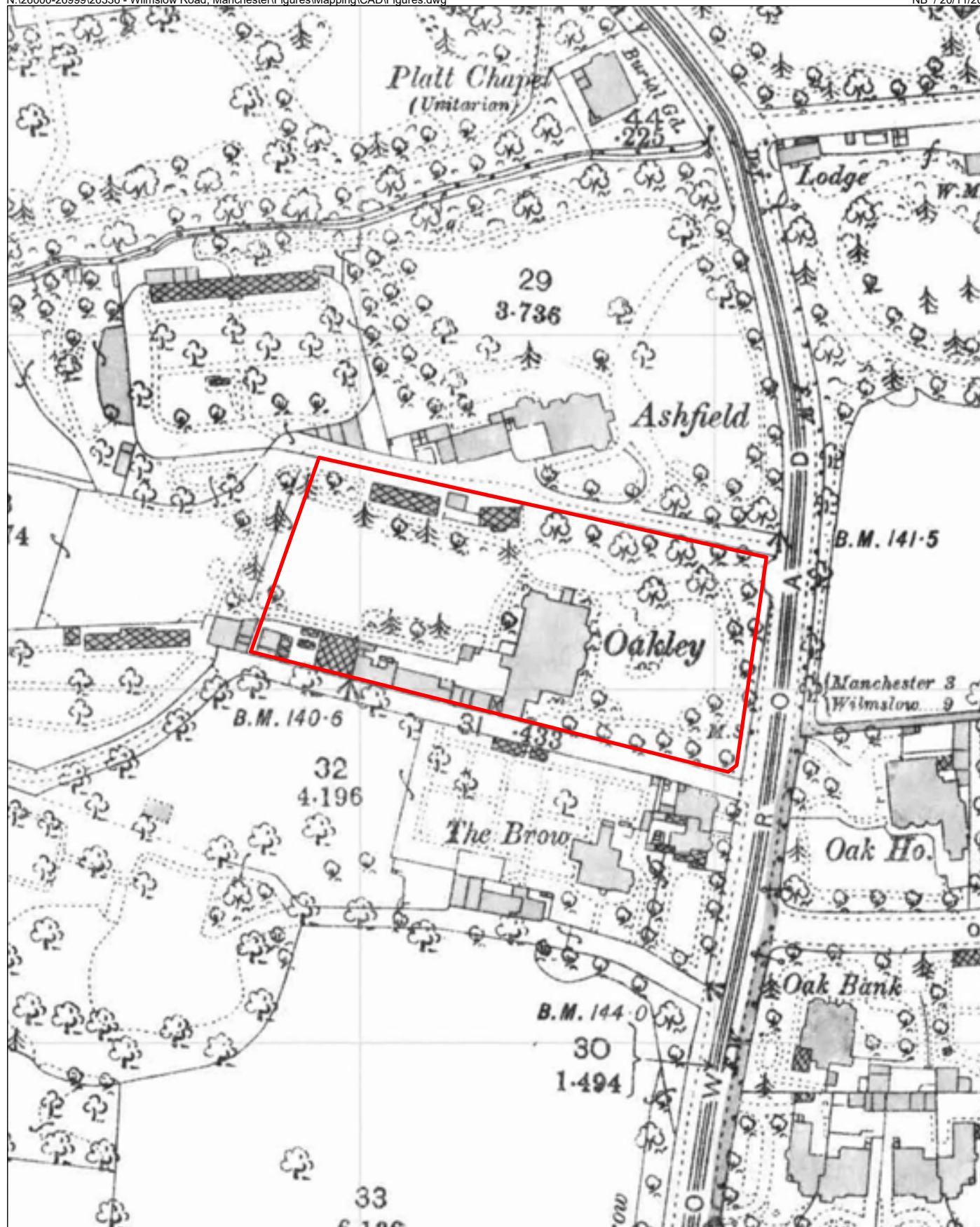


0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 4

1844 Rusholme Tithe Map and
1848 Withington Tithe Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500

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Figure 5

1893 Ordnance Survey Map



 Site Boundary

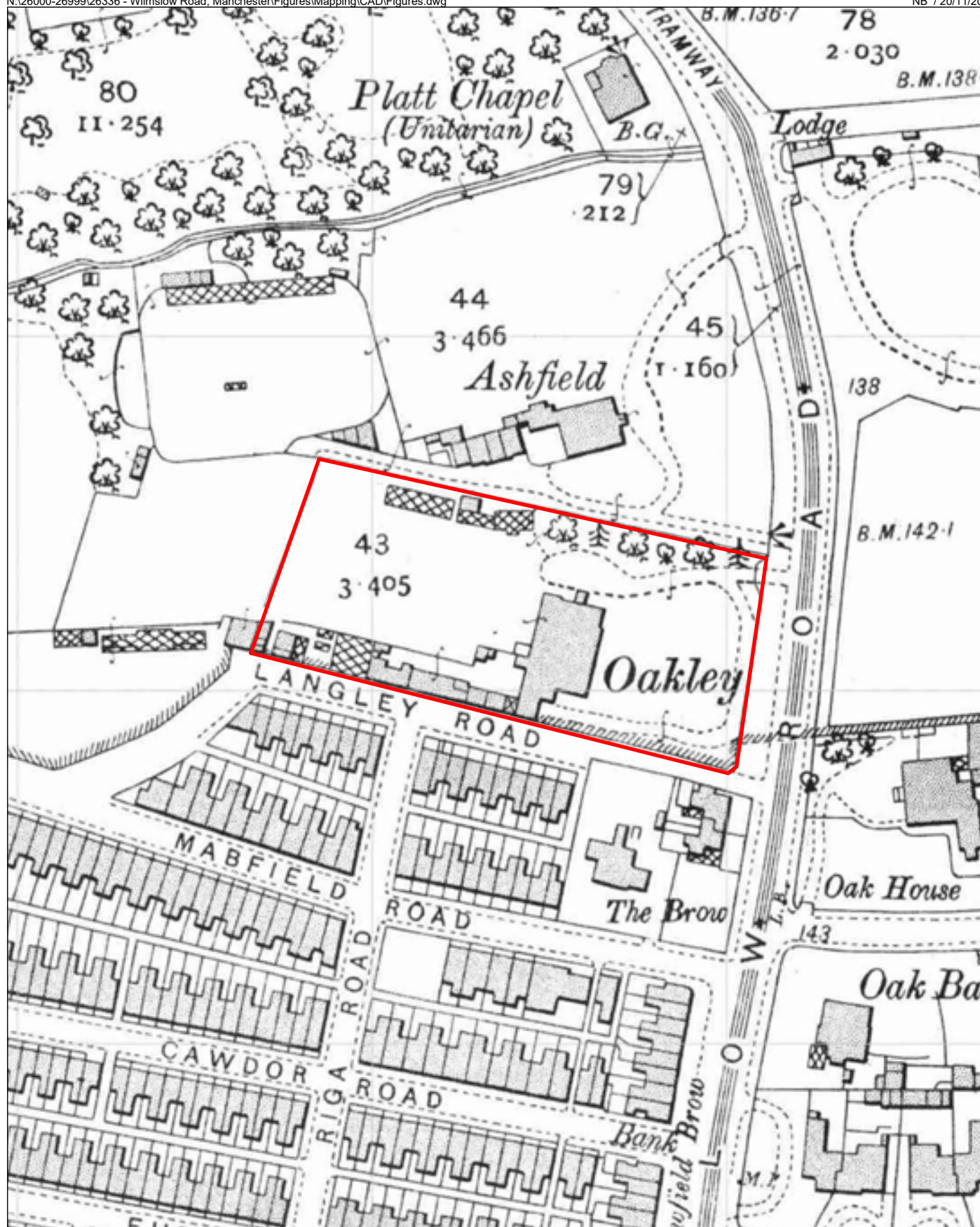


0 50 100m
Scale at A4: 1:5,000



Figure 6

1904 Marr Housing Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500

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Figure 7

1907 Ordnance Survey Map



 Site Boundary

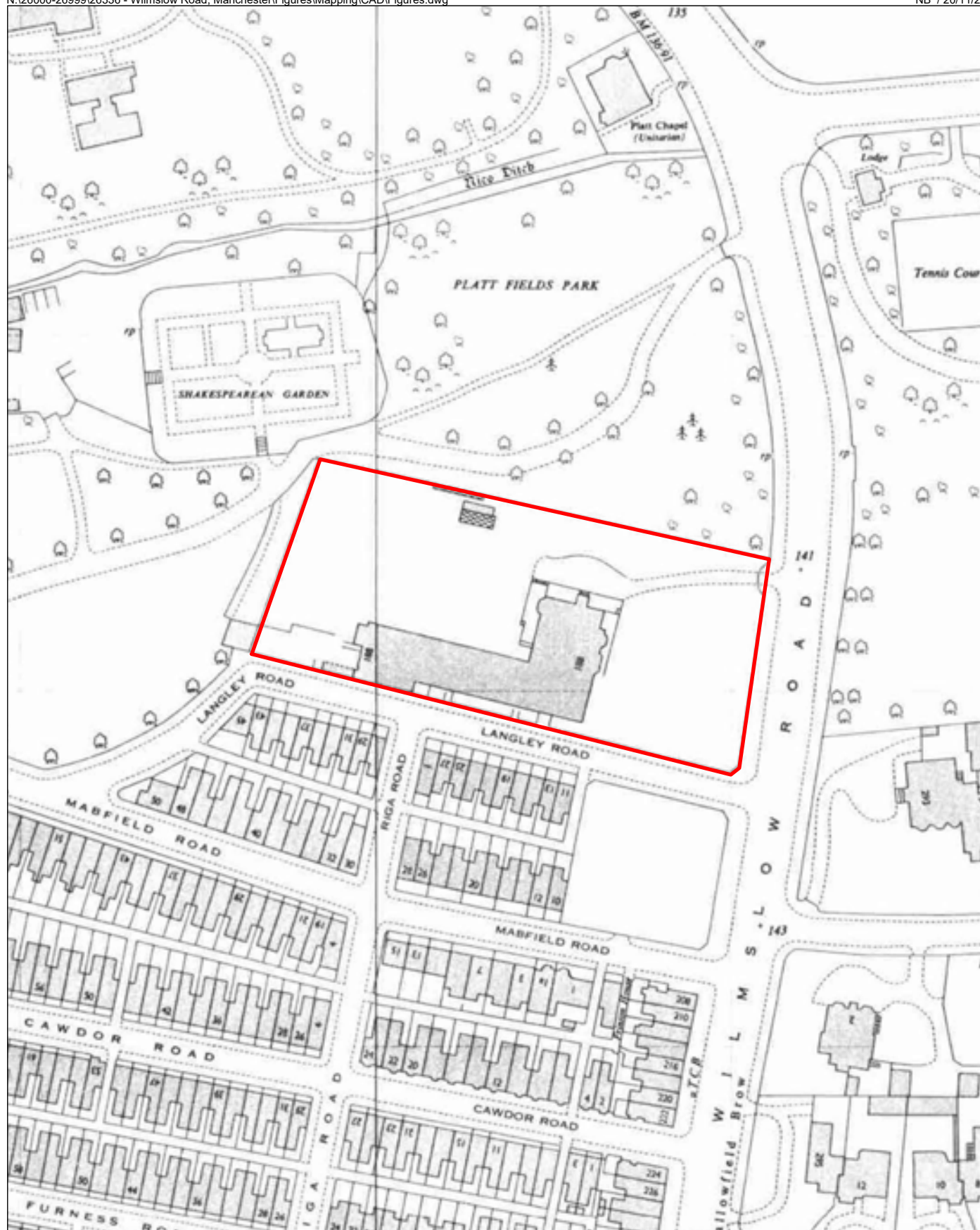


0 10 20 30 40 50m
Scale at A4: 1:1,500

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Figure 8

1934 Ordnance Survey Map



 Site Boundary

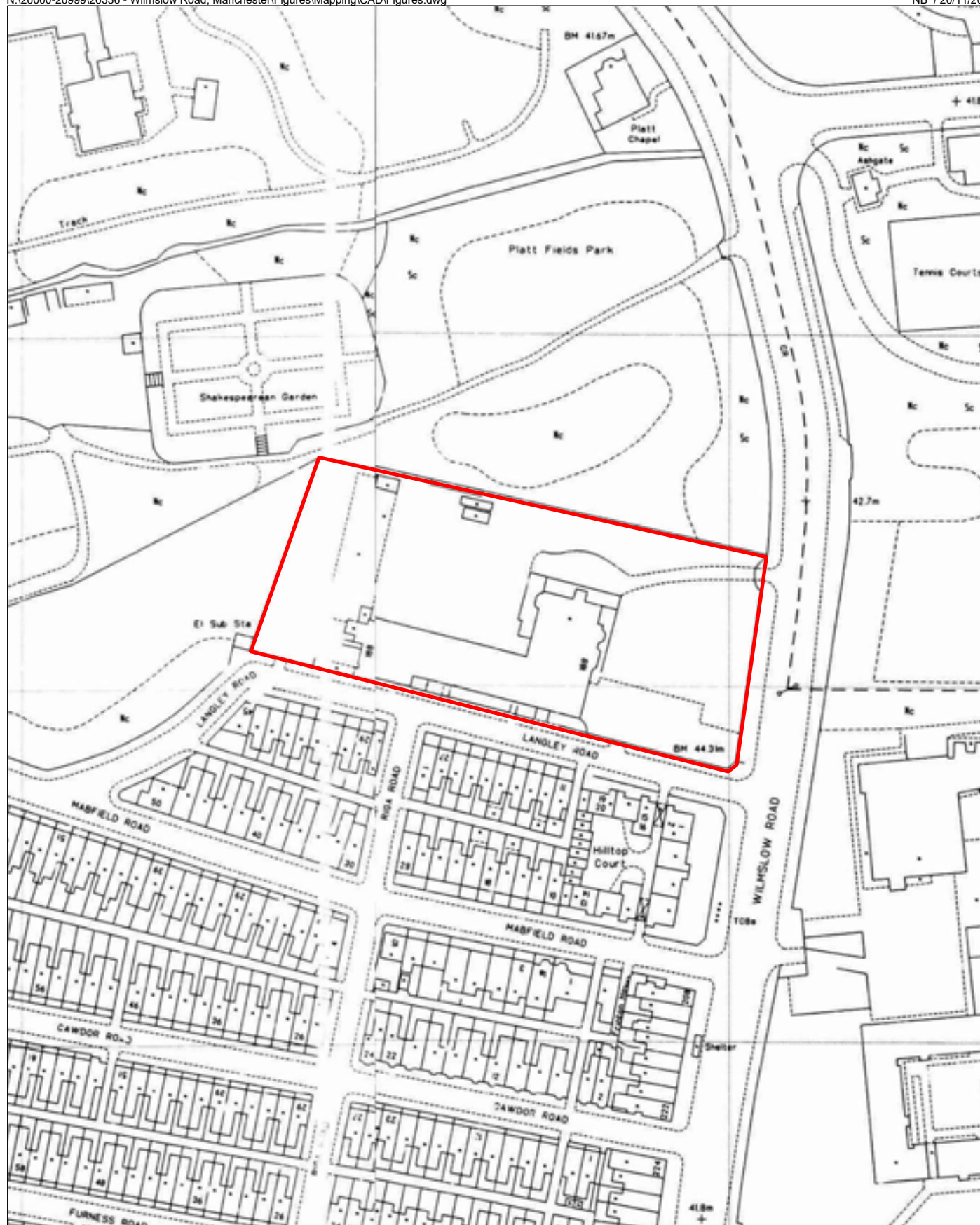


0 10 20 30 40 50m
Scale at A4: 1:1,500

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Figure 9

1956 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500

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Figure 10

1992 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 11

2000 Aerial View
(Google Earth)



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500

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Figure 12

2003 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 13

2009 Aerial View
(Google Earth)



 Site Boundary

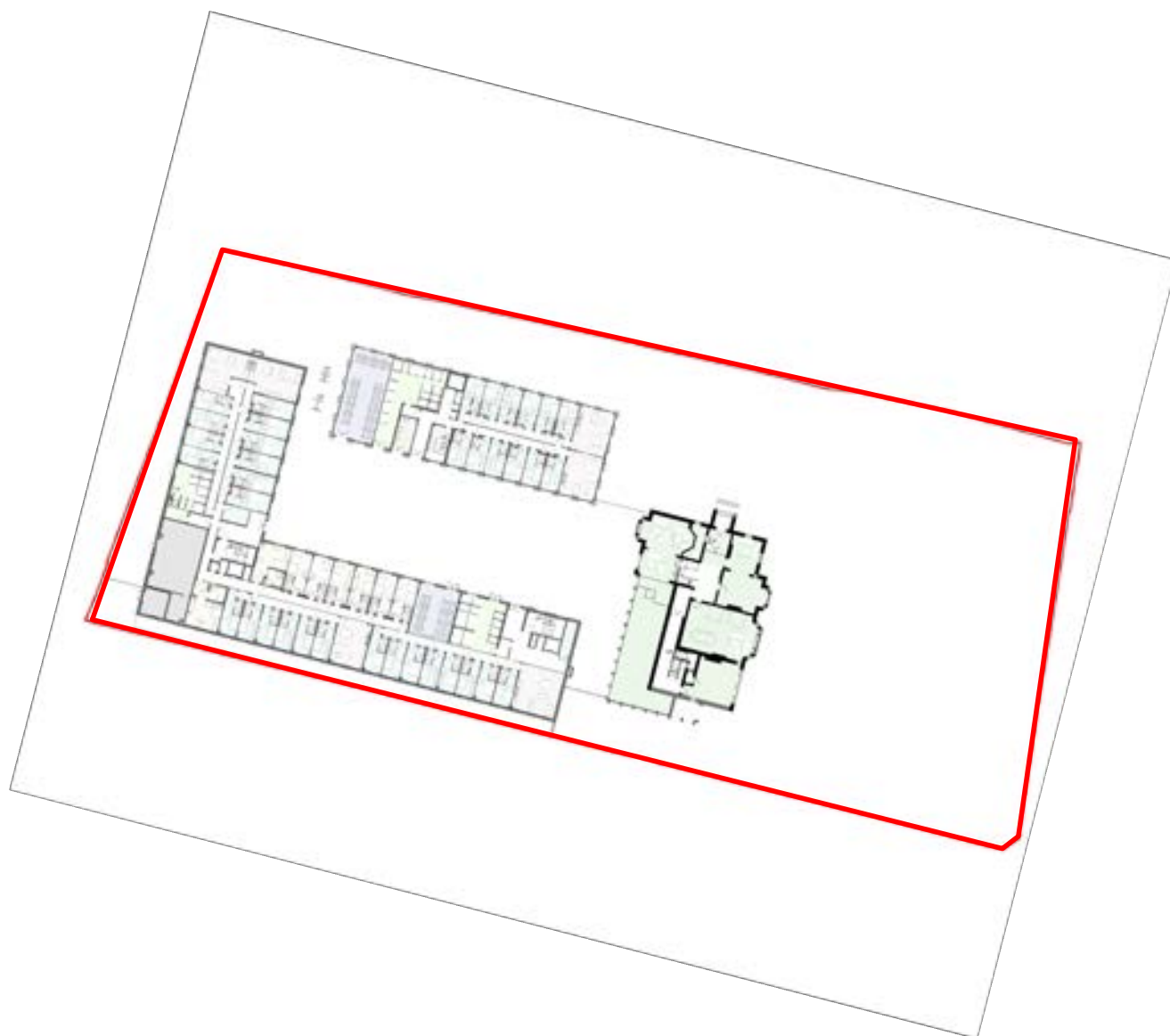


0 10 20 30 40 50m
Scale at A4: 1:2,000

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Figure 14

2019 Aerial View
(Google Earth)



 Site Boundary



0 10 20m
Scale at A4: 1:1,000



Figure 15

Proposed Development
Ground Floor



rpsgroup.com