

Archaeological desk-based assessment of the former Belle Vue Ambulance Station, Gorton Manchester

March 2014

Report No. 14/70

Author: Charlotte Walker

Illustrators: Charlotte Walker

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Project Manager: Mark Holmes
Site Code:-
NGR: SK 874 966

MOLA
Bolton House
Wootton Hall Park
Northampton
NN4 8BN 01604 700 493
www.mola.org.uk
sparry@mola.org.uk

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MOLA
Bolton House
Wootton Hall Park
Northampton
NN4 8BN
01604 700 493
www.mola.org.uk
sparry@mola.org.uk

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STAFF

Project Manager	Mark Holmes BA MA MIfA
Text	Charlotte Walker BSc AIfA
Illustrations	Charlotte Walker

OASIS REPORT FORM

PROJECT DETAILS		
Project title	Archaeological desk-based heritage assessment of the former Belle Vue Ambulance Station, Gorton, Manchester	
Short description	There are no designated heritage assets or Historic Environment Record events within the site. A grade II* listed former monastery lies *c*230m to the north. Cartographic and documentary evidence indicate that the site was farmland until the 20th century. Development of the wider area began during the mid 19th century, accelerating in the latter part of the century with the construction of large numbers of terraced houses. The site itself remained undeveloped until the late 1930s or early 1940s when the current building was constructed. It comprises north-light sheds of five bays with associated offices at the front. A second storey and other small extensions were added at a later date. The building is due to be demolished. It is considered that it is of local historical interest and may merit some further recording prior to demolition.	
Project type	Heritage Asset Assessment	
Previous work	None	
Future work	Unknown	
Monument type and period	None	
Significant finds	None	
PROJECT LOCATION		
County	Greater Manchester	
Site address	Belle Street, Gorton, Manchester	
Easting and northing	SJ 874 966	
Area	0.37ha	
Height OD	56m aOD	
PROJECT CREATORS		
Organisation	MOLA	
Project brief originator		
Project Design originator		
Director/Supervisor	Charlotte Walker	
Project Manager	Mark Holmes	
Sponsor or funding body	Peter Brett Associates on behalf of the Homes and Community Agency	
PROJECT DATE		
Start date	2/14	
End date	3/14	
ARCHIVES	**Location (Accession no.)**	**Content (eg pottery, animal bone etc)**
Physical		
Paper	MOLA	Map extracts
Digital	MOLA	Mapinfo Plans, Word Report
BIBLIOGRAPHY	Journal/monograph, published or forthcoming, or unpublished client report (NA report)	
Title	Archaeological desk-based heritage assessment of the former Belle Vue Ambulance Station, Gorton, Manchester	
Serial title & volume	14/70	
Author(s)	Charlotte Walker	
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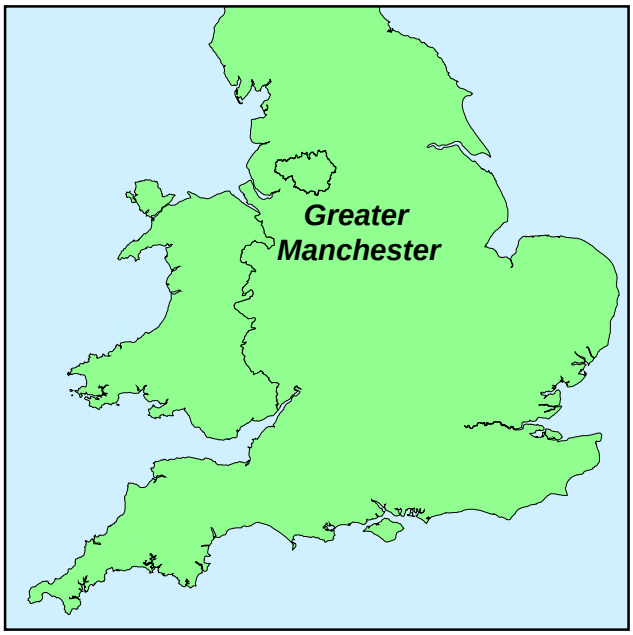
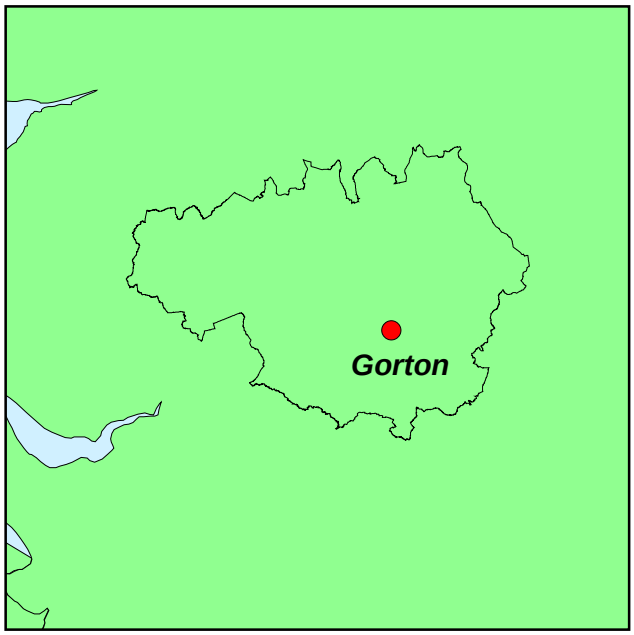
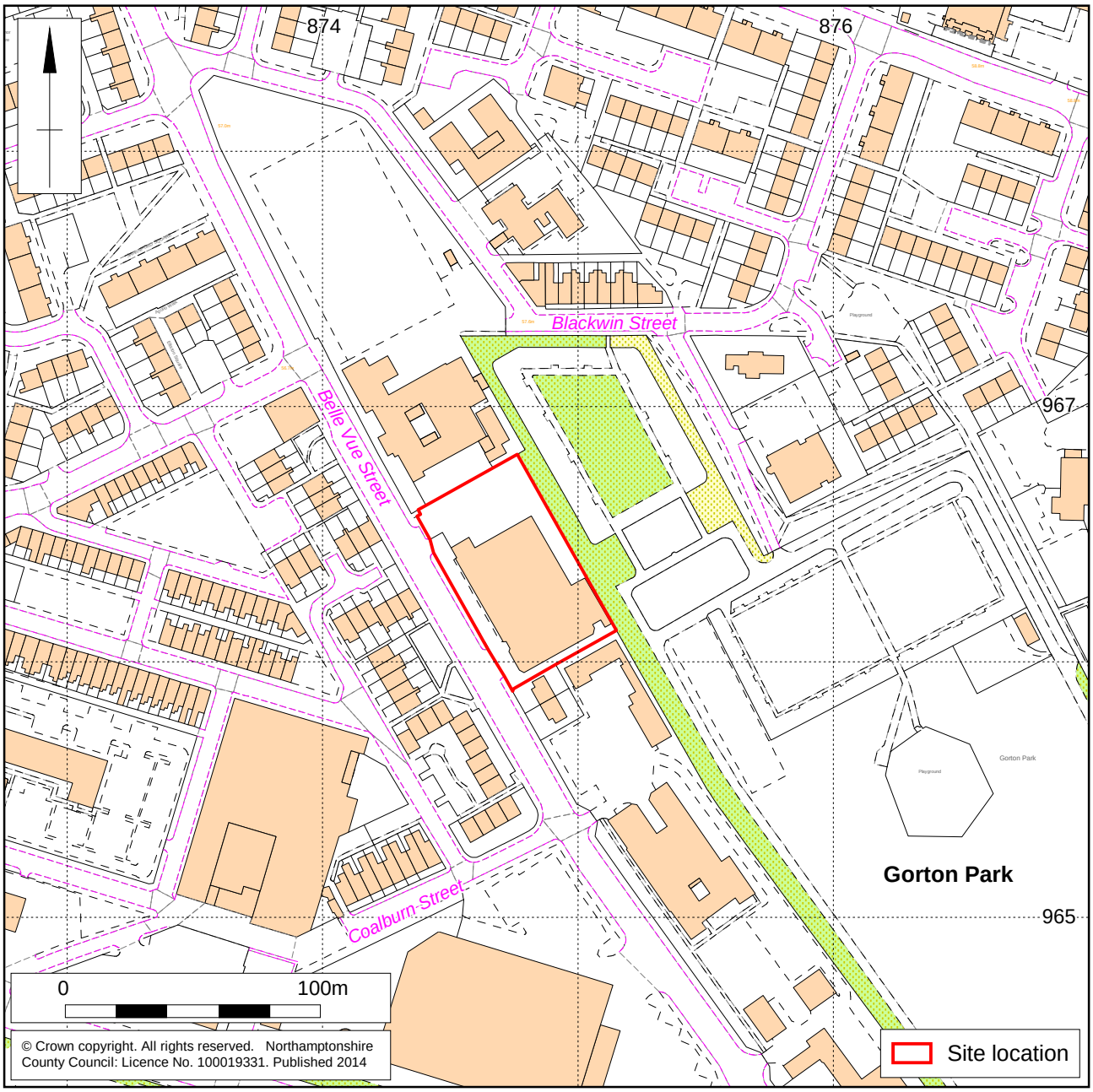






Scale 1:2,500

Site location Fig 1

ARCHAEOLOGICAL DESK-BASED HERITAGE ASSESSMENT OF THE FORMER ALL SAINTS SCHOOL, GORTON, MANCHESTER

Abstract

MOLA conducted an archaeological desk-based heritage assessment of land at the former Belle Vue Ambulance Station, Gorton, Manchester. There are no designated heritage assets or Historic Environment Record events within the site. A grade II listed former monastery lies c230m to the north.*

Cartographic and documentary evidence indicate that the site was farmland until the 20th century. Development of the wider area began during the mid 19th century, accelerating in the latter part of the century with the construction of large numbers of terraced houses. The site itself remained undeveloped until the late 1930s or early 1940s when the current building was constructed. It comprises north-light sheds of five bays with associated offices at the front. A second storey and other small extensions were added at a later date. The building is due to be demolished. It is considered that it is of local historical interest and may merit some further recording prior to demolition.

1 INTRODUCTION

1.1 Background

MOLA was commissioned by Peter Brett Associates, on behalf of the Homes and Community Agency, to conduct a desk-based heritage assessment of land at the former Belle Vue Ambulance Station, Gorton, Manchester (NGR: SJ 874 966; Fig 1).

The present report has considered the evidence of the Greater Manchester Historic Environment Record, Archives+ at Manchester Central Library and that of relevant published and archived documentary and cartographic sources. Internet sources consulted included the Archaeology Data Service (ads.ahds.ac.uk) to check the National Monuments Record (NMR) information and the National Archives (nationalarchives.gov.uk).

The aim of the assessment was to collate information about the known or potential archaeological resource within the development area (including its presence or absence, character and extent, date, integrity, state of preservation, significance and relative quality) in accordance with paragraph 128 of the National Planning Policy Framework (DCLG 2012). The work has been undertaken in accordance with *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 2011).

1.2 Policy background

National policy

The National Planning Policy Framework (NPPF) provides national guidance on the preservation, management and investigation of the parts of the historic environment that are historically, archaeologically, architecturally or artistically significant and are known

as heritage assets. The NPPF replaced PPS5 in March 2012, which in turn replaced Planning Policy Guidance 15 and 16 (PPG 15 and 16) in March 2010.

The framework covers those heritage assets that possess a level of interest sufficient to justify designation as well as those that are not designated but which are of heritage interest and are thus a material planning consideration. Where nationally important archaeological remains are affected by development then there should be a presumption in favour for their conservation.

Paragraph 128 states that *Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

Paragraph 129 states that *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise*.

Local policy

Manchester Core Strategy 2012 – 2027 (adopted July 2012)

The Manchester Core Strategy 2012 - 2027 forms the key Development Plan Document (DPD) in Manchester City Council's Local Development Framework (LDF) and sets out long term strategic policies for Manchester's future development.

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 in the City Centre. New development 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 monuments, listed buildings registered parks and gardens, conservation area and archaeological remains

1.3 Topography, location and geology

The site is located to the east of Manchester city centre in West Gorton. It lies on the eastern side of Belle Vue Street. To the north is All Saints Primary School and to the south is a Territorial Army Centre. On the opposite side of the street is a residential area and to the east is Gorton Park. The site itself is still occupied by the former ambulance station buildings and associated car-parking facilities to the north. The buildings have been, and continue to be, heavily vandalised since the station closed in 2013.



The former ambulance station buildings, looking north Fig 2



Car-parking area, looking west Fig 3



Former ambulance bays at the rear of the building Fig 4



Oblique aerial view, showing the north-light roofs Fig 5

(© Microsoft Corporation © BLOM)

The bedrock geology comprises sandstone of the Chester Pebble Sands Formation which was formed from rivers 246 to 251 million years ago in the Triassic period. Superficial geology is composed of deposits of Till formed in the Quaternary Period.

The site is flat at *c* 56m aOD and is 0.37ha in size. A site visit was carried out in February 2014 on an overcast day.

The building comprises five bays of north-light sheds with offices to the front (Figs 2-5). The sheds are brick-built with pitched slate and glass roofs and roof ridge metal ventilators. These appear to be replacements. The three northern sheds are slightly shorter and have two storey brick built flat-roofed offices to the front. There are original metal-framed (crittal) windows remaining at the far northern end of the office building and the others have been replaced by uPVC double-glazing. The second storey and an extension to the north are later additions constructed in darker brick. Historic photographs indicate that they were added at some time after 1962. The two southern sheds are longer and there are two bay doors opening directly onto the road. A third, at the southern end of the building, has been bricked up (Cover photograph and Fig 2, just visible at the right-hand edge). There has been extensive vandalism of the building since its closure and the former office spaces in particular are badly damaged.

1.4 Sources consulted

The Greater Manchester Historic Environment Record (HER) was consulted for documented sites and monuments within the proposed development area and a nominal 1km radius surrounding it (Table 1, Fig 6). There are no HER events within the site. A visit to Manchester Archives was undertaken in order to check historic maps of the area, as well as any other pertinent documents and local history books. Online sources and books held within Northamptonshire Archaeology's library were also consulted in order to check for further information.

Regional guidance consulted for the report included:

- Brennand, M, (ed), 2005a *Research and Archaeology in North-West England: An Archaeological Research Framework for North-West England, Volume 1, Resource Assessment*

- Brennand, M, (ed), 2005b *Research and Archaeology in North-West England: An Archaeological Research Framework for North-West England, Volume 2, Research Agenda and Strategy*

1.5 Significance Criteria

The categories used to assign a value to cultural heritage assets are drawn from those outlined in the Cultural Heritage chapter of the *Design Manual for Roads and Bridges* (DMRB 2007; vol 11, section 3).

Paragraph 132 of the National Planning Policy Framework recognises that those heritage assets with the highest level of significance comprise scheduled monuments, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens and World Heritage Sites. In paragraph 139 it states that non-designated heritage assets that are demonstrably of equivalent significance to scheduled monuments, be considered subject to the same policies.

Table 1: Criteria for Assessing the Sensitivity (value) of Cultural Heritage Resources

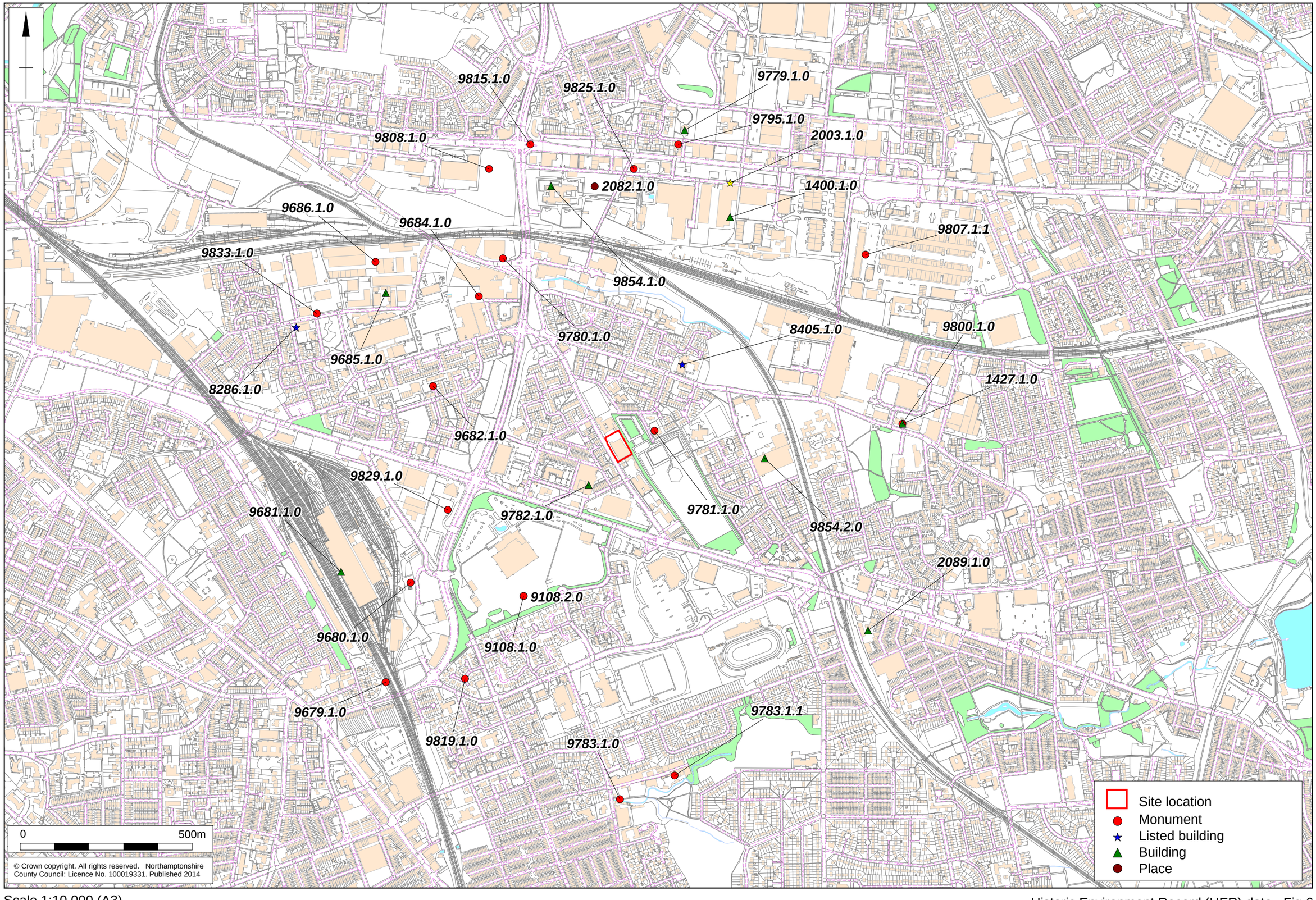
Level of Sensitivity	Definition
Very High	Sites of international importance: World Heritage Sites, other historic sites, buildings or landscapes of international importance whether designated or not
High	Sites of national importance including those that are designated as scheduled monuments or those that are considered to be suitable for scheduling, grade I and grade II* listed buildings, registered battlefields, grade I and II* registered parks and gardens, sites that have the potential to significantly contribute to national research objectives
Medium	Sites of regional importance may include grade II listed buildings, grade II registered parks and gardens, conservation areas and those sites which are considered to be significant regional examples with well-preserved evidence of occupation, industry etc, sites that have the potential to contribute to regional research objectives
Low	Sites which are of less-defined extent, nature and date or which are in a poor or fragmentary state, but which are considered to be significant examples in a local context; important hedgerows; locally listed buildings;
Negligible	Sites with little or no surviving archaeological remains, buildings of no architectural or historical note
Unknown	The value of the site is unknown

2 HERITAGE ASSET ASSESSMENT

There are no Historic Environment Record events located within the application area boundary. No designated heritage assets fall within the application area boundary, although there is a grade II* building just over 230m to the north-west of the site, Gorton monastery (List number: 1282967). The listed building description is as follows:

Roman Catholic church, with attached monastic building. 1864-72, by Edward Welby Pugin, for the Order of St Francis. CHURCH: Red brick with dressings of sandstone and blue brick, steeply-pitched slate roof. Late 13th-century Gothic style. Nave on north-south axis with east and west aisles, south narthex, and north chancel with polygonal apse. The 13-bay nave and two-bay chancel with its apse form a single tall narrow vessel, the nave having buttresses which form 13 very narrow bays with corbel tables, the buttresses banded, and each bay containing a two-light window with a multifoil in the head; the chancel has larger but similar windows and unusual coupled dormers with multifoils; and the apse has three-light traceried windows with multifoils in the head.

The aisles have buttresses and three or four lancets to each bay. By contrast with this simple regularity, the gabled south front makes a very elaborate demonstration of Gothic features and decoration with strong vertical emphasis: three flying buttresses to the full height of the nave, with polychrome bands and four diminishing stone offsets to each, the outer finished with gablets and corniced octagonal shafts, and the centre carried up to a large stepped-out and canopied Crucifixus attached to the front of a stepped pedestal from which rises a banded and pilastered bellcote with a spirelet. The bases of the buttresses are pierced by a four-bay narthex which has two-centred arched moulded stone doorways linked by an impost band carried round the buttresses, and a pierced stone parapet with a pierced gablet breaking through.



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Scale 1:10,000 (A3)

Historic Environment Record (HER) data Fig 6

Above the narthex, the nave has two very tall elaborately moulded two-light windows with geometrical tracery and banded extradoses, deeply-raked stone sills and hoodmoulds from which rise pedestals to canopied statues; and the aisles have short two-centred moulded stone arches each containing four small multifoils.

MONASTIC BUILDING: cloister attached to east side of church, and returned along front of very plain 3-storey range on north side of garden, which has small widely-spaced segmental-headed sashed windows to the first and second floors, ridge chimneys, and a bellcote at the west gable. Unoccupied at time of survey.

2.2 Summary and significance of heritage assets

Prehistoric

Palaeolithic	450,000 BC-10,000 BC
Mesolithic	10,000 BC- 4,000 BC
Neolithic	4,000 BC- 2,500 BC
Bronze Age	2,500 BC- 600 BC
Iron Age	800 BC- 42 AD

Historic

Roman	43 AD- 409 AD
Anglo-Saxon/early medieval	409 AD- 1066 AD
Medieval	1066 AD- 1485 AD
Post-medieval	1485 AD- 1800 AD
Modern	1800 AD- Present

Prehistoric

No prehistoric archaeology is known from the area of the site and it is considered that there is a low/negligible possibility of prehistoric remains being present on site.

Iron Age/Roman

Although Iron Age settlement, likely to have been in the form of small, family-based agricultural settlements, is presumed to have been scattered across the landscape, there has been little corroborating evidence.

The significant Roman military and civilian settlement known as *Mamucium* was located some 3.5km to the west of the current site. The first fort was built by *c* 78 AD and was rebuilt several times before its defences were rebuilt in stone around 200 AD. The associated vicus was primarily a linear settlement located along the road from the fort's North Gate.

The location of roads serving the settlement is the subject of some debate, although the alignment of Hyde Road, *c*175m to the south of the site, is thought to fossilise the route of one such road.

Away from the fort and settlement, there is no evidence of any large managed estates, rather that rural settlement continued in much the same way as before the conquest, with dispersed farmsteads comprising much of the settlement.

The site is located some distance from any known Iron Age/Roman remains, including the possible road and it is considered that there is a low potential for remains of this period.

Anglo-Saxon/medieval

There is scant information of the area during the Anglo-Saxon period. The Anglo-Saxon Chronicle reports that in 919 AD, the *burh* at Manchester was repaired and manned on

the orders of King Edward. The location of the *burh* may have been around Manchester Cathedral. At Domesday, Manchester lay within Salford Hundred and was held by Roger de Poitou. St Mary's Church and St Michael's Church also held land here. Gorton was a township and chapelry of the parish of Manchester.

The principal focus of settlement in Manchester during the medieval period would have been around the parish church. A castle is documented by 1184 and is thought to have been situated on the site of Chethams School. In 1282, Gorton was assessed at *16 oxgangs of land and paying 64s rent; a plat called the Hall land paid 20s a year and the mill 26s8d* (VCH 1911). It was held in bondage of the lord of Manchester and does not appear to have been a manor.

Beyond the developing urban area of Manchester, the surrounding landscape was still dominated by dispersed settlement comprising farmsteads and halls, with some small settlements, of which Gorton was probably one. The medieval open field system of agriculture based on communal farming of strips of land has been recognised in parts, although areas of piecemeal enclosure appear to have been more common. These enclosures were usually created through informal agreement between farmers who wished to consolidate their land holdings.

It is considered that there is a low potential for remains dating to the medieval period. No settlement or township boundaries have been identified within the site. The site would most likely have been situated in the open fields of Gorton. The only evidence of this may have been the physical remains of the open field system of agriculture in the form of shallow furrows. However, these are most likely to have been destroyed by later development.

Post-medieval/modern

By the late 16th century Manchester was a regional centre for the textile trade, becoming a boom town by the late 17th century; between the mid-16th century and the mid-17th century the population doubled and between the mid-17th century and the mid-18th century the population increased seven-fold. The quickly expanding city put increasing pressure on its agricultural hinterland with increased enclosure of wasteland, woodland clearance and agricultural experimentation.

Gorton was known as a manor during the early 17th century, despite having never officially been one. It appears to have been sold to its tenants and by 1666 there were 44 hearths in the township. Early industrial activity in Gorton was also associated with the textile industry and included bleaching, which was undertaken by the early 18th century. This was generally undertaken alongside watercourses since large amounts of water were required. Bleach and Dye mills were present to the north-west of the site by the mid-19th century and an area adjacent to them was known as *Bleach Green*. Gorton Cotton Mills started by 1824, re-starting in 1844 after initial failure.

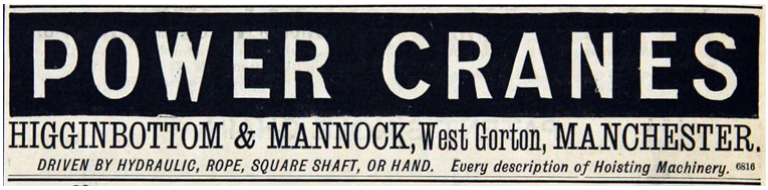
One of the earliest developments in the area close to the site was the foundation of Belle Vue Gardens in 1836 by John Jennison, expanding a burgeoning business from his house and gardens in Stockport. When they opened, Belle Vue Gardens comprised an Italian Garden, lakes, mazes and hothouses as well as an aviary. The popularity of the gardens soon meant that a zoological collection was added, as well as a racecourse, hotels, ballroom, music hall, natural history museum and lakes by the later 19th century. Belle Vue railway station was opened in 1842, enabling easier access for visitors, who had previously had to rely on trams from the city. Later attractions included a greyhound racing stadium. A speedway stadium was built on the former athletics ground in 1929. The gardens were closed in the later 20th century and all that now remains is the greyhound stadium and snooker club.

To the north of the site, the Manchester and Sheffield Railway opened in 1845 and very quickly an extensive industrial complex sprang up alongside it becoming a focus for factories producing goods for the burgeoning railway industry. Companies included the Ashbury Carriage and Iron Company which moved to the site in 1845-7 from Knott Hill in

Manchester and 'Gorton Tank' locomotive and carriage works.

In 1854, Beyer, Peacock and Company was formed and a foundry built soon afterwards north of Gorton Lane (HER 9800.1.0 and 1427.1.0). The first engine out of the factory was a tender engine for the Great Western Railway, which left the works in July 1855 (www.beyerpeacock.co.uk). Many of the engines were exported across the world, including Holland, Ireland, India, South Africa and Australia. Gorton Foundry closed in 1966; during the period from 1855 to 1966, over 8,000 locomotives were built.

The Crown Iron Works, south-west of the site on Grafton Street (now Coalburn Street), were also founded during the mid-19th century (HER 9782.1.0). By the early 20th century it was owned by Higginbottom and Mannock and made overhead cranes.



During the early 1870s there were already *hat manufactories, chemical works, gum-works, a tan-yard, and a stained paper manufactory. A city gaol of Manchester was erected here in 1856* (John Marius Wilson, Imperial Gazetteer of England and Wales 1870-72). The prison was completed on the south side of Hyde Road in 1848 just to the west of Belle Vue Gardens; the first prisoners were admitted a year later (HER 9829.1.0). It was quickly known for its abysmal living conditions. It was pulled down in 1888 after being declared unsafe, possibly due to subsidence (manchesterhistory.net).

The introduction of the railway and cotton mill was credited with the increase of population in Gorton from *c* 4,500 in the mid 19th century to nearly 10,000 by the end of the century.

Edward Welby Pugin, son of the noted Victorian architect Augustus Pugin, was 24 when he was commissioned to build a monastery church and friary on Gorton Lane (HER 8405.1.0). The monastery church was built on the site of Bankside Cottage, which was marked on the 1848 Ordnance Survey map, with the friary extending eastwards towards the school along the lane. Behind, extensive gardens were laid out northwards to Corn Brook. The Parochial Hall, north of the church in the gardens, was built at some point between 1894 and 1903.

All Saints Church, to the north-east of the site, was founded in 1879. By 1891, All Saints Church, Rectory and school were marked on the map. The alignment of Belle Vue Street fossilised part of a track leading to Hope Farm, but was probably extended down to Hyde Road and north to Gorton lane at some time in the later 19th century. A Conservative Club and police station were present on Belle Vue Street south of Brunswick Street by 1891. North of Brunswick Street was terraced housing. A further small area of terraced housing lay at the southern end of the street. By 1908, Gorton Park, complete with bowling greens and band stand, had been laid out to the east of the site, Hope Farm had been demolished and a tramway laid along Belle Vue Street. The western boundary of the park followed the alignment of the former field boundary adjacent to Belle Vue Street, but was located further east; by 1908 only parts of the original field boundary survived.



City of Manchester Health Committee Ambulance and Transport Service, 1962 Fig 7
(Manchester local image collection: m22909)

Cartographic evidence indicates that the ambulance station was constructed at some point in the period 1938-50, although historic aerial photographs show that it was present by 1946. The buildings were originally said to have been a bus station (David McNichol pers comm), but no corroborating evidence could be found. Certainly by 1950, they are labelled as an ambulance depot. A photograph of 1962 shows the original layout of the building with the crittal windows and conical roof ridge ventilators. At that time, much of the rest of Belle Vue Street was laid out as allotment gardens, with Gorton Brook School to the north of the site.

The Belle Vue ambulance station functioned as Greater Manchester's emergency control centre until 2012, when operations moved to a specially built centre on Princess Road.

In 1973, the foundation stone of Emmanuel Church, built on the site of All Saints, was laid. The associated rectory was also built at around the same time. The school had been demolished by 1976. A new school was built in the same year on Endcott Close. This school was closed in 2004 and relocated to the former Gorton Brook Special School, immediately to the north of the site.

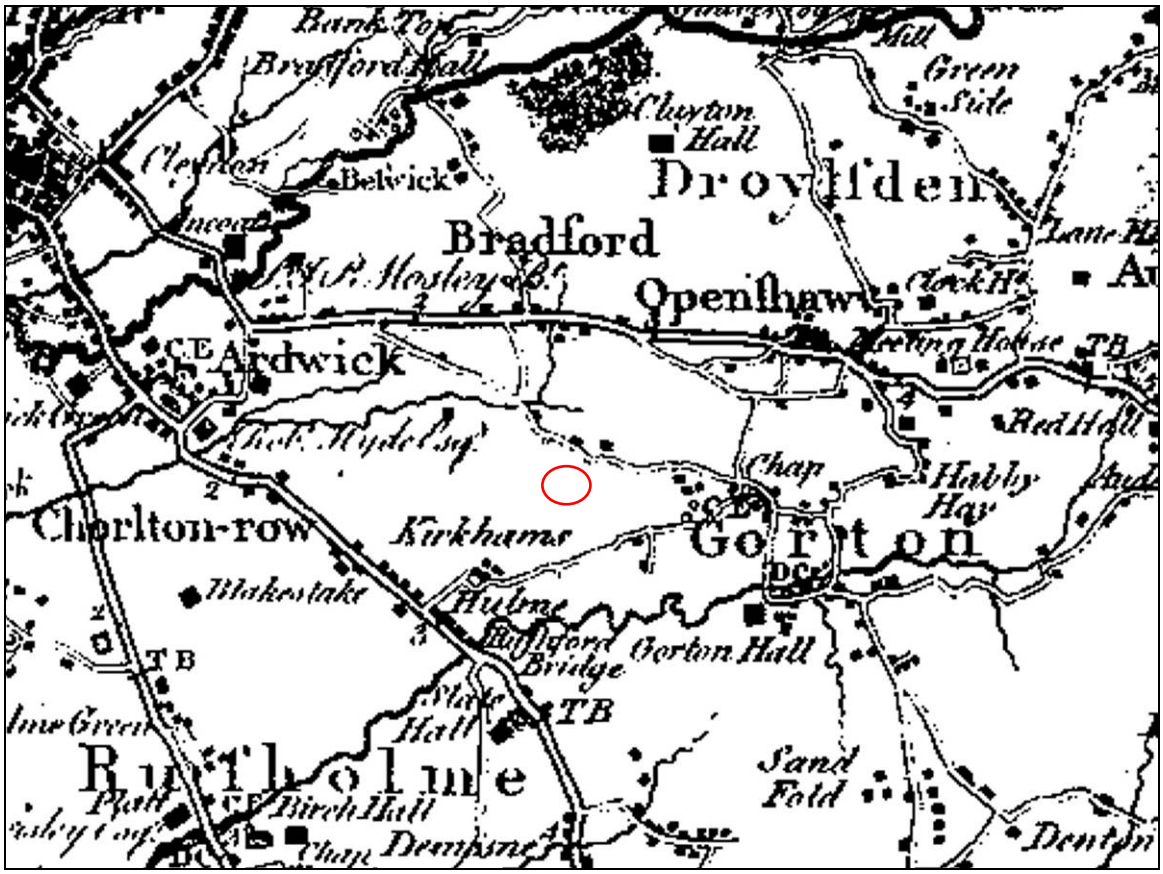
With urban clearance of the 1960s and 1970s and the decline of local industry, the congregation of St Francis' dwindled and the last mass held in 1989 and the church deconsecrated. The Monastery now provides conference and banqueting facilities.

Earlier post-medieval remains are likely to have been associated with the agricultural use of the site prior to its development, possibly remnants of ridge and furrow and field boundaries. However, the subsequent development of the site in the later 19th century is likely to have destroyed any of these remains. None of the former field boundaries were preserved by later development.

2.3 Cartographic evidence

Yates' Map of Lancashire, 1786 (Fig 8)

The area was essentially still rural, located some way from the outer edge of Manchester. Gorton Lane is shown but Hyde Road is not. Although there are a number of scattered farms and halls in the area, there are none shown close to the site.

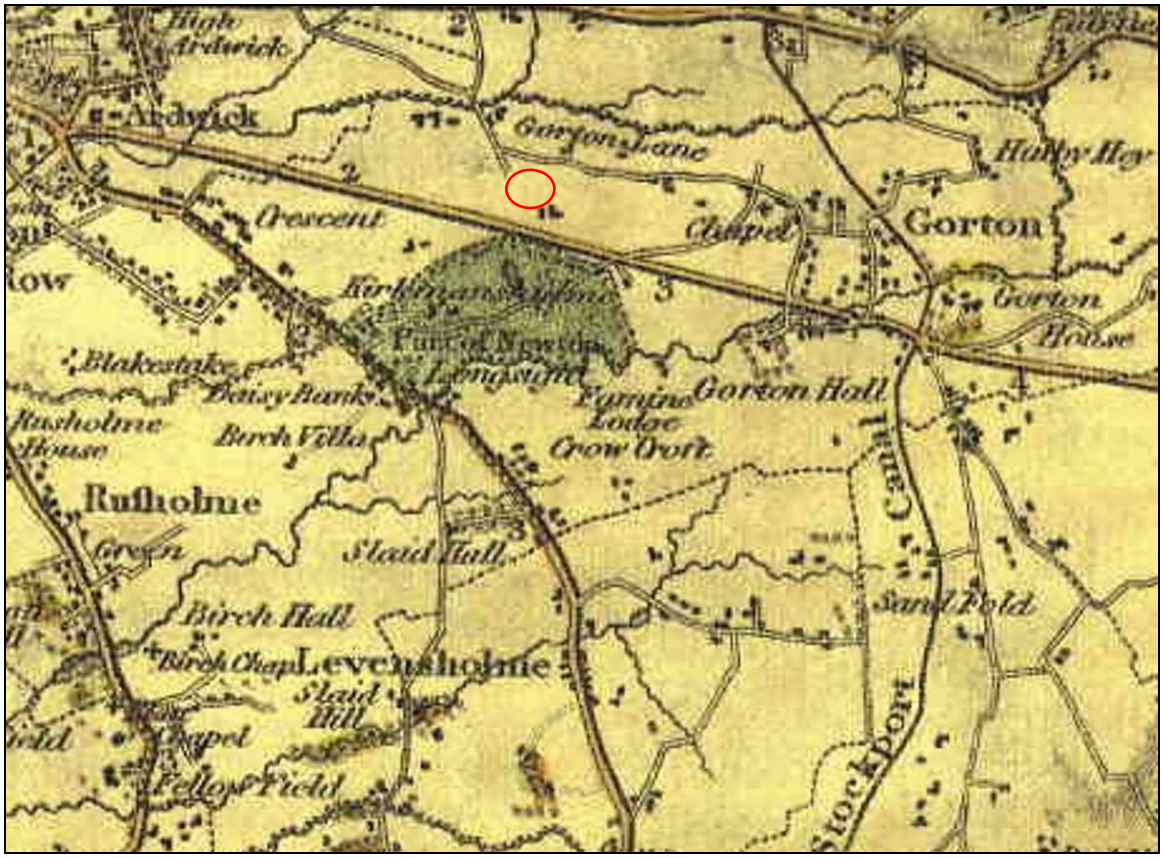


Yates' map of Lancashire, 1786 Fig 8

Greenwoods map of Lancashire, 1818 (Fig 9)

There is little change by the beginning of the 19th century, with a similar pattern of dispersed halls and farmsteads across the landscape. Buildings immediately south of the approximate area of the site, may be those associated with Hope Farm.

The area of Kirkhams Hulme is depicted as an area of parkland and the Stockport Canal, which opened in 1797, is shown.



Greenwood's map of Lancashire, 1818 Fig 9

Ordnance Survey map, First Series, 1843 (Fig 10)

By the mid-19th century there had been extensive development, with the construction of the Sheffield, Ashton-under-Lyne and Manchester Railway to the north of the site and the Birmingham and Manchester Railway to the west, although the immediate area was still undeveloped.



Ordnance Survey map, First Series, 1843 Fig 10

Gorton Tithe map, 1846 (Fig 11)

The 1846 Tithe map provides detailed information regarding the ownership of the township's fields. Unusually no indication of the use to which the fields were put was included.

There is little development in the vicinity at this date, although to the south of the site is a small farm (plot 75) listed as *Stable and garden, House and buildings*. The western boundary of the site is formed by a track leading to it. The farm is known as Hope Farm by the end of the 19th century. North of the site are a number of lanes leading to the fields; these are mostly retained during subsequent development of the area.

The site lies within portions of two different fields:

Plot	Owner	Occupier	Name	Area (ARP)
76	Executors of John and William Hope	Miss Butler and Henry Horton	Causeway Meadow	2.1.15
77	John White	Susanna Higson	Further Field	3.1.33



Tithe Map Fig 11

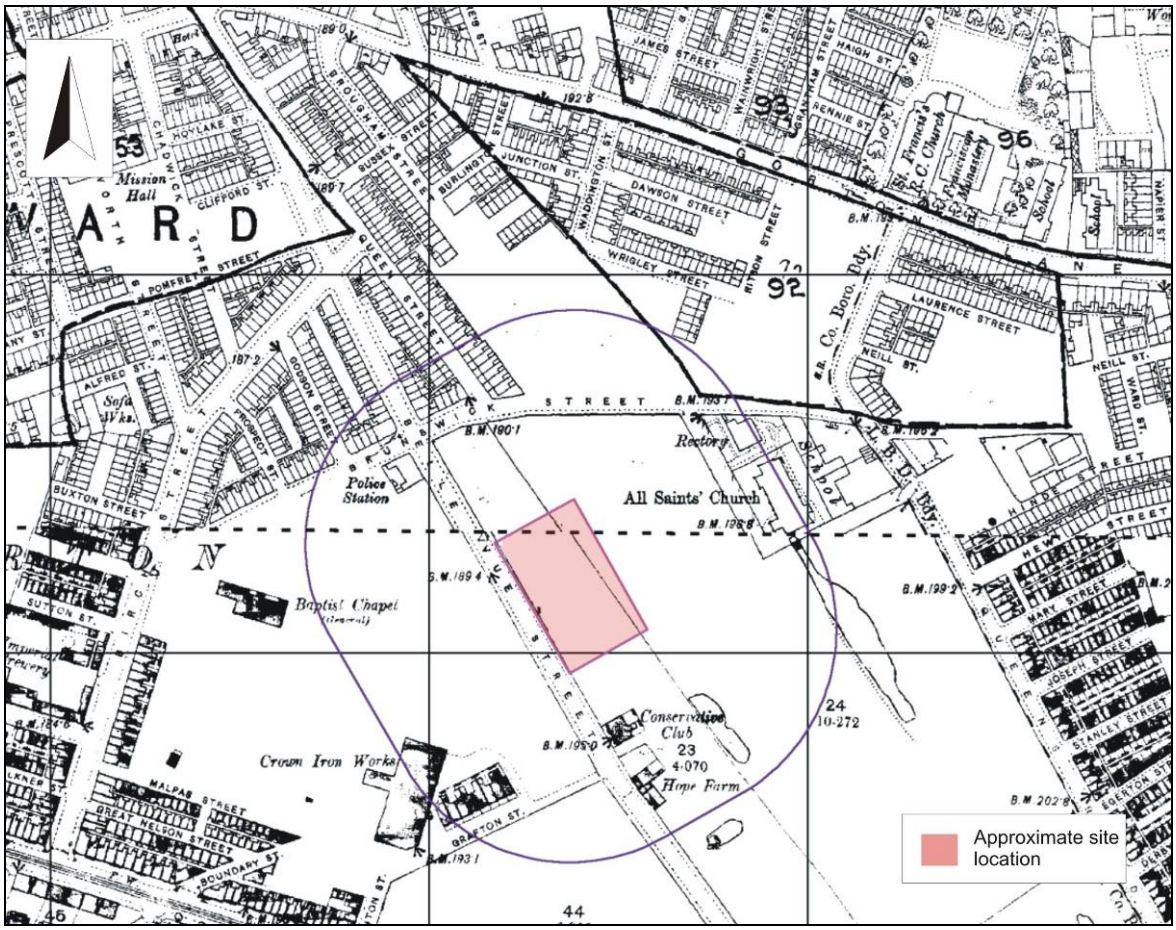
Ordnance Survey map, 1848 (not illustrated)

There is no change to the site or its immediate environs; the farm is labelled as Hope Farm.

Ordnance Survey map, 1893 (Fig 12)

By the late 19th century, there had been considerable development in the vicinity of the site with a gridiron street pattern of through terraced houses across much of the area. Belle Vue Street had been laid out from Gorton Lane to the north to Hyde Road to the south.

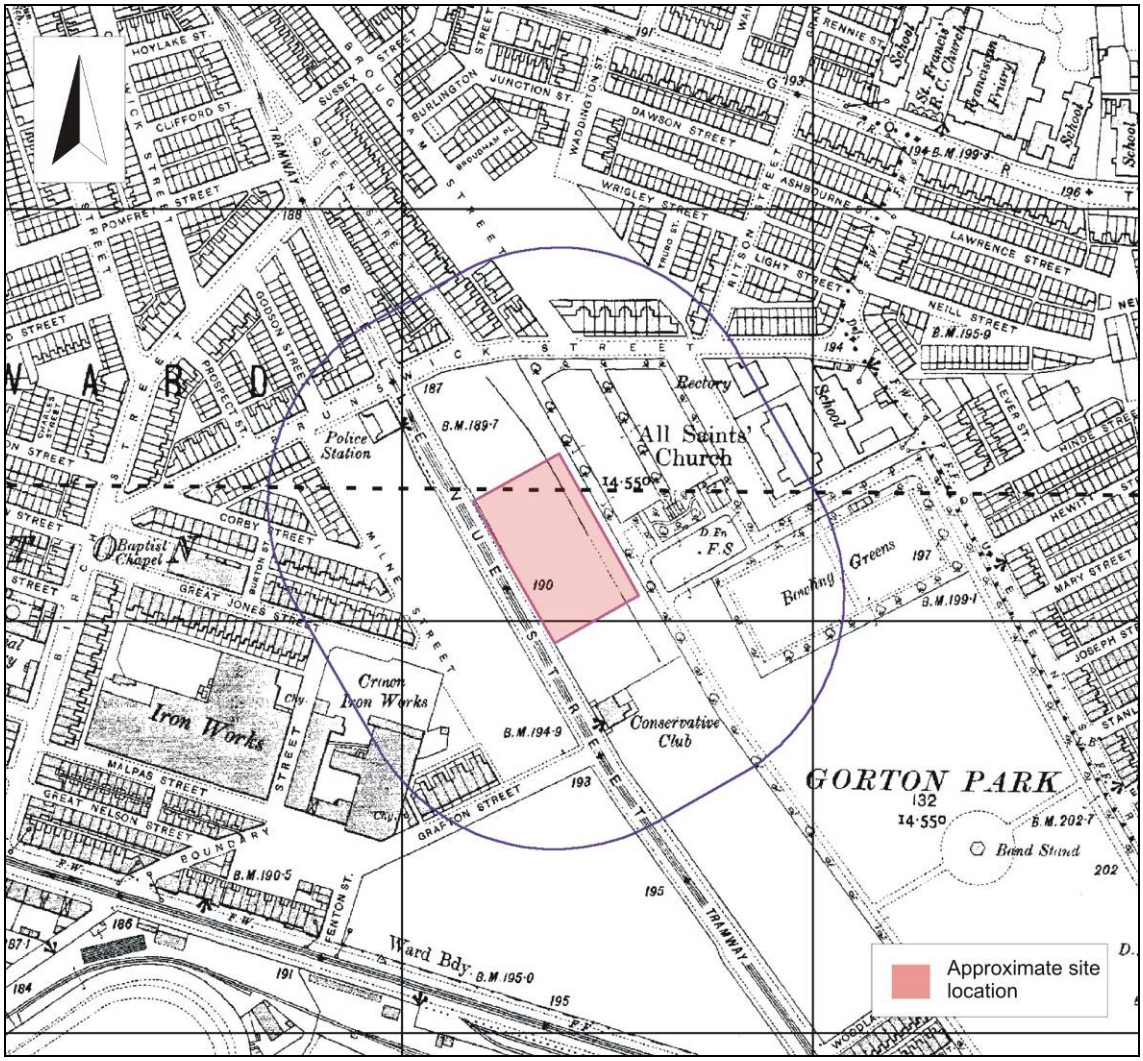
To the south a Conservative Club was located next to Hope Farm and to the north a police station was located on the western corner of Belle Vue Street and Brunswick Street. To the west was a Baptist chapel and the Crown Iron Works.



Ordnance Survey map, 1893 Fig 12

Ordnance Survey map, 1908 (Fig 13)

By 1908, much of the surrounding area had been fully developed. Gorton Park, with a bowling green and Band Stand, had been created to the west. To the south, Hope Farm had been demolished. There had been no further development along Belle Vue Street.



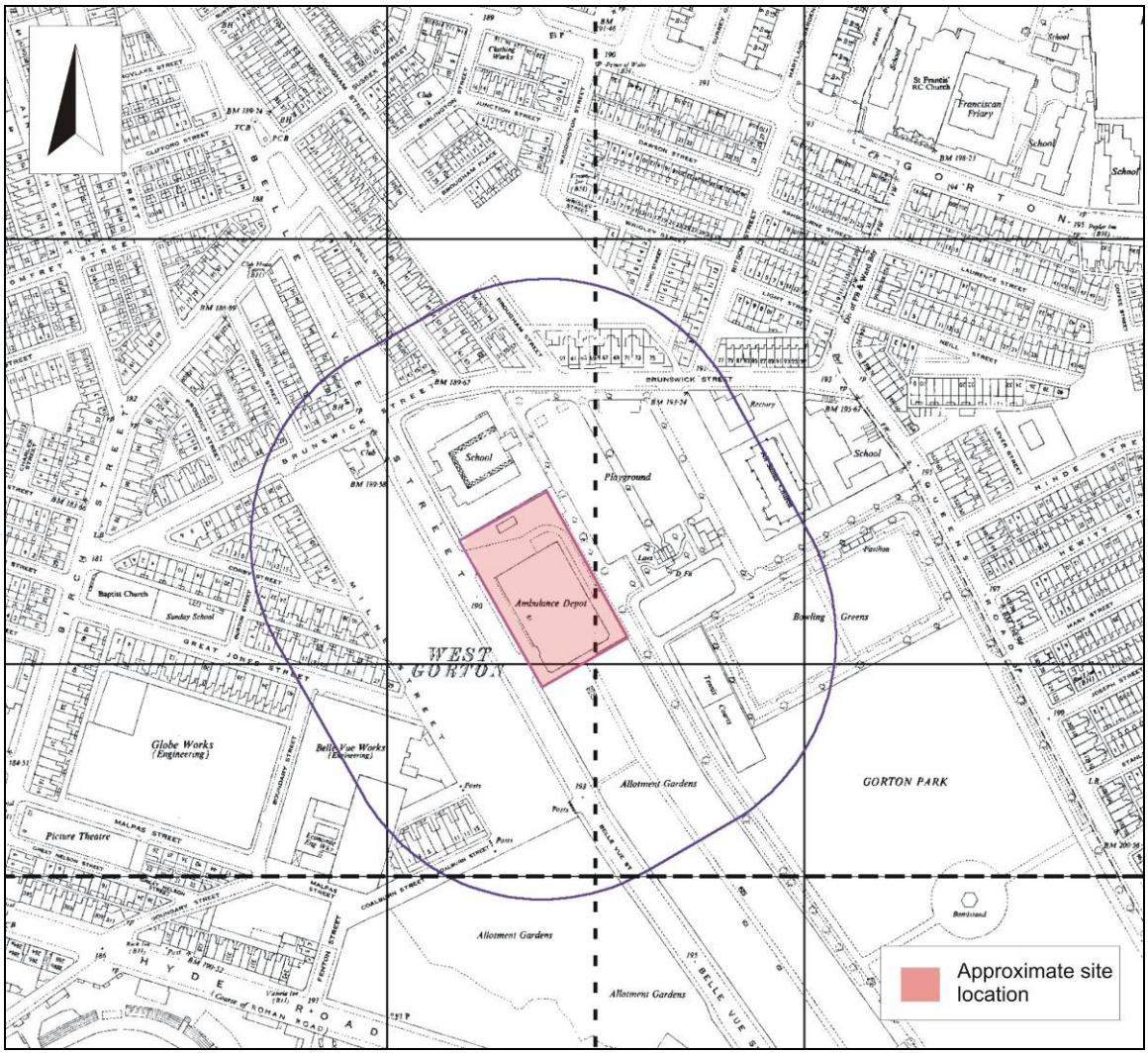
Ordnance Survey map, 1908 Fig 13

Ordnance Survey map, 1922 (Not illustrated)

There was no change to the site at this date.

Ordnance Survey map, 1950 (Fig 14)

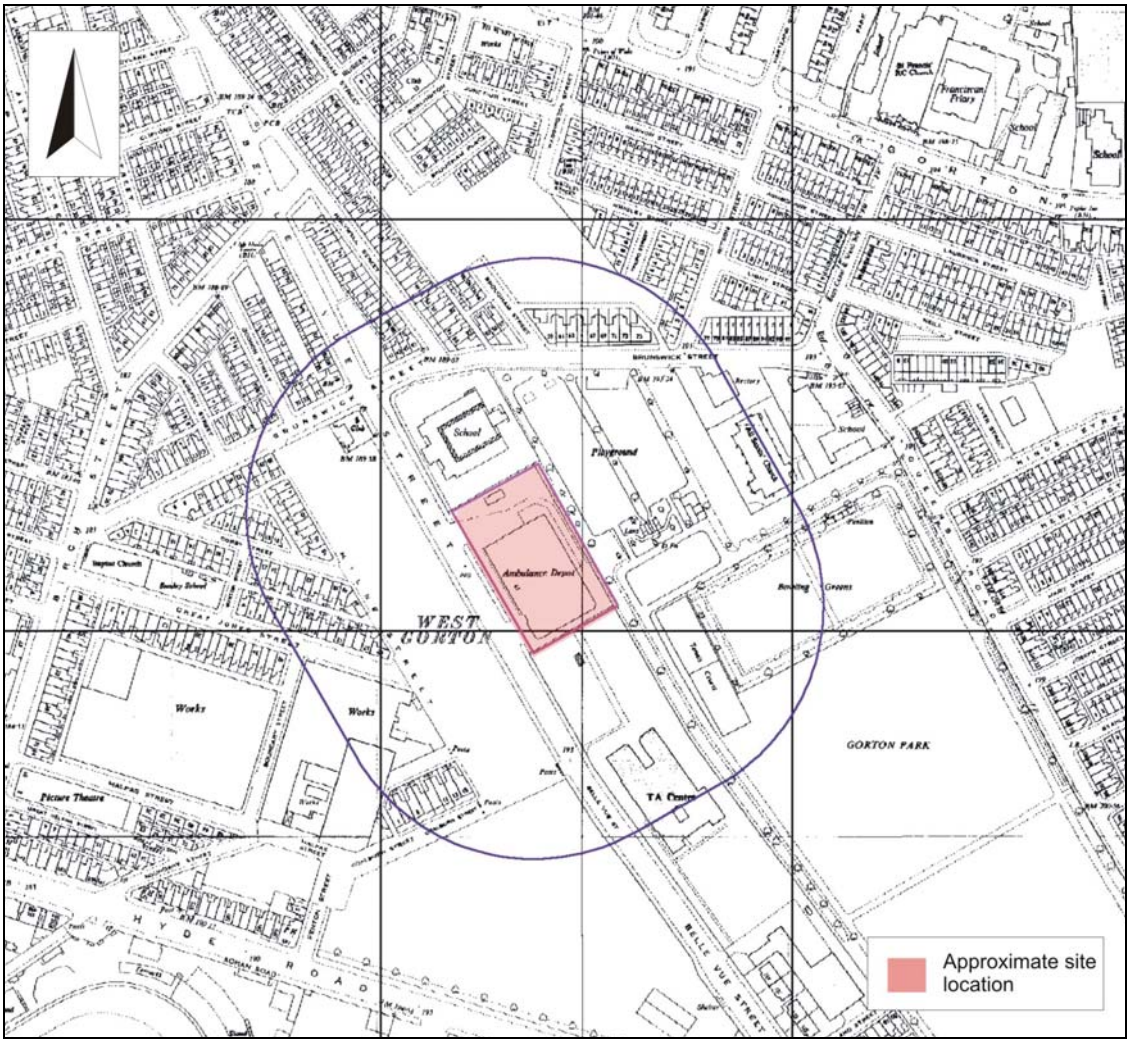
By this date, the ambulance depot was marked, as well as Gorton Brook School to the north. To the south, there were allotment gardens on either side of the street and the Conservative Club had been closed down. The police station had been converted into a social club.



Ordnance Survey map, 1950 Fig 14

Ordnance Survey map, 1964 (Fig 15)

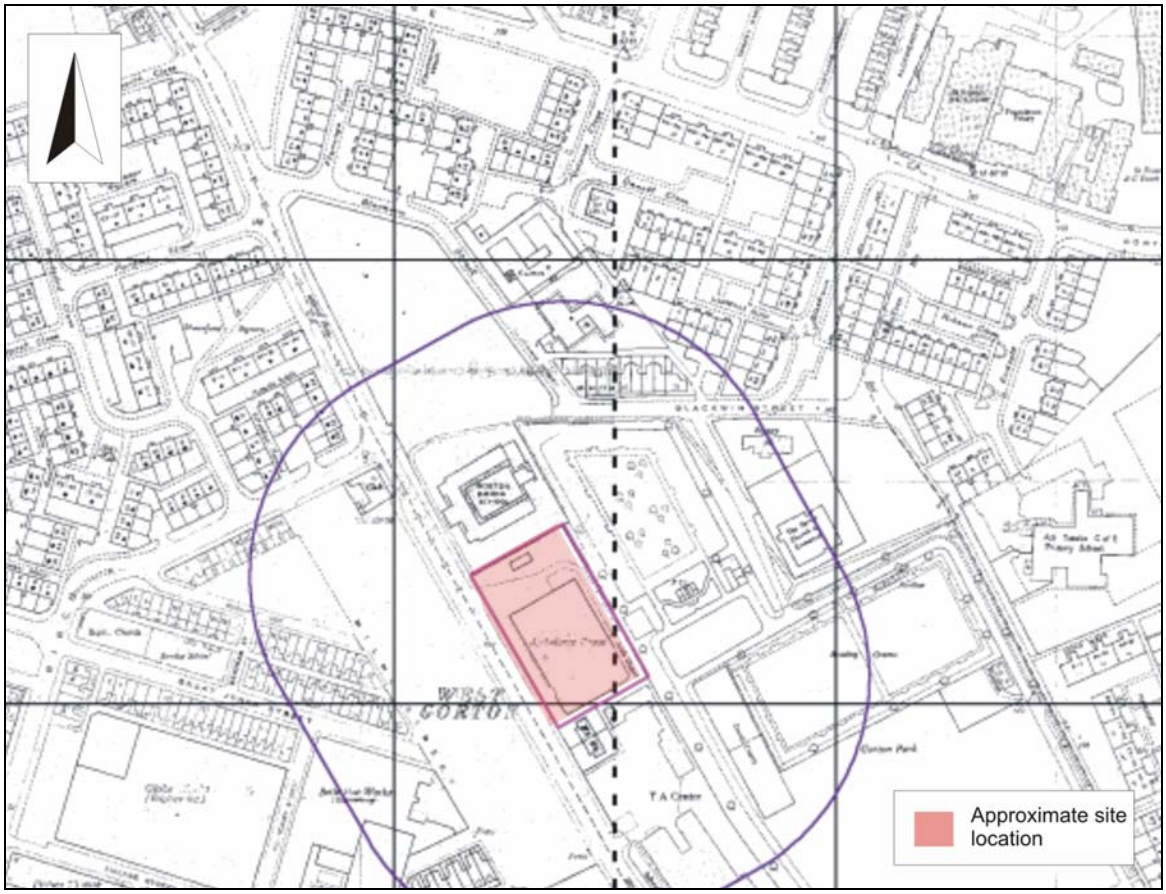
By the 1960s, almost the whole eastern length of the street had been developed with a Territorial Army centre south of the ambulance station and further houses beyond that. The western side of the street remained undeveloped.



Ordnance Survey map, 1964 Fig 15

Ordnance Survey map, 1974-5 (Fig 16)

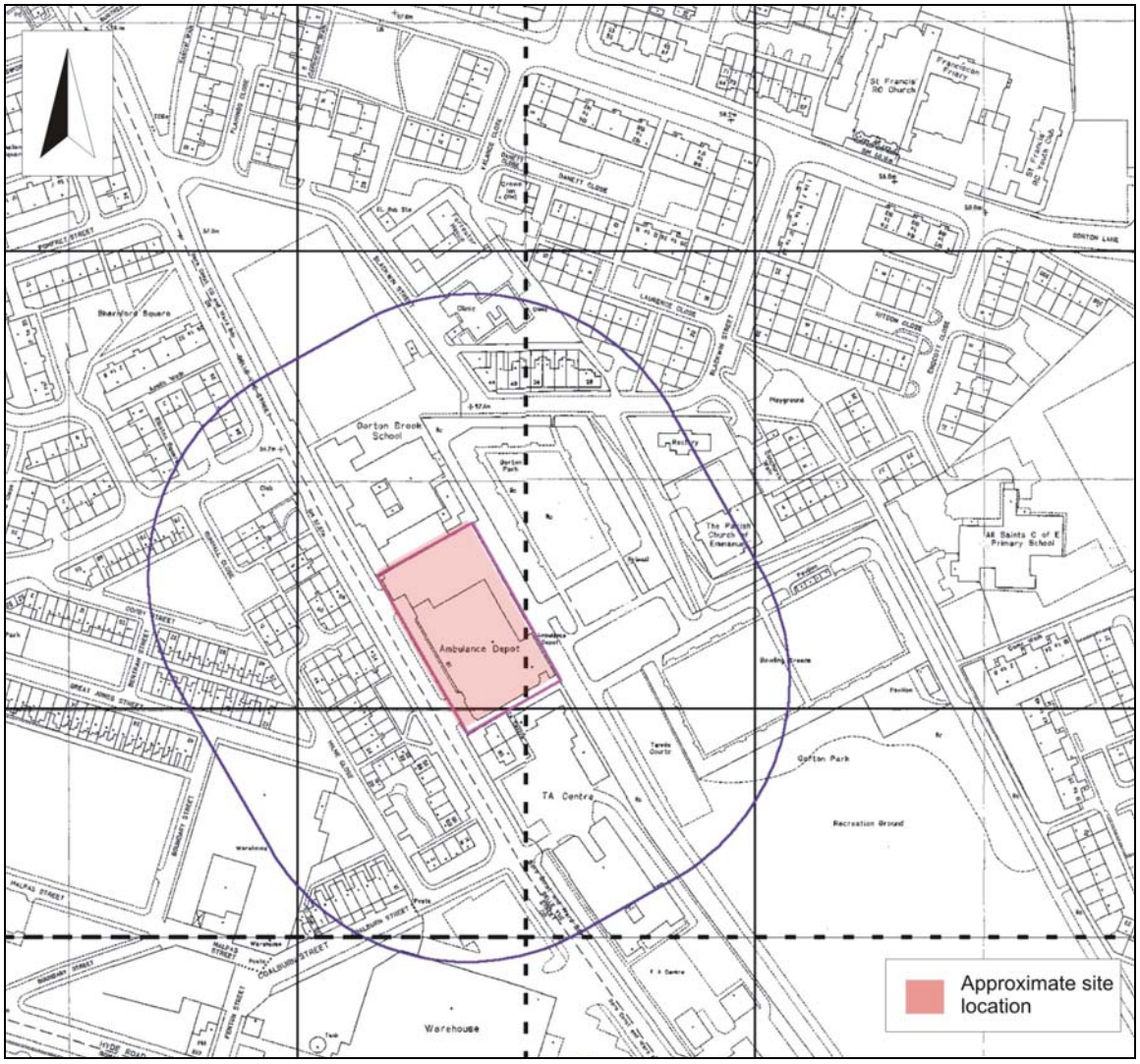
By 1974-5, the former gridiron streets and terraced houses to the north of the site had been swept away and replaced by lower density social housing based around small cul-de-sacs. The road layout to the north of Gorton Brook School had also been altered with the course of Brunswick Street re-routed, exiting onto Belle Vue Street further to the north. It was renamed Blackwin Street. Two houses had been built between the TA centre and the ambulance station, but the western side of the street remained undeveloped.



Ordnance Survey map, 1974-5 Fig 16

Ordnance Survey map, 1992 (Fig 17)

By 1992, the western side of the street had been developed. The eastern side of the street remained unchanged.



Ordnance Survey 1992 Fig 17

WWII Bomb maps

Bomb maps of the area indicate that the building was present during WWII and that it was hit by three fire bombs, although it is not known how much damage was incurred (www.library.manchester.ac.uk).

2.4 Historic landscape characterisation

The Greater Manchester Urban Historic Landscape Charactersation Project (GMUHLC) was carried out between July 2007 and March 2012 by the Greater Manchester Archaeological Unit.

Previous landuse

Until the area was developed the site and the strip of land aligned north to south along the former farm track appear to have been part of the piecemeal enclosure of the landscape. Much of the surrounding area was also part of this type of enclosure. Piecemeal enclosure of the landscape is thought to have been the dominant form of landscape division during the medieval and post-medieval periods. Where the land was more favourable for cultivation, it is assumed that enclosure occurred earlier. None of the field boundaries associated with this form of enclosure survives within the modern street plan.

However, Gorton Park to the east was made of fields created during surveyed enclosure, which occurred after *c* 1750 with the introduction of the Enclosure Acts. Surveyed Enclosure fields have straight regular boundaries and several of these are retained in current road alignments, including Queens Road.

The site was subsequently developed with large areas of through terrace houses with a gridiron street pattern. Associated facilities included churches, schools and a park. Vast gridiron estates of through terraced houses with back passages had formed a ring around the city by the early 20th century.

Current landuse

The site is recorded as a mid 20th century ambulance depot, with no known previous built environment.

3 IMPACT ASSESSMENT

3.1 The proposed development

The ambulance depot is still standing but has been heavily vandalised. It is planned for demolition, but there area as yet no plans for subsequent redevelopment of the site.

3.2 Potential impacts on the cultural heritage resource

There are no Historic Environment Record events located within the application area.

There are no designated cultural heritage assets within the application area. A single listed building, that of the grade II* listed former Gorton Monastery, lies just over 230m to the north of the site. Due to the built up nature of the surrounding landscape there are only very limited views of the monastery from some parts of the site.

The site was not developed until the late 1930-early 1940s, having previously been farmland.

Although it is considered that there is generally a low potential for any archaeological remains pre-dating the initial development of the site, the northern part of the site appears to have been relatively undisturbed by modern development and it might be possible that earlier features, if present, survive beneath the tarmac. These are likely to be features of low significance, probably relating to the agricultural origins of the area.

The buildings comprising the former ambulance station are of some local interest, principally since they are now some of the earliest surviving buildings in the surrounding area. It is considered that a low level building recording undertaken prior to demolition would provide a sufficient documentary record of the buildings.

4 CONCLUSIONS

The current assessment has collated readily available information from a number of sources including the Greater Manchester Historic Environment Record, Manchester Archives and relevant topographical and historical land-use information in order to assess the likely archaeological potential and heritage significance of the study area at the former Belle Vue ambulance station, Gorton Manchester.

The site is being sold for development. No plans are currently available, although the former ambulance buildings will be demolished.

The site was agricultural land until the construction of the station. It is considered that there is a low potential for any archaeological features pre-dating the 20th century. The ambulance station is of some local historical interest and could therefore be subject to building recording survey prior to demolition.

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All Saints Primary School Brochure 2012

MOLA
28 March 2014

APPENDIX 1: HISTORIC ENVIRONMENT RECORD DATA

HER No	NGR SJ	Description
9108.1.0	8720 9620	Belle Vue Zoological Gardens
9108.2.0	8720 9620	Belle Vue Zoological Gardens (site of)
9679.1.0	8680 9595	Station at Longsight (site of)
9680.1.0	8687 9623	Gasometer (site of)
9681.1.0	8667 9627	Engine Sheds
9682.1.0	8693 9681	Church (site of) on Clowes Street
9684.1.0	8707 9707	Chemical Works (site of) in West Gorton
9685.1.0	8680 9708	Chemical Works on Vaughan Street
9686.1.0	8677 9717	Brick Field (site of), off Vaughan Street
9778.1.0	8770 9766	Church Field Brickworks (site of) at Parkhouse Street
9779.1.0	8767 9755	Church of St. Barnabas
9780.1.0	8714 9718	Gorton Brook Potteries (site of)
9781.1.0	8758 9668	Church of All Saints (site of)
9782.1.0	8738 9652	Crown Iron Works (former)
9783.1.0	8748 9561	Dye Works (site of) on Gore Brook
9783.1.1	8763 9567	Chemical Works (site of) off Nutsford Vale
9793.1.0	8806 9771	Brick Works (site of) off Greenside Street
9795.1.0	8764 9751	Engineering Works on South Street (site of)
9798.1.0	8874 9705	Canal Depot (site of)
9800.1.0	8830 9670	Gorton Foundry (site of)
9801.1.0	8856 9661	Gum Works (site of)
9807.1.0	8877 9688	Gorton Station (site of)
9807.1.1	8819 9719	Gorton Yard (site of)
9808.1.0	8710 9744	Britannia Railway Carriage Manufactory (site of)
9815.1.0	8722 9751	Grey Mare Inn (site of)
9819.1.0	8703 9596	Kirkmanshulme House (site of)
9825.1.0	8752 9744	Openshaw Bleach Works (site of)
9829.1.0	8698 9645	Gorton Gaol (site of)
9833.1.0	8660 9702	Size Mill (site of)
9854.1.0	8728 9739	Crossley Brothers Manufacturers
9854.2.0	8790 9660	Crossley Motors
2068.3.0	8861 9644	Church of St. James
1400.1.0	8780 9730	Joseph Whitworth's Engineering Works
1427.1.0	8830 9670	Beyer Peacock Works
2003.1.0	8780 9740	Bronze Palstave
2068.1.0	8868 9642	Chapel Houses, Gorton (settlement)

HER No	NGR SJ	Description
2068.2.0	8863 9647	Gorton Chapel (site of)
2082.1.0	8740 9738	Bradford
2089.1.0	8820 9610	Chatsworth Mill
8286.1.0	8654 9698	Anglican Church of St. Benedict (Former RC Church of St Benedict)
8405.1.0	8766 9687	Roman Catholic Church of St. Francis (Monastic Building)

MOLA
Bolton House
Wootton Hall Park
Northampton
NN4 8BN
01604 700 493
www.mola.org.uk
business@mola.org.uk