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EXECUTIVE SUMMARY

The assessment has considered the available and relevant information sources with an aim of determining the presence of archaeological remains within the Site and, where possible, to determine and assess any potential impacts on their significance. To inform the baseline, the assessment has considered relevant HER entries within a 1km study area, as well as other secondary sources. The assessment has also been informed by a site visit.

The archaeological potential of the site is generally Low across all periods for the already developed northern section. The southern, undeveloped section also has Low potential from the Prehistoric to medieval periods but has Moderate potential for post-medieval remains related to agricultural use. These remains, such as field boundaries or cultivation furrows, are of Negligible importance. However, the Proposed Development could impact any such remains, resulting in a Major Negative magnitude of impact with a Slight overall effect. Temporary impacts on the setting of the Registered Park and Garden (RPG) have been considered during the construction phase. Environmental impacts, such as noise, will be localised to the Site itself and will have a negligible effect due to the distance of the assets with the RPG from the Proposed Development.

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1. INTRODUCTION

- 1.1 BWB Consulting Limited (BWB) was instructed by Norse Group to undertake a Heritage Statement on a site at Wythenshawe Sports Hub ('the Site') in respect of a detailed planning application for the development of several existing and new facilities to form a new multi-sports hub in Wythenshawe Par (hereafter 'the Proposed Development').
- 1.2 The proposed development site layout, **NPS-XX-00-D-A-0803 Rev P11** is provided as **Appendix 1** (Norse Group S1).
- 1.3 The purpose of the report is to assess the significance of any recorded heritage assets within a 1km study area of the Site boundary and assess the potential for archaeological remains to be present within the Site. The assessment also considers any potential impacts on heritage assets and the potential archaeological resource, in line with the requirements of National Planning Policy Framework (NPPF).¹

Site Location and Topography

- 1.4 The Site is centred approximately on National Grid Reference SJ 81019 89868 and comprises an existing public sports field. The site is accessed off Wythenshawe Road, via a tarmacked single lane drive to the north-east of the site. Vehicular access into the remainder of the Site is available via a track off the south-east corner of the car park via a locked gate. An existing car park is located in the north-east corner of the site and disused building is located within the eastern portion of the car park. There is an inner courtyard which is accessed via a locked gate to the north of the building. A former tank is mounted on the roof on the eastern end of the building. It is understood that as part of the Proposed Development this building will be demolished and the full area redeveloped for car parking (**Figure 1: Appendix 1**).
- 1.5 The Site is generally flat lying situated at a height of approximately 32m Above Ordnance Datum (AOD). The southern section of the Site is undeveloped and is a grass field. Within the northern section of the Site is an existing athletics track, a pavilion and sports hub and associated carpark (**Appendix 1**).

¹ Ministry of Housing, Communities & Local Government, 2012 (as amended 2024), *National Planning Policy Framework*, Chapter 16, paragraph 194.

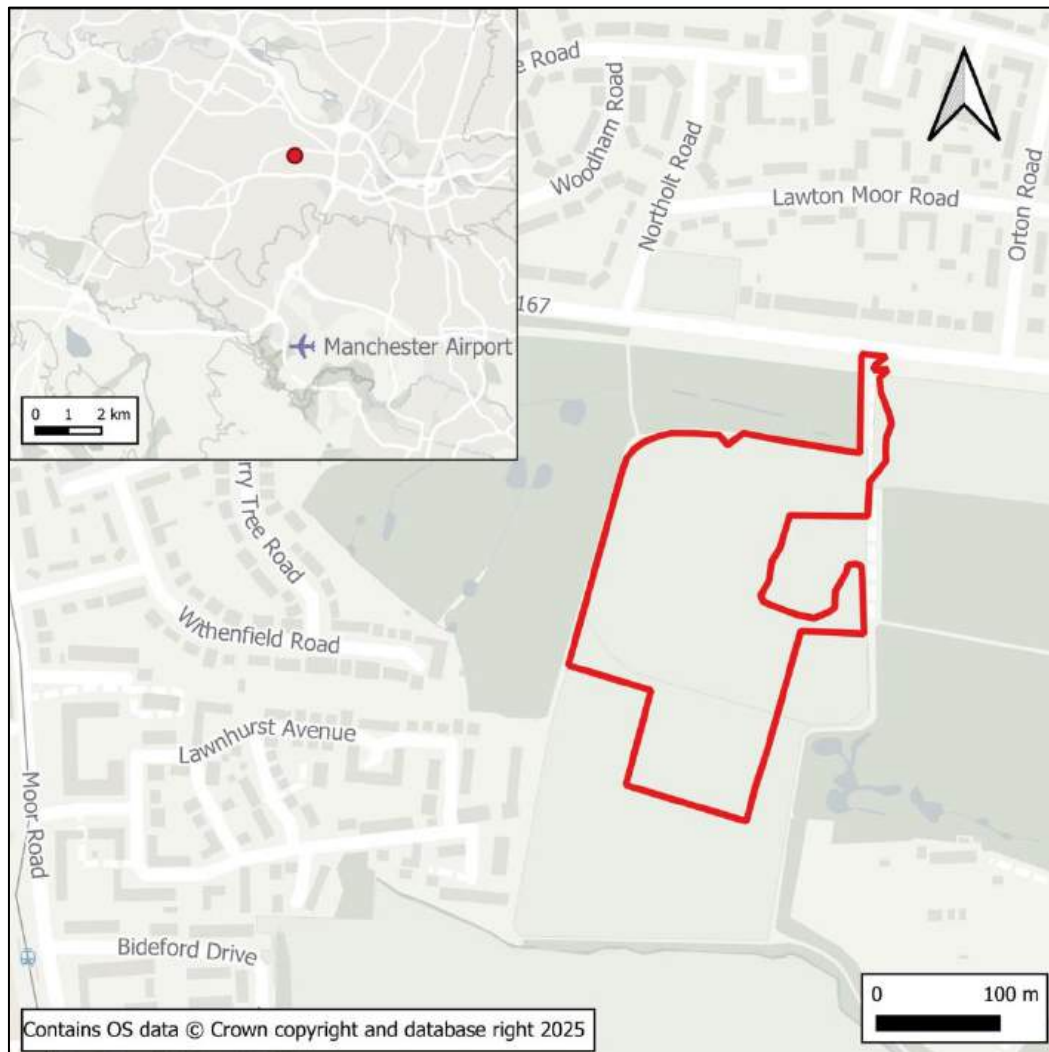


Figure 1: Site Location

Geology and Soils

- 1.6 According to the online British Geological Survey (BGS) mapping, the underlying bedrock geology across the Site is *Heterolithic*, comprising *interlaminated and interbedded siltstones, mudstones and sandstones in approximately equal proportions*. The siltstones are micaceous and interlaminated with mudstones or sandstones and most of the mudstones appear structureless with a blocky habit. The sandstones are mostly very fine- to fine-grained, well sorted, and micaceous. Superficial deposits comprise sand and gravel, locally with lenses of silt, clay or organic material characteristic 'sandur' (sheet) and valley train form; of glaciofluvial origin. Diamicton is an unsorted to poorly sorted sediment and contains particles ranging in size from clay to boulders.²
- 1.7 The BGS describes the Glaciofluvial Sheet Deposits within a historical borehole log, (ref: SJ89SW37), located approximately 100m north-east of the site. The log indicated topsoil depth was 0.3m, overlain by sand and gravel to 2.29m, then clay to 5.49m, stoney clay

² British Geological Survey, *Geology of Britain Viewer*, <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>; LandIS, *Soilscapes Viewer*, <http://www.landis.org.uk/soilscapes/>.

to 8.23m, sand to 8.53m, stoney clay to 9.68m over red mudstone to 15.24m below ground level.

Proposed Development

- 1.8 The Proposed Development brings together a number of existing and new facilities to form a new multi-sports hub in Wythenshawe Park. The works include the construction of a new pavilion to the east of the existing athletics track, the provision of new artificial grass pitches and 'MUGAs' to the south of the new building and alterations and extension of the car park.
- 1.9 The depth and type of foundations are currently not known. Plans for the Proposed Development are included as **Appendix 1**.

2. PLANNING BACKGROUND

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1 The Planning (Listed Buildings and Conservation Areas) Act, 1990 outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that, in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, in certain cases, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72 of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

National Planning Policy Framework (NPPF)³

- 2.2 Chapter 16 of the NPPF Paragraph 202 states, *'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved 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.'*
- 2.3 Chapter 16, paragraph 203 states that *'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*
- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
 - e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - f) the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - g) opportunities to draw on the contribution made by the historic environment to the character of a place.'*
- 2.4 Paragraph 205 of the NPPF states that *'Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*
- h) assess the significance of heritage assets and the contribution they make to their environment; and*

³ National Planning Policy Framework, Chapter 16.

- i) *predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future'.*
- 2.5 Paragraph 206 states that *'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible'.*
- 2.6 Chapter 16, paragraph 207, of the NPPF states that *'In determining applications, 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 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'.*
- 2.7 Paragraphs 208 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. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.*
- 2.8 Paragraph 210 states that *'in determining applications, local planning authorities should take account of:*
 - a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness'.*
- 2.9 Paragraph 212 states that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*
- 2.10 Paragraph 213 states that *'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
 - d) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

- e) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*
- 2.11 Paragraph 214 states that *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- f) the nature of the heritage asset prevents all reasonable uses of the site; and*
 - g) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - h) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - i) the harm or loss is outweighed by the benefit of bringing the site back into use'.*
- 2.12 Paragraph 215 states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*
- 2.13 Paragraph 216 states that *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.*
- 2.14 Paragraph 217 states that *'Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred'.*
- 2.15 Paragraph 218 states that *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.*
- 2.16 Paragraph 219 states that *'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.*

- 2.17 Paragraph 220 states that 'not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'.
- 2.18 Paragraph 221 states that 'Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.'

Local Policy

Manchester's Local Development Framework⁴

- 2.19 The Site is located within the administrative area of Manchester. The current adopted Development Plan comprises the Manchester's Local Development Framework, Core Strategy Development Plan, adopted in 2012. This sets out the overall vision and objectives until 2037 and contains the following policy of relevance to heritage:

Policy EN3

- 2.20 *'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'*
- 2.21 'Historic sites and areas of heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas (see Figure 12.2) and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.'
- 2.22 'To ensure the special architectural and historic interest is preserved and enhanced the Council maintains a schedule of listed buildings at risk and will produce documentation that identifies the important characteristics of existing conservation areas including the identification of those areas to be preserved and those in need of enhancement.'

⁴ Local plan Manchester's Local Development Framework (Last accessed April 2025).

3. INFORMATION SOURCES

- 3.1 The following sources of information have been consulted in order to meet the requirements of the assessment and are in line with guidelines laid down by the Chartered Institute for Archaeologists.⁵
- 3.2 Historic England's National Heritage List for England (NHLE) database was consulted for designated assets within the study area.⁶
- 3.3 Information on previous archaeological finds and investigations within the study area was obtained from a search of the University of Salford Historic Environment Record (HER) on the 18 February 2025.
- 3.4 A review of relevant and available online historic mapping was undertaken using the National Library of Scotland (NLS) Online Map Images.⁷ Other internet sources, including the Historic England Aerial Photo Explorer,⁸ Historic England Aerial Archaeology Mapping Explorer⁹ and Google Earth Pro¹⁰ were also consulted.
- 3.5 The ZTV analysis has been set at the average height of 9m, as per the masterplan (**Appendix 1**).

Walkover Survey

- 3.6 A site visit was conducted on the 6 March 2025. Photographs from the site visit are presented as plates in **Appendix 5 (Plates 1 to 12)** to support the assessment.
- 3.7 At the time of the site visit, the Site comprised an existing public sports field (**Plate 1**). The site is accessed off Wythenshawe Road, via a tarmac drive to the north-east of the site (**Plates 3, 4**). Vehicular access into the remainder of the site is available via track off the south-east corner of the car park.
- 3.8 The existing athletics track is located in the north-west corner of the site. The track is segregated by a palisade fence. Storage containers and a temporary changing room are present to north-east of the track (**Plate 2**).
- 3.9 To the south of the car park on the eastern side of the site, there is an existing 'learn to ride area' and 'pump track' along with a picnic area complete with fixed tables and chairs. This area is to remain as part of the redevelopment of the site. The remainder of the site comprises grassed playing fields. To the south these are utilised as baseball pitches.

⁵ Chartered Institute for Archaeologists, 2020, *Standard and Guidance for Historic Environment Desk-based Assessment*.

⁶ Historic England, *The National Heritage List for England*, <https://historicengland.org.uk/listing/the-list>.

⁷ National Library of Scotland Map Finder (last accessed April 2025).

⁸ Historic England, Aerial Photo Explorer (last accessed April 2025).

⁹ Historic England Aerial Archaeology Mapping Explorer (Last accessed April 2025).

¹⁰ Google Earth Pro (last accessed April 2025).

4. ASSESSMENT METHODOLOGY

- 4.1 The NPPF Glossary (NPPF, 2024) defines a heritage asset as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”.
- 4.2 The basis for assessing impacts on the historic environment is an understanding of the heritage assets that might be affected by a proposal and evaluating the consequences of change. This process can be broken down into distinct stages as outlined in Principles of Cultural Heritage Impact Assessment in the UK (IEMA/IHBC/ClfA, 2021) and Historic England Advice note 12 (HE 2019). Planning policy and guidance emphasise the need to understand the cultural significance of heritage assets, including their setting, reflecting that the primary purpose is to preserve significance rather than no change. The process of gaining this understanding can be broken down into three distinct stages:
- **Description:** Research leading to a preliminary factual statement that establishes the location, nature and setting of the asset;
 - **Cultural significance:** Analysis of what we value about the asset and the contribution made by its setting, leading to a statement of cultural significance. Cultural significance is not scaled but can be expressed in terms of four key ‘heritage interests’ (see Error! Reference source not found.), and
 - **Importance:** A conclusion regarding the level of protection or consideration that the asset merits in planning policy and cultural heritage legislation. A judgement on importance is scaled and can therefore be expressed in terms of the criteria set out within **Table 4.2**.

Table 4.1: Heritage Values

Value	Description
Archaeological	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Historic	Heritage assets with historic interest provide a material record as well as providing meaning for communities with collective experience and can embody aspects of local and cultural identity
Artistic	Where other human creative skills contribute to the interest of the asset. This can arise directly or fortuitously from an association e.g. depicted in a work of art or literature
Architectural:	Interests in the design of a place. This can arise from conscious design or fortuitously from how the heritage asset has evolved. Architectural interest can lie in the art or science of the design, construction, craftsmanship and decoration of the building or structure

- 4.3 The attribution of importance (sometimes termed “value”) is a measure of the degree to which cultural significance of the asset is sought to be protected. A judgement on importance is scaled and can be attributed in accordance with the criteria set out in below. As well as the criteria providing guidance, professional judgement, regional variation and individual qualities are also considered in all cases to determine the importance of each asset. Not all the component parts of the asset may have the same importance, and this should be discussed where appropriate in the accompanying text.

Table 4.2 Importance of Heritage Assets Criteria

Importance	Examples
Very High	World Heritage Sites; and Places of international importance due to their ‘outstanding universal value’.
High	Scheduled Monuments; Grade I or II* Listed Buildings; Grade I or II* Registered Parks and Gardens; Battlefields; Places or structures of national importance; and Non-designated heritage assets of equivalent national importance or potential to contribute significantly to national research objectives.
Medium	Grade II Listed Buildings; Grade II Registered Parks and Gardens; Conservation Areas; and Non-designated assets of regional or high local importance with potential to contribute significantly to regional and local research objectives. This includes assets which have particular regional associations or may have important associations at a local level (e.g., they have significance to local population or embody something of the special identity of a locality).
Low	Locally Listed Buildings; and Non-designated assets which are relatively poorly preserved or have limited importance at a local level and low potential to add to local and regional research objectives.
Negligible	Assets that have very limited or no archaeological, historical or cultural importance.
Uncertain	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge.

- 4.4 Having understood cultural significance, the next step is to understand the proposed change(s) and the impact they would have on cultural significance. The process of evaluating the consequences of change can be usefully broken down into three distinct analytical stages:

- **Change:** A factual statement of how a proposal would change an asset or its setting including physical, visual appearance, scale, nature and duration;
- **Impact:** An assessment of the degree to which any changes would increase or decrease the cultural significance of an asset. Impact is scaled and the magnitude of impact is a reflection of the extent to which the cultural significance of an asset is changed by a proposal. These impacts may be positive or negative; direct or

indirect; permanent or temporary; and/or cumulative. The impact may also arise at the construction, operation, maintenance or decommissioning phases of a development. The magnitude of impact should take account of mitigation measures which have been embedded within the development proposal as part of the design and optioneering process.

- A judgement of magnitude of impact can be made based criteria set out within Error! Reference source not found.; and

Table 4.3: Magnitude of Impact

Impact	Criteria
Major Negative	Causes total destruction or change to most key elements of the asset that results in substantial loss of integrity and cultural significance. Comprehensive change to the setting of the asset which is a critical aspect of the asset's cultural significance. Any such change would not normally be reversible.
Moderate Negative	Causes change to, or loss of many key elements which results in a moderate loss of integrity and cultural significance of the asset. Moderate changes to the setting of the asset where this makes an important contribution to the cultural significance of the asset.
Minor Negative	Change to some elements which lead to a limited loss of integrity and cultural significance of the asset. Change to the setting of the asset where this makes a limited contribution to the cultural significance of the asset.
Negligible / No change	No appreciable change to the cultural significance of the asset or its setting.
Minor Positive	Change to some elements which leads to limited improvement in integrity and cultural significance of the asset, or arrests decline. Change to the setting of the asset where this makes a limited contribution to the cultural significance of the asset.
Moderate Positive	Causes change to many key elements which result in a moderate enhancement to integrity and cultural significance of the asset or reverses decline. Moderate changes to the setting of the asset where this makes an important contribution to the cultural significance of the asset.
Major Positive	Causes significant change to most key elements of the asset that results in substantial enhancement of cultural significance. Comprehensive change to the setting of the asset which is a critical aspect of the asset's cultural significance.

- **Effect:** The effect is the measure that brings together the magnitude of the impact and the heritage assets importance. The significance of effect, also referred to as the weighting of the effect, is a conclusion regarding whether an impact matters or not, reflecting the importance of the affected heritage asset. This is a critical stage of the assessment process as this determines the weight that should be given to the matter in either influencing the design of the proposal, or ultimately in the test as to whether the proposal will be acceptable and permitted. The effect can be articulated through the use of a matrix which brings together the importance of an asset and the magnitude of impact on the assets significance (see Error! Reference source not found.). Where there are two options for a level of effect, it is a matter of

professional judgement which should be articulated in the text description as to the level of effect appropriate. Decisions regarding the acceptability of a proposal will also need to be articulated within the parameters of relevant legislative or policy tests which may use their own specific language and terminology. This assessment considers that major or moderate effects are significant in accordance with standard EIA practice and for the purposes of the EIA regulations.

Table 4.4: Effect Matrix

Importance of Asset	Magnitude of Impact			
	Major	Moderate	Minor	Negligible / No Change
Very High	Very Large	Very Large/Large	Large/Moderate	Slight/Neutral
High	Very Large/Large	Large/Moderate	Moderate/Slight	Slight/Neutral
Medium	Large/Moderate	Moderate	Slight	Neutral
Low	Moderate/Slight	Slight	Slight/Neutral	Neutral

- Following the identification of an effect, additional mitigation measures can be used to offset, reduce or compensate for adverse effects. Following the identification of additional mitigation, the effect can be reassessed to determine the level of residual effect to an asset.

Setting of a Heritage Asset

- 4.5 The setting of a heritage asset is defined by the NPPF as '*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*'.¹¹
- 4.6 In determining the impacts on setting, Historic England recommend a staged approach to achieve proportionate decision-taking.¹² The stages recommended are:
- Identify which heritage assets and their settings are affected;
 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Explore ways to maximise enhancement and avoid or minimise harm; and
 - Make and document the decision and monitor outcomes.

¹¹ National Planning Policy Framework, Annex 2: Glossary.

¹² Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice in Planning Note 3 (Second Edition)*.

5. BASELINE ASSESSMENT

- 5.1 The following outlines the archaeological and historical background of the study area and is compiled from a review of the relevant HER data, as well as available secondary sources that can aid in interpreting the development of the Site and inform the archaeological potential.
- 5.2 The assessment considers in detail the archaeological baseline within a 1km study area. Tabulated gazetteers summarising pertinent information for individual assets are presented in **Appendix 2 (Tables 1 and 2)**. Within **Appendix 3, Figure 2** depicts the locations of designated heritage assets, **Figure 3** depicts the location of non-designated heritage assets, and **Figure 4** depicts previous archaeological events. **Figure 5** shows the Zone of Theoretical Visibility Analysis (ZTV) set at a target height of 9m. **Appendix 4** contains the historic maps used during the map regression (**Figures 6 to 9**). **Appendix 5** contains photographs taken during the site visit presented as plates.
- 5.3 Where heritage assets and events are mentioned in the text, the relevant University of Salford HER or NHLE list entry number is given.

Designated Heritage Assets

- 5.4 The study area contains no World Heritage Sites, Scheduled Monuments, Conservation Areas or Registered Battlefields.
- 5.5 The NHLE records eight designated assets within the study area.
- 5.6 The NHLE records five Grade II Listed Buildings (**1246281, 1255035, 1255036, 1255037, 1255037, 1255038**) and two Grade II* Listed Buildings (**1255034, 1271360**).
- 5.7 Wythenshawe Park is a Grade II Registered Park and Garden (RPG) (**1000857**) located 100m to the east of the Site. The RPG encompasses the estate of Wythenshawe Hall (**1255034**) and the former deer park and associated historic landscape.

Non- Designated Heritage Assets

- 5.8 The HER records 56 non-designated heritage assets, most of which are located to the east of the Site within Wythenshawe RPG. There is no non-designated heritage assets located within the Site.

Previous Archaeological Investigations

- 5.9 The HER records three archaeological events within the study area (**EGM3804; EGM4045, EGM5385**).
- 5.10 Two of these entries relate to Wythenshawe Park including an archaeological report and accompanying geophysical survey. The geophysical survey was conducted by University of Manchester Archaeological Unit (UMAU) as part of the 'Dig Manchester' project. It took place on the grassed areas east and west of Wythenshawe Hall, with the aim of locating potential outbuildings shown on historic maps and suggested by an

earlier desk-based assessment. The results, intended to guide future landscape and archaeological planning, revealed several high resistance anomalies (**EGM3804** and **EGM4045**) (**Appendix 2**).

- 5.11 A desk-based assessment of the archaeological implications of a proposed improvement scheme along a section of the M63 motorway (now M60) (**EGM5385**). It involved the analysis of maps, aerial photographs, historical documents, and field surveys to understand the area's archaeological potential. The study concluded with recommendations for targeted evaluation and further survey work.

Archaeological and Historical Background

Prehistoric

- 5.12 A stone axe hammer (**MGM112**) which is recorded as an isolated findspot collected as part of an antiquarian collection dating to the Late Neolithic and Early Bronze Age periods.

Iron Age and Romano British

- 5.13 The HER records no Iron Age or Romano British heritage assets within the study area, suggesting there was very little activity within the study area in this period

Early Medieval and Medieval

- 5.14 The NHLE records two Grade II* Listed Buildings, including Wythenshawe Hall (**1255034**) located within Registered Park and Garden (RPG) Wythenshawe Park (**1000857**) and is located 438m east of the Site. The Church of St Michael and All Angels (**1271360**) is located 370m north of the Site and the Vicarage (**1246281**) which is located on the grounds of the Church is recorded as a Grade II Listed Building.
- 5.15 There are four further Grade II Listed Buildings, all located east of the Site within the RPG (**1000857**), these include, Park Statue of Oliver Cromwell (**1255035**), North Lodge of Wythenshawe Hall (**1255036**), The Mount (**1255037**) and Former Stable Block West of Wythenshawe Hall (**1255038**).
- 5.16 The HER contains seven entries relating to the early medieval and medieval periods within the study area. Five of these are directly associated with the RPG located approximately 400m east of the Site. These include the Grade II* listed Wythenshawe Hall (**1255034**), Wythenshawe Park and Pond (**MGM17300**), Wythenshawe Hall and associated structural feature (**MGM18211**), a field boundary in Wythenshawe Park between Great and Lesser Saxfield (**MGM17209**), and an earthwork feature also within Wythenshawe Park (**MGM1721**).
- 5.17 Wythenshawe Park's origins as a designed landscape have medieval roots, having evolved from part of a former deer park. Notably, a pre-1300 charter refers to a deer fence, indicating the site's early use for managed hunting and its significance in the medieval landscape. These HER records contribute valuable archaeological context, reflecting the site's continuity of use and landscape modification from the medieval

period onwards. Located 900m south-west of the Site is Windmill mound on Baguley Moor (**MGM10771**).

Post-medieval and Modern

- 5.18 There are 48 records for Post-medieval and Modern assets within the study area.
- 5.19 Five non-designated assets are associated with residential properties and public houses including Boundary House (**MGM20657**), The Mount (**MGM9931**), Gardeners Arms Public House (**MGM10931**), Rack House (**MGM10896**) and Royal Oak Inn (**MGM10772**).
- 5.20 Four assets are associated with farmland including Wythenshawe Core Settlement (**MGM2704**), Floats Farm (**MGM7541**), Hollyhey Farm (**MGM8565**) and Smithy (**MGM7539**).
- 5.21 There are three churches located within the study area including Church of St Michael and All Angels (**1271360**), and its associated vicarage (**1246281**) and the Baptist Chapel (**MGM7542**).
- 5.22 The remaining 36 assets are all associated with the RPG (**1000857**). Eight of these are associated with ridge-and-furrow cultivation as seen as cropmarks on aerial images across the RPG (**MGM17212**, **MGM17213**, **MGM7214**, **MGM17215**, **MGM17216**, **MGM17217**, **MGM17219**).

Cartographic Analysis

- 5.23 Cartographic depictions of the Site have been used to assess how the Site has developed since the 19th century. The Site boundary has been superimposed on historic maps for ease of interpretation. (**Appendix 4, Figures 6 to 9**).
- 5.24 The Parish of Northenden 1859 Tithe Map shows the Site over one land parcel adjacent to a woodland area bordering the Site to the west and north. Wythenshawe Hall (**1255034**) and its associated grounds are clearly defined within Wythenshawe Park to the east. Though there is no development within the Site (**Appendix 4; Figure 6**).
- 5.25 The 1904 Edition Ordnance Survey (OS) map depicts the Site within two parcels with an east to west boundary in the middle. At this time the land that formed the Site was in agricultural use. The south of the Site was bounded by a track and beyond that the Site is bound by Baguley Brook. To the east of the Site is Fir Coppice and Mere Wood. The wider area has seen some residential development in the form of schools, public houses and farmsteads as well as other buildings and houses. Within Wythenshawe Park (**1000857**) to the east of the Site, Wythenshawe Hall (**1255034**) and its associated buildings and grounds as well as the extensive parkland and woodland associated with the parkland are still depicted. The Mount (**1255037**) is also depicted to the north-east of the Site (**Appendix 4; Figure 7**).
- 5.26 The 1915 Edition OS map shows there have been few changes to the Site and its surrounding areas since the previous Edition map. The Site and the immediate surrounding areas continue to be agricultural and woodland (**Appendix 4; Figure 8**).

- 5.27 The 1938 Edition OS map shows that there have been relatively few changes to the Site with the exception of an east to west field boundary in the north of the Site. Within the wider area, there has been significant development within the town of Wythenshawe, with residential expansion north of Wythenshawe road. To the east of the Site, within Wythenshawe Park (**1000857**), there has been further development in the form of art galleries, a museum, visitor centres, shop and café, centred around Wythenshawe Hall (**1255034**) which is a tourist attraction. To the south of Baguley Brook, there has also been residential and urban development north of the Cheshire Lines Railway (**Appendix 4; Figure 9**).
- 5.28 The 1953 Edition OS Map (not depicted) shows that there have been relatively few changes to the Site and its surrounding areas since the previous Edition map.
- 5.29 The 1958 Edition OS Map (not reproduced) shows that the Site is now identified as 'playing fields' though no development is evident within the Site itself. To the east of the Site, Mere Wood is depicted along with a nursery, carpark, tennis courts and bowling green. To the west of the Site, is a College, Park School, playing fields and carparks are depicted. Significant residential and urban development has occurred to the south of the Site and the south of the Site is now bordered by residential properties along Moorcot Road.

Aerial Photographs

- 5.30 The Historic England Aerial Photo Explorer depicts the whole site from 1946 which shows drainage cropmarks within the Site.¹³
- 5.31 Google Earth Pro contains a number of publicly accessible satellite images of the Site between 1995 and 2025.¹⁴ These images go back to 1995 and shows the Site as a sports hub bordered by hedgerow and mature woodland. Development has occurred in the north-eastern corner of the Site, including the construction of a sports hall and car park. Aside from this, no significant development or infrastructure is identified on the Site. Within the wider area, development within the Fir Coppice woodland took place between 2009 and 2016.

Identification of Assessment Locations

- 5.32 All designated heritage assets within the study area have been grouped and assessed within **Table 5.1**. Justification is provided for those heritage assets which are to be discounted from further assessment. Not all designated assets within the study area include the Site within their setting, either due to a more localised or insular setting or other factors such as screening by the surrounding topography which restricts any intervisibility between the Site and the asset. Assets identified for further assessment are highlighted within **Table 5.1**. The potential impacts on the significance and setting of these assets is discussed in **Section 7**. Representative plate numbers are also added where relevant. Non designated assets are not assessed individually but are assessed as part of the RPG.

¹³ Historic England Aerial Photo Explorer (last accessed 28 March 2025).

¹⁴ Google Earth Pro (last accessed April 2025)

Table 5.1: Assessment Locations and Potential for Effects

Assessment Location	Identifier(s)	Asset Names	Designation	Setting and Potential for Effects
Wythenshawe Park	1000857	Wythenshawe Park	RPG	<p>The Listed Buildings located within the Registered Park and Garden (1000857) are separated from the Site by hedgerow and dense woodland known as Fir Coppice and Mere Wood. To the east of the Site, which is outside of the boundary of the RPG. Within the RPG there are paths that continue into Fir Coppice and Mere Wood which eventually lead of the Site</p> <p>Wythenshawe Hall (1255034) is in a prominent position within the RPG and its gardens which is publicly accessible and bound with iron fencing. The front of the building is facing east. Its associated stable block (1255038) is within the same complex and also publicly accessible. Both buildings face the park and the statue of Oliver Cromwell (1255035). The three assets are separated by a public footpath. The intervisibility between the three monuments makes a significant and positive contribution to the setting of the assetsand the wider significance of the RPG.</p> <p>The visibility of these assets varies within the RPG but the Hall and its associated buildings was intended to be a prominent feature of the parkland. Modern development including carparks, cafes and visitor centres have all been constructed around the Hall adding to its communal value as much as its historical and architectural (Plates 5-8).</p> <p>These monuments have varying views of each other over the RPG including views of North Lodge (1255036) to the north. The intervisibility between the four assets within this assessment location have enhanced their group value. Their prominence within the RPG as historic landmarks and tourist attractions add to the overall significance of the RPG (Plate 9). The space is quite open and</p>
	1255034	Wythenshawe Hall	Grade II* Listed Building	
	1255038	Former Stable Block to West of Wythenshawe Hall		
	1255036	North Lodge of Wythenshawe Hall		
	1255035	Park Statue of Oliver Cromwell Approximately 100 Metres East of Wythenshawe Hall		

Assessment Location	Identifier(s)	Asset Names	Designation	Setting and Potential for Effects
				<p>some of the paths are tree lined also making a positive contribution to the park.</p> <p>There was no intervisibility between the assets and the Site due to the dense woodland bounding the RPG to the west. However, due to the distance and significance of these assets they have been taken forward for further assessment.</p> <p>The ZTV analysis, based on 9m, supports this assessment and indicates only glimpsed views between Wythenshawe Park and the Site. The Site makes a minimal contribution to the setting of Wythenshawe Park, and as such, the impact on the Park's setting and significance is considered to be minimal. The athletics track will be located at ground level, so the ZTV is relevant only to the building element of the Proposed Development situated in the northern section of the Site (Figure 5).</p> <p>North Lodge (1255036) is along the main road of Wythenshawe road has no intervisibility between the asset and the Site, and there will be no impact to the setting or significance of the asset and is therefore excluded from further assessment.</p>
The Mount	1255037	The Mount	Grade II Listed Building	<p>The Mount is a Grade II Listed Building with medium importance located over 630m north-east of the Site and is screened by mature trees and woodland from Nan Nook Wood which borders the Site to the north and Fir Coppice which borders the Site to the east. The Site is separated by Wythenshawe Road, which is also bordered by mature trees. There is filtered views between the northern part of the Site and the asset. The asset derives its significance largely from its communal value. Due to the asset's location opposite the RPG it has been taken forward for further assessment (Plate 10).</p>

Assessment Location	Identifier(s)	Asset Names	Designation	Setting and Potential for Effects
				The significance of The Mount is derived from its communal interest, which is derived from its early 19th century architecture, local architect and builder and has low importance at the higher end of that scale. The ZTV analysis, set at the height of 9m confirmed this assessment, and demonstrates no intervisibility between the asset and the Site. The Site makes no contribution to the setting of the Listed Building. Therefore, there will be no impact to the setting or significance of the Listed Building, and this is excluded from further assessment (Figure 5).
Church of St Michael and All Angels	1246281 1271360	Vicarage of Church of St Michael and All Angels Church of St Michael and All Angels	Grade II* Listed Building Grade II Listed Building	<p>The asset derives its significance largely from its communal and architectural value and has medium importance as a 20th century Church. The Church of St Michael and all Angels and its associated Vicarage are located over 360m to the north of the Site. Both assets are located along Orton Road and Nightingale Gardens, within a residential area. The assets have their own gardens which bound Orton Road with a small car park to the north.</p> <p>It is screened by mature trees which form the boundary of the Site, Wythenshawe Road, and residential development along Orton Road and Lawton Moor Road (Plate 11, 12).</p> <p>There is no intervisibility between the Site and the asset. The ZTV analysis, set at the height of 9m confirmed this assessment, and demonstrates no intervisibility between the asset and the Site. The Site makes no contribution to the setting of the Listed Building. Therefore, there will be no impact to the setting or significance of the Listed Building, and this is excluded from further assessment (Figure 5).</p>

Summary of Table

- 5.33 **Table 5.1** has provided a detailed assessment of designated heritage assets within the study area supported by a Site visit as well as plates and figures, including ZTV analysis.
- 5.34 The Proposed Development has the potential to impact the setting of the RPG(**1000857**) and subsequently the Listed assets within it. There was no intervisibility between the assets and the Site due to the dense woodland on the western boundary of the RPG. However, due to the distance and significance of these assets these have been taken forward for further assessment to assess any potential impacts on setting including any temporary impacts during the construction phase.
- 5.35 The Proposed Development will have some limited intervisibility with The Mount (**1255037**). The Site is separated by Wythenshawe Road, which is also bordered by mature trees. The asset derives its significance largely from its communal value. Due to the asset's location opposite the RPG, it has been taken forward for further assessment.
- 5.36 There is no intervisibility between the Site and the other designated heritage assets (**1271360, 1246281**), due to their distance, the topography and mature trees and hedgerow.
- 5.37 The remaining assessment locations have been descoped from further assessment. The Site makes not contribution to the setting of these assets due to distancing, topography and screening and the Proposed Development has no potential to impact the setting or significance of these assets.

6. ASSESSMENT OF SIGNIFICANCE AND ARCHAEOLOGICAL POTENTIAL

Assessment of Significance and Setting

- 6.1 Only heritage assets that have the potential to be impacted by the proposals are considered in the following section.

Wythenshawe RPG

- 6.2 Wythenshawe Park (**1000857**) holds several key assets including Wythenshawe Hall, Former Stable Block To West Of Wythenshawe Hall, North Lodge Of Wythenshawe Hall and Park Statue Of Oliver Cromwell all located within 350m east of the Site. The RPG also contains a large number of non-designated assets which also make a positive contribution to the setting. The asset was formed from part of a deer park and a deer fence is mentioned in a pre-1300 charter. The Tatton family-owned land in the area as early as 1297. Wythenshawe Park itself has retained much of its character over the centuries, evolving from a deer park into a public recreational space. The woodlands surrounding the Site, including Fir Coppice, Mere Wood (which separate the Site from the RPG), and Nanook Wood (which separates the Site from Wythenshawe Road), are currently managed by Manchester City Council under a woodland protection scheme, ensuring their ongoing preservation and maintenance.
- 6.3 Boundary hedgerows, mature trees and woodland border the RPG. The Site is separated from the RPG by Fir Coppice, Mere Wood and Wythenshawe Park development areas, including public pathways, cycle paths, pump track and bike park. All of which are outside the boundary of the RPG and make a positive contribution to setting of the RPG. The Listed Buildings and non-designated assets contribute to the group value and significance of the RPG. The RPG is bound on all sides by hedgerow and woodland which provide a buffer that screens the Site from the RPG.
- 6.4 Wythenshawe Hall (**1255034**) has architectural, historic and aesthetic interest demonstrated by its early 16th and 17th century architecture, its Tudor-arched doorway, its early 19th century interior Jacobean interior style décor and its connection to the Tatton family. The North Lodge of Wythenshawe Hall (**1255036**) and Former Stable Block (**1255038**) demonstrate historical interest. All these assets have High importance.
- 6.5 Park Statue of Oliver Cromwell (**1255035**) lies approximately 100m east of Wythenshawe Hall (**1255034**) and lies within the grounds of the hall, it is a prominent feature of RPG and is located immediately adjacent to the public footpath and demonstrates historical interest. These assets have Medium importance.
- 6.6 The RPG has Medium importance. Its significance is primarily derived from the Listed Buildings within its boundary and its historical significance as a historic deer park and its wider landscape.

Assessment of Archaeological Potential

- 6.7 The Site can be assessed as two halves, the southern section of the Site, which has remained undeveloped since at least the early 19th century and the northern section of the Site which has already undergone development. The existing development consists of a running track which will remain as part of the Proposed Development and existing buildings and carpark. The archaeological potential in the northern section of the Site is Low for all periods, given the area has already been developed and the landscaping would have resulted in the truncation of the archaeological horizon during installation of sub bases, drainage etc. The following section on archaeological potential will consider the southern section of the Site beyond the boundary of the athletics track.
- 6.8 The archaeological potential for Prehistoric to medieval is Low across the Site although this assessment is based on HER evidence and recognises the potential lack of baseline within the HER.
- 6.9 Historically, the Site is located within the extended grounds of Wythenshawe Park and Wythenshawe Hall, a former deer park dating back to the 1300s, once owned by the Tatton family. Historical mapping indicates that the Site has remained undisturbed agricultural land since at least 1859. The historic deer park lies to the east of the Site, separated by an area of ancient woodland.
- 6.10 There has been minimal development in this area, and no previous archaeological investigation within the Site itself. The only known investigation in the study area is a geophysical survey undertaken in 2007 around Wythenshawe Hall, which identified several anomalies, possibly linked to archaeological features associated with former outbuildings. There is no evidence that the hall and its parkland features extended into the Site and the potential for features related to those assets and period is Low.
- 6.11 The Site itself was exclusively used as agricultural land from the early 19th century until its change in land use as a sports and recreational ground in the mid-21st century. Agricultural use of the Site is presumed to predate the 19th-century evidence and may extend as far back as the medieval period. There is Moderate potential within the southern section of the Site for remains relating to these periods such as former field boundaries and relict cultivation furrows which would have Low importance. In the northern section of the Site, which has already been developed, this potential is Low as the ground has been truncated.

7. IMPACT ASSESSMENT

- 7.1 This section will assess the potential impacts of the Proposed Development on the significance of heritage assets and on archaeological remains that may be present within the Site.
- 7.2 The northern section of the Site has already been developed, it is likely that the horizon has already been truncated through previous development.

Direct Impacts on Recorded Heritage Assets

- 7.3 The Proposed Development will not directly impact any currently known, designated or non-designated heritage assets.

Impact on Setting

Wythenshawe Park (1000857) and associated Heritage assets

- 7.4 The RPG is situated to the east of the Proposed Development area. There is no intervisibility between the Site and the RPG due to the dense woodland screening provided by Fir Coppice, Mere Wood, and the parkland development, which includes a pump track, cycling tracks, car parks and tennis courts.
- 7.5 Views from the Proposed Development towards the west of the RPG will continue to be screened by the dense woodland and existing development maintained by Manchester City Council. This screening is primarily provided by the trees within Fir Coppice, which lies outside the RPG boundary. The tree cover is essential for the overall screening effect provided by these trees.
- 7.6 Based on the detail of the design provided, the impacts on the setting of the the RPG as a result of the Proposed Development will be Negligible. Therefore, the Proposed Development will have a Neutral significance of effect.
- 7.7 Temporary impacts on the setting of the RPG have been considered during the construction phase. Environmental impacts, such as noise, will be localised to the Site itself and will have a negligible effect to the RPG due to the distance of the assets from the Proposed Development.
- 7.8 A ZTV analysis was carried out at the height of 9m within the centre of the Site to account for the maximum height of the development. The final height of the building is not known, the aim of the ZTV run at a height of 9m is to give a worst-case scenario. The height of lighting poles and other above ground infrastructure is not known although elements of the Proposed Development such as this will lack the massing that the development has. The ZTV confirmed that the dense woodland, Fir Coppice and Mere Wood separating the Site from the RPG acts as a sufficient visual screening. While acknowledging the number of visitors may increase which could be beneficial for the parkland in terms of placemaking.

Sub-surface Archaeological Remains

- 7.9 Intrusive ground investigations and site preparations, including temporary works, excavation and buried service installation, have the potential to impact buried archaeological remains. The impact, where it occurs is irreversible. Archaeological features if present would be expected to be below the topsoil and sub-soil horizons. Works that require groundworks have the potential to disturb, truncate or remove potential buried archaeological remains if they exceed that depth.
- 7.10 There is Moderate potential for medieval and Post-medieval agricultural features or deposits to be present in the southern section of the Site that is undeveloped. There is Low potential further north where impacts will already have occurred if remains of this type were present. Features of this kind would have limited significance and have Low importance. Any below ground archaeological features associated with agricultural practices have the potential to be removed by the Proposed Development and therefore the Proposed Development could result in a Major Negative magnitude of impact resulting in a Slight significance of effect.
- 7.11 Remains of medieval to Modern date, or those of earlier periods, that are poorly preserved or that have limited significance are likely to have Low importance. A Minor Negative magnitude of impact would result in a Slight significance of effect.
- 7.12 In terms of harm and in accordance with the NPPF, the impacts are anticipated to be less than substantial.

8. CONCLUSION

- 8.1 The assessment has considered the available and relevant information sources with an aim of determining the presence of archaeological remains within the Site and, where possible, to determine and assess any potential impacts on their significance. To inform the baseline, the assessment has considered relevant HER entries within a 1km study area, as well as other secondary sources. The assessment has also been informed by a site visit.
- 8.2 The archaeological potential of the Site in the northern section, which has already been developed is Low across all periods due to ground truncation. The potential in the southern section of the Site, which has remained undeveloped, is Low between the Prehistoric – medieval periods.
- 8.3 The Site was used exclusively as agricultural land from the early 19th century until its conversion to a sports and recreational ground in the mid-21st century. It is likely that agricultural activity predates the 19th-century evidence and may extend as far back as the medieval period. As such, there is Moderate potential for remains associated with these earlier phases, such as former field boundaries or relict cultivation furrows to survive within the southern section of the Site. These remains would be of Negligible importance. However, any below-ground archaeological remains associated with historical agricultural activity could be removed by the Proposed Development. This would result in a major negative magnitude of impact, leading to a Slight significance of effect.
- 8.4 Overall, the archaeological potential for the Site in both the currently undeveloped area to the south and the currently developed area to the north is Low from the Prehistoric to medieval periods. There is Moderate potential for archaeological remains within the southern section of the Site dating to the Post-medieval period. Archaeological features and deposits of this date would likely be associated with agricultural activity.
- 8.5 Temporary impacts on the setting of the RPG have been considered during the construction phase. Environmental impacts, such as noise, will be localised to the Site itself and will have a negligible effect to the RPG due to the distance of the assets from the Proposed Development. Although some noise from construction may be heard within the RPG, this will be temporary and limited to the construction phase.

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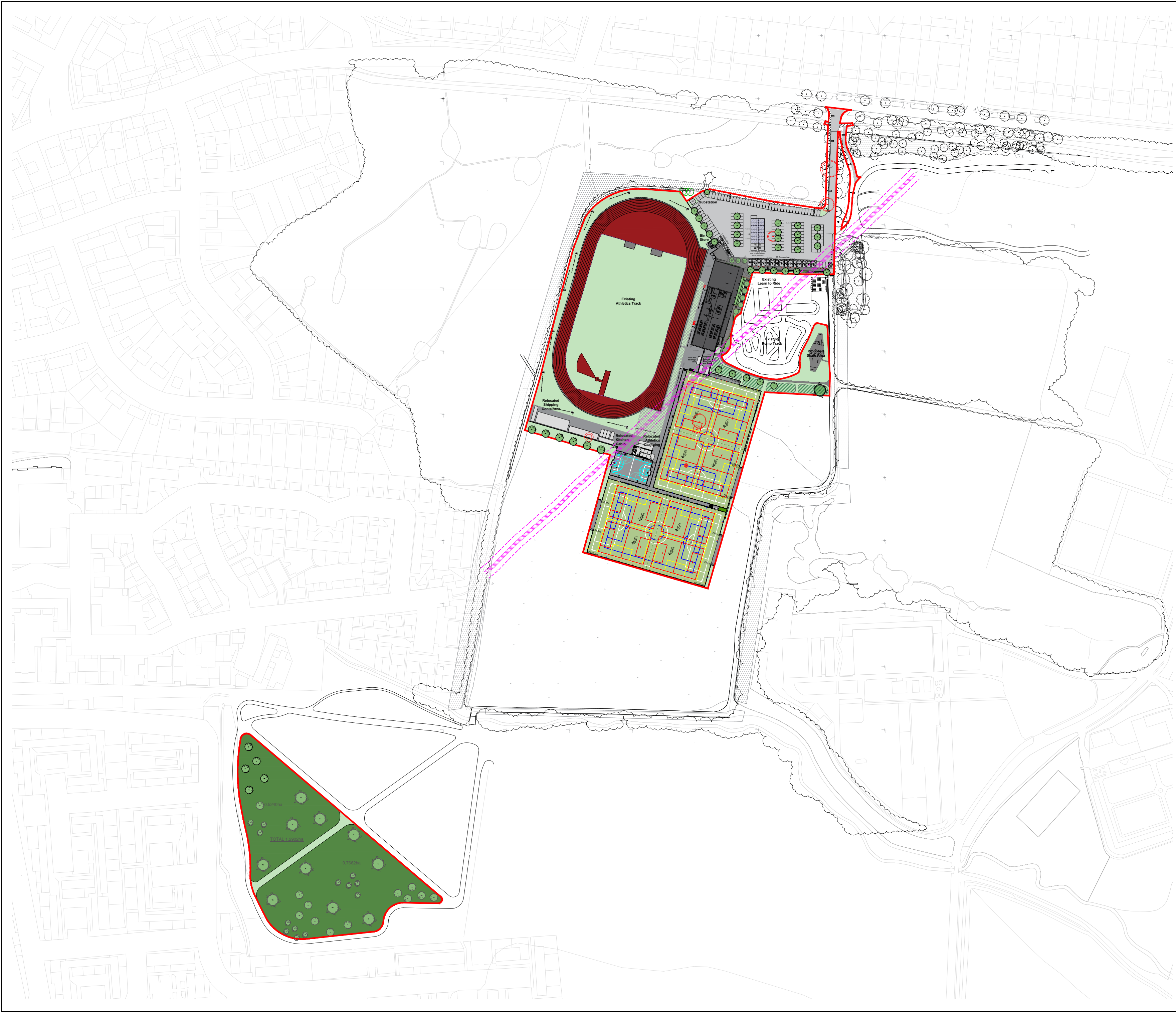
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APPENDICES

APPENDIX 1: Masterplan



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0 20m 50m 100m
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KEY PLAN

Notes:

The site drawing is based on a combination of Ordnance Survey mapping and topographical survey. The initial topographical survey was carried out by BrightSurv Ltd in May 2023 and was updated in February 2025 to include the access road entrance. A further update to the topographical survey was completed in July 2025, extending coverage to the North-East of the site along Wythenshawe Road.

Landscaping coordinated with latest proposals.						
P11	NN	08.09.25	MR	08.09.25	RB	08.09.25
Building footprint adjusted in line with relocated positioning. Landscaping to be amended to suit - further coordination required.						
P10	NN	04.09.25	MR	04.09.25		
Building location amended outside of sewer exclusion zone. Landscaping to be amended to suit - further coordination required.						
P09	NN	28.08.25	MR	28.08.25		
REV	DRAWN	DATE	CHECKED	DATE	APPROVED	DATE



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CLIENT
Manchester City Council

PROJECT
Wythenshawe Park Sports Hub

TITLE
Proposed Site Plan

SCALE DISCIPLINE PROJECT NUMBER
1:2000 Architect 118165

DRAWING NUMBER REV CODE
NPS-XX-00-D-A-0803 **P11**

STATUS CODE	PURPOSE OF ISSUE	Drawn by	Approved by
S1	Information	NN	RB
		Checked by	
		MR	

APPENDIX 2: Gazetteer of Heritage Assets and Archaeological Events

APPENDIX 1

Catalogue entries for heritage assets and archaeological events recorded on the Historic Environment Record (HER), and those identified as part of this assessment, are provided below. Each entry includes a National Grid Reference (NGR) and the relevant List Entry or HER reference numbers.

Table 1: Gazetteer of Designated Assets

REF (List Entry No./ HER)	NAME	GRID REF	GRADE	DESCRIPTION
1246281	Vicarage Of Church Of St Michael And All Angels	SJ 81336 90354	II	Rectory, attached to south side of church. 1937, probably by N.F. Cachemaille-Day. Red brick in header bond with concrete dressings and concrete slab roofs. Linear plan in 2 parts, the first being a set-back link to the church. Modern style, with flat roofs on 2 levels. Two unequal storeys (ground floor lower), a 3-window symmetrical main range and a lower 5-window link to the left, plus a single-storey garage to the right, visually integrated by a continuous plat-band over the ground-floor openings. The main range has a recessed doorway in the centre flanked by shallow curved 3-light windows, and a small 2-light window at each corner, all these windows with run-out sills; and at 1st floor 3 small widely-spaced 2-light windows with run-out sills and lintels, and a high plain parapet.
1255034	Wythenshawe Hall	SJ 81604 89825	II*	Manor house (seat of the Tatton family of Wythenshawe); now museum and art gallery. Earlier C16, altered in C17, partly re-built c.1797, enlarged in earlier C19 and further altered in later C19. Timber frame and brick, with green slate roofs. U-plan formed by hall-range flanked by projecting wings, with porch in right-hand angle and oriel in left-hand angle; plus later additions to ends and rear. The C16 portion is all 2-storeyed, the 3-bay hall range and its gabled porch and oriel higher than the wings; all of post-and-stud construction with herringbone bracing, the upper floors and gables jettied to the front, and all the gables with projected wall plates which have pendants (those of the porch and oriel elaborately carved), bressummers and bargeboards with rich running-vine carving, and apex finials.
1255035	Park Statue Of Oliver Cromwell Approximately 100 Metres East Of Wythenshawe Hall	SJ 81693 89808	II	Statue of Oliver Cromwell. Dated 1875. Bronze statue on grey granite plinth and pedestal. Square plinth of 4 steps; pedestal in the form of a tall roughly-hewn rock with 2 lettered panels, the upper inscribed: "OLIVER / CROMWELL / BORN 1599 / DIED 1658", and the lower "ELIZABETH HEYWOOD TO THE CITIZENS OF MANCHESTER". Large figure of Cromwell stepping forward, in gartered uniform and with his hat beside his feet.

REF (List Entry No./ HER)	NAME	GRID REF	GRADE	DESCRIPTION
1255036	North Lodge Of Wythenshawe Hall	SJ 81809 90056	II	Gate lodge. Mid to later C19. Stock brick in header bond with red brick dressings and applied "half-timbering", slate roof with fishscale bands. T-plan. Tudor style. One low storey with steeply-pitched roof; long wing projecting towards gateway, small canted bay window in gable end, ornamental half-timbering to the gable, and projected verges with wavy bargeboards and apex finial; doorway in left return side (to road) with red brick surround, and a small 2-light window left of this. Shorter wing towards road in similar style, with similar canted bay window in gable wall and small single-light window in side wall. Ogee-headed leaded lights to all windows. Tall coupled chimneys on both ridges. Low service wing to rear.
1255037	The Mount	SJ 81748 90113	II	House, now 2 flats. Early C19, extended and altered. Red brick, slate roof. Staggered double-pile plan formed by addition of parallel range to rear and offset left. Two-storey 3-window south front has 3 sashed windows to each floor, all of 16 panes except that in centre at 1st floor which has 12 panes. Gable chimneys. Entrance in right-hand gable wall, now covered by C20 porch. Rear: lean-to in angle of rear range, segmental-headed door and segmental-headed top-hung casements imitating sashes in rear wall of this. Interior not inspected.
1255038	Former Stable Block To West Of Wythenshawe Hall	SJ 81533 89821	II	Stable block, now stores, etc. Late C18 or early C19. Red brick, slate roofs. L-plan, with north and east ranges enclosing a courtyard. Two storeys. The east range has a central gable with clock and bell-turret, semi-circular windows at ground floor and circular windows at 1st floor; the north range is similar but has altered openings. Forms group with Wythenshawe Hall.
1271360	Church Of St Michael And All Angels	SJ 81344 90378	II*	Church. 1937, by N.F. Cachemaille-Day. Red brick in English bond with some stone dressings (roof concealed). Star-shaped plan formed by the diagonal intersection of 2 unequal squares, plus a wide rectangular narthex enclosing the west end. The main vessel is a lofty structure with plain walls, sill-band carried round, and plain parapet, except for the upper part of each side of the cardinal projections, which have windows in tall intersecting Romanesque arcading with Y-tracery, all in brick, with a central pilaster strip rising to a moulded cornice. Large plain cross rising from roof.
1000857	Wythenshawe Park	SJ 81763 89757	II – Registered Park and Garden	A park laid out by 1830 which incorporates elements of a landscape shown in an estate map of 1641, and a garden of c 1850 probably designed by John Shaw with the owner Thomas William Tatton.

Table 2: Gazetteer of Non-designated Assets

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM10771	Windmill mound on baguley moor (site of)	Sj 7999 8940	Medieval	Mill, windmill
MGM10772	Royal oak inn (site of)	Sj 8087 8931	Ad 19th century to ad 20th century	Public house, marl pit, inn
MGM10781	Floats hall (site of)	Sj 8066 8889	Ad 17th century to mid 20th century	Farm, hall, well, house, pump, outbuilding, timber framed house
MGM10896	Rack house (site of)	Sj 8174 9029	Ad 19th century to mid 20th century	House, pond
MGM10931	Gardeners arms public house	Sj 8049 9011	Ad 19th century to 21st century	Public house, inn
MGM112	Stone axe hammer (antiquarian find)	Sj 820 900	Late neo/early ba	Findspot
MGM2704	Wythenshawe core settlement (site of)	Sj 8119 9019	Post medieval	Settlement, building
MGM7541	Floats farm (site of)	Sj 8071 8882	Ad 19th century to late 20th century	Farmstead, farm, farmhouse
MGM7542	Baptist chapel (site of)	Sj 8067 8872	Ad 19th century to mid 20th century	Baptist chapel, chapel

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM8565	Hollyhey farm (site of)	Sj 8058 9091	Ad 19th century to mid 20th century	Farmstead, farm, farmhouse
MGM9742	Church of st michael and all angels	Sj 8133 9037	Mid 20th century to 21st century	Church, parish church
MGM12378	Wythenshawe park (public park)	Sj 817 897	Ad 19th century to 21st century	Public park, formal garden
MGM9743	Vicarage of st michael and all angels	Sj 8133 9035	Mid 20th century to 21st century	Vicarage
MGM13380	Statue Of Oliver Cromwell 100m East Of Wythenshawe Hall	SJ 8169 8980	AD 19th Century To 21st Century	Statue
MGM29	Wythenshawe hall: former stable block	Sj 8152 8982	Ad 18th century to 21st century	Coach house, stable
MGM30	Wythenshawe park: north lodge	Sj 8180 9005	Ad 19th century to 21st century	Lodge, gate lodge
MGM9931	The mount	Sj 8174 9011	Ad 19th century to 21st century	Flats, detached house
MGM17201	Wythenshawe park: farm buildings (site of)	Sj 81488 89826	Ad 19th century to mid 20th century	Farm building, cow house, barn
MGM17202	Wythenshawe park: ice house (site of)	Sj 81544 89838	Ad 19th century to mid 20th century	Icehouse

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17203	Wythenshawe park: walled garden and site of glasshouses	Sj 81414 89618	Ad 19th century to 21st century	Walled garden, glasshouse
MGM17204	Wythenshawe park: cottages and building along north side of walled garden	Sj 81429 89653	Ad 19th century to 21st century	Stable, house
MGM17205	Wythenshawe park: south lodge (site of)	Sj 81768 89449	Ad 19th century to mid 20th century	Lodge
MGM17212	Wythenshawe park: ridge & furrow	Sj 81955 89581	Post medieval	Ridge and furrow
MGM17213	Wythenshawe park: ridge & furrow	Sj 81730 89637	Post medieval	Ridge and furrow
MGM17214	Wythenshawe park: ridge & furrow	Sj 81663 89593	Post medieval	Ridge and furrow
MGM17215	Wythenshawe park: ridge & furrow	Sj 81549 89662	Post medieval to ad 20th century	Ridge and furrow
MGM17216	Wythenshawe park: ridge & furrow	Sj 81763 89896	Post medieval	Ridge and furrow
MGM17217	Wythenshawe park: ridge & furrow	Sj 81581 90009	Post medieval	Ridge and furrow
MGM17218	Wythenshawe park: ridge & furrow	Sj 81940 89991	Post medieval	Ridge and furrow
MGM17219	Wythenshawe park: brick kiln field and ridge & furrow	Sj 81286 89421	Post medieval to ad 20th century	Ridge and furrow, brick kiln
MGM17300	Wythenshawe park: pond	Sj 81514 89857	Ad 17th century to 21st century	Fishpond, pond

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17301	Wythenshawe park: bridge over baguley brook	Sj 81258 89539	Ad 19th century to 21st century	Bridge, footbridge
MGM17302	Wythenshawe park: wythenshawe bridge	Sj 81746 89429	Ad 19th century to 21st century	Bridge, road bridge
MGM17303	Wythenshawe park: bridge (site of)	Sj 81662 89426	Post medieval to ad 19th century	Bridge, road bridge
MGM17306	Farm to south of wythenshawe park (site of)	Sj 80992 89358	Ad 19th century	Farm
MGM18209	Wythenshawe hall: garden feature (possible)	Sj 8156 8983	Early 20th century to late 20th century	Garden feature?, formal garden?
MGM18210	Wythenshawe hall: entrance road (possible remains of)	Sj 8165 8982	Post medieval	Road?
MGM18211	Wythenshawe hall: structural feature (possible)	Sj 8165 8979	Ad 17th century to ad 18th century	Feature, structure?
MGM28	Wythenshawe hall	Sj 8160 8982	Ad 16th century to 21st century	Manor house, great house, timber framed house, conservatory
MGM7539	Smithy (site of)	Sj 8051 8937	Ad 19th century to mid 20th century	Blacksmiths workshop
MGM20657	Boundary house	Sj 8089 9101	Ad 19th century to 21st century	Detached house, surgery

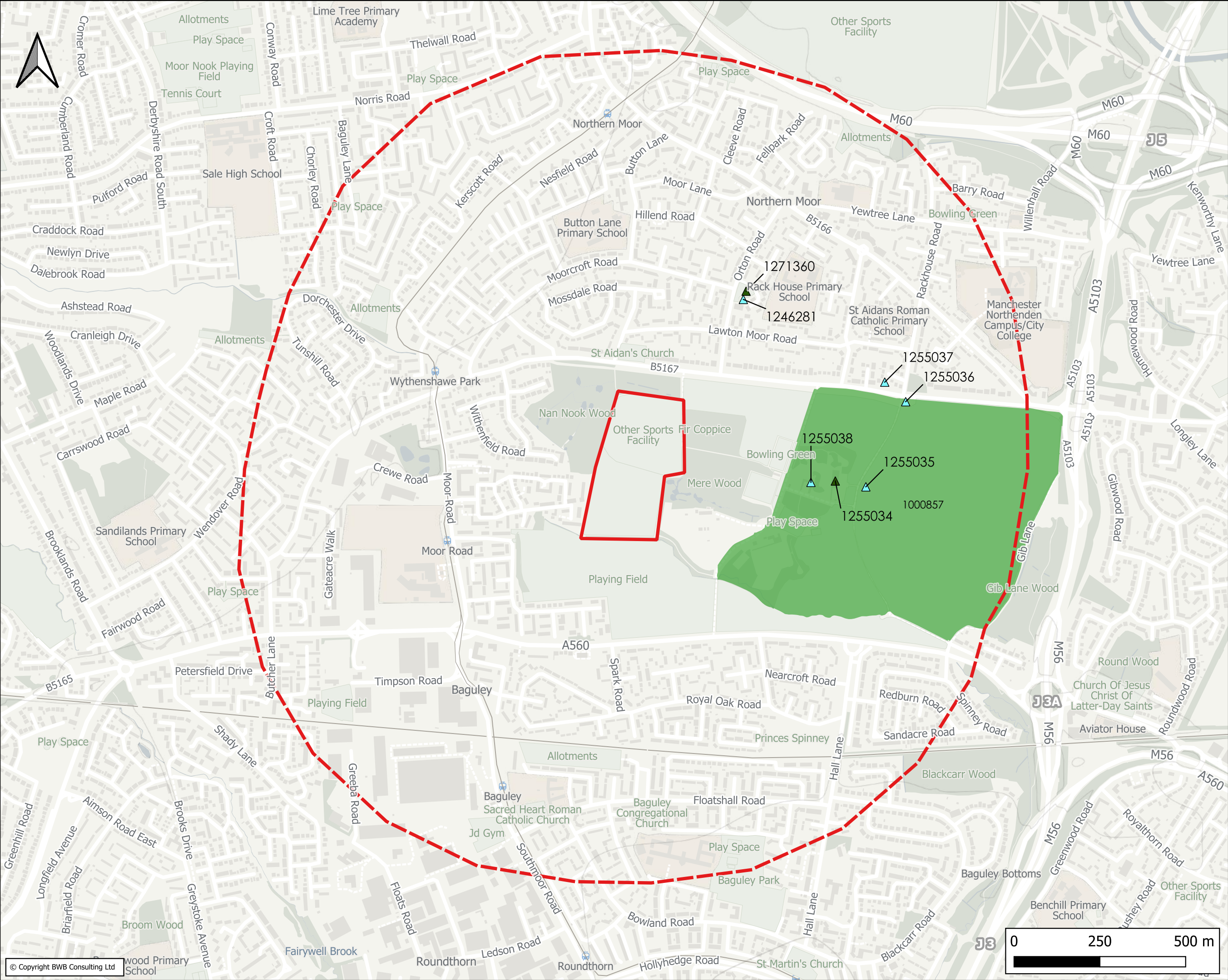
REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17206	Wythenshawe hall: ha-ha	Sj 81637 89815	Ad 19th century to 21st century	Ha-ha
MGM17206	Wythenshawe hall: ha-ha	Sj 81637 89815	Ad 19th century to 21st century	Ha-ha
MGM17207	Wythenshawe park: parkland boundary (ha-ha)	Sj 81862 89810	Ad 19th century to 21st century	Ha-ha
MGM17207	Wythenshawe park: parkland boundary (ha-ha)	Sj 81862 89810	Ad 19th century to 21st century	Ha-ha
MGM17207	Wythenshawe park: parkland boundary (ha-ha)	Sj 81862 89810	Ad 19th century to 21st century	Ha-ha
MGM17208	Wythenshawe park: earthwork along north boundary of park	Sj 81834 90061	Ad 19th century to 21st century	Ditch, watercourse, drain
MGM17208	Wythenshawe park: earthwork along north boundary of park	Sj 81834 90061	Ad 19th century to 21st century	Ditch, watercourse, drain
MGM17208	Wythenshawe park: earthwork along north boundary of park	Sj 81834 90061	Ad 19th century to 21st century	Ditch, watercourse, drain
MGM17209	Wythenshawe park: field boundary between great and lesser saxfield	Sj 82010 89640	Ad 17th century to 21st century	Field boundary
MGM17211	Wythenshawe park: earthwork	Sj 81742 89709	Ad 17th century to 21st century	Earthwork
MGM17220	Wythenshawe park: earthwork	Sj 81896 89959	Post medieval	Earthwork, trackway
MGM17222	Wythenshawe park: linear cropmark	Sj 82134 89929	Post medieval	Feature, linear feature?

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17223	Wythenshawe park: earthwork	Sj 81372 90032	Post medieval to 21st century	Watercourse, linear feature?
MGM17304	Wythenshawe park: line of altrincham road prior to c.1858	Sj 81643 89413	Post medieval to ad 19th century	Road
MGM17305	Wythenshawe Park: Line Of Driveway To Wythenshawe Hall Prior To The Mid-19th Century	SJ 81698 89752	Post Medieval To AD 19th Century	Drive

Table 3: Gazetteer of Archaeological Events

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM3804	Wythenshawe Park	SJ 81478 89758	Archaeological Desk Based Assessment
EGM4045	Wythenshawe Hall: geophysical survey	SJ 8161 8980	Geophysical Survey
EGM4045	Wythenshawe Hall: geophysical survey	SJ 8161 8980	Geophysical Survey
EGM4045	Wythenshawe Hall: geophysical survey	SJ 8161 8980	Geophysical Survey
EGM5385	M63 Improvement, Junctions 6&7	SJ 8023 9257	Archaeological Desk Based Assessment

APPENDIX 3: Figures



Notes

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.

2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.

4. Any discrepancies noted on site are to be reported to the engineer immediately.

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- Key
- Site Location
 - Study Area
 - Grade II* Listed Building
 - Grade II Listed Building
 - Registered Park and Garden

Rev	Date	Details of issue/ revision	Drw	Rev
P01	15.05.2025	FINAL ISSUE	SE	PM

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Client: **MANCHESTER CITY COUNCIL**

Project Title: **WHYTHENSHAW SPORTS HUB**

Drawing Title: **FIGURE 2: DESIGNATED HERITAGE ASSETS**

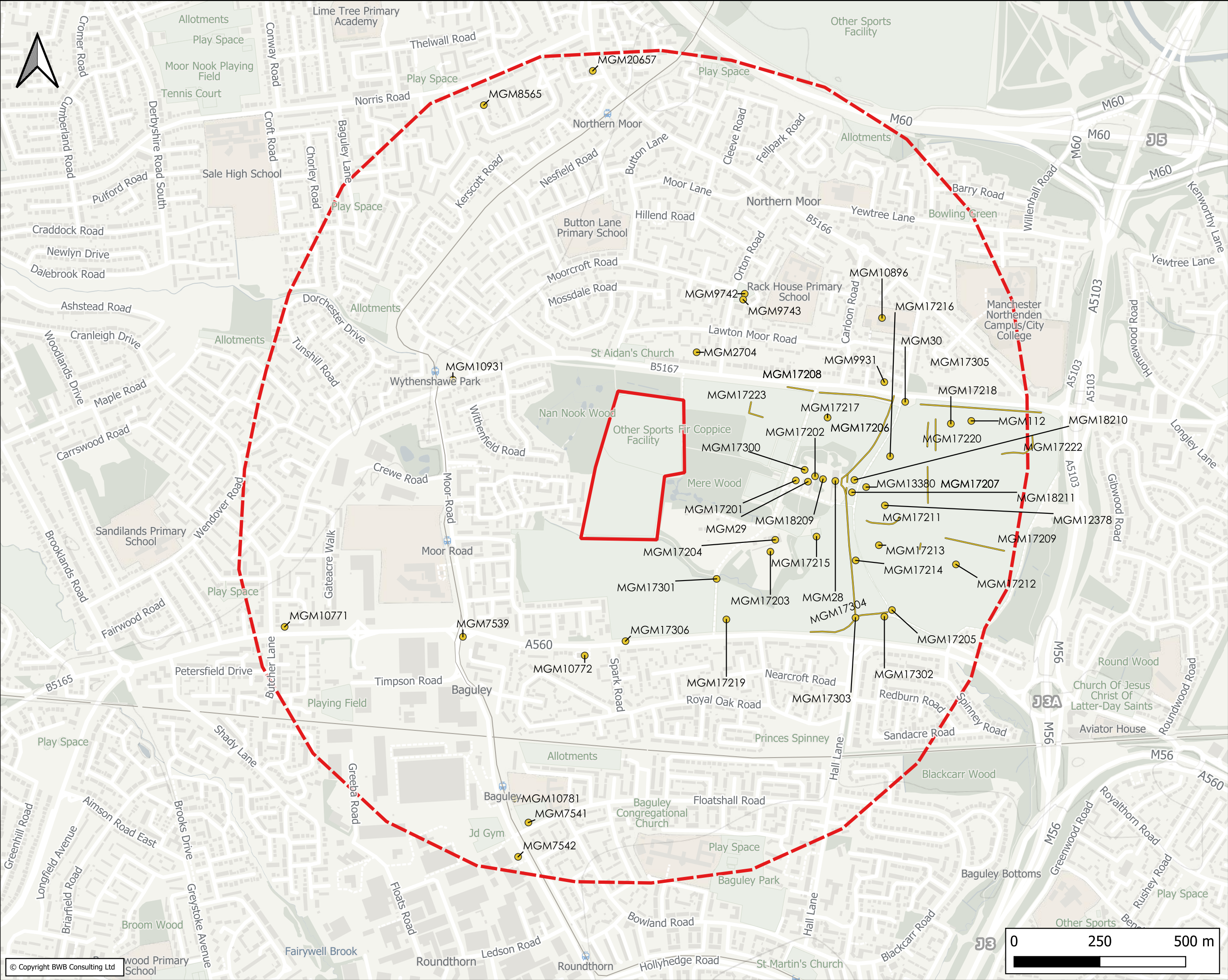
Drawn: SASKIA EDWARDS | Reviewed: PHIL MOORE

BWB Ref: 244550 | Date: 15.05.2025 | Scale@A3: NTS

Drawing Status: **FINAL**

Project - Originator - Zone - Level - Type - Role - Number | Status | Rev

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- Key
- Site Location
 - Study Area
 - Monument Point
 - Monument Line

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Rev	Date	Details of issue/ revision		Draw	Rev

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Project Title

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Drawing Title

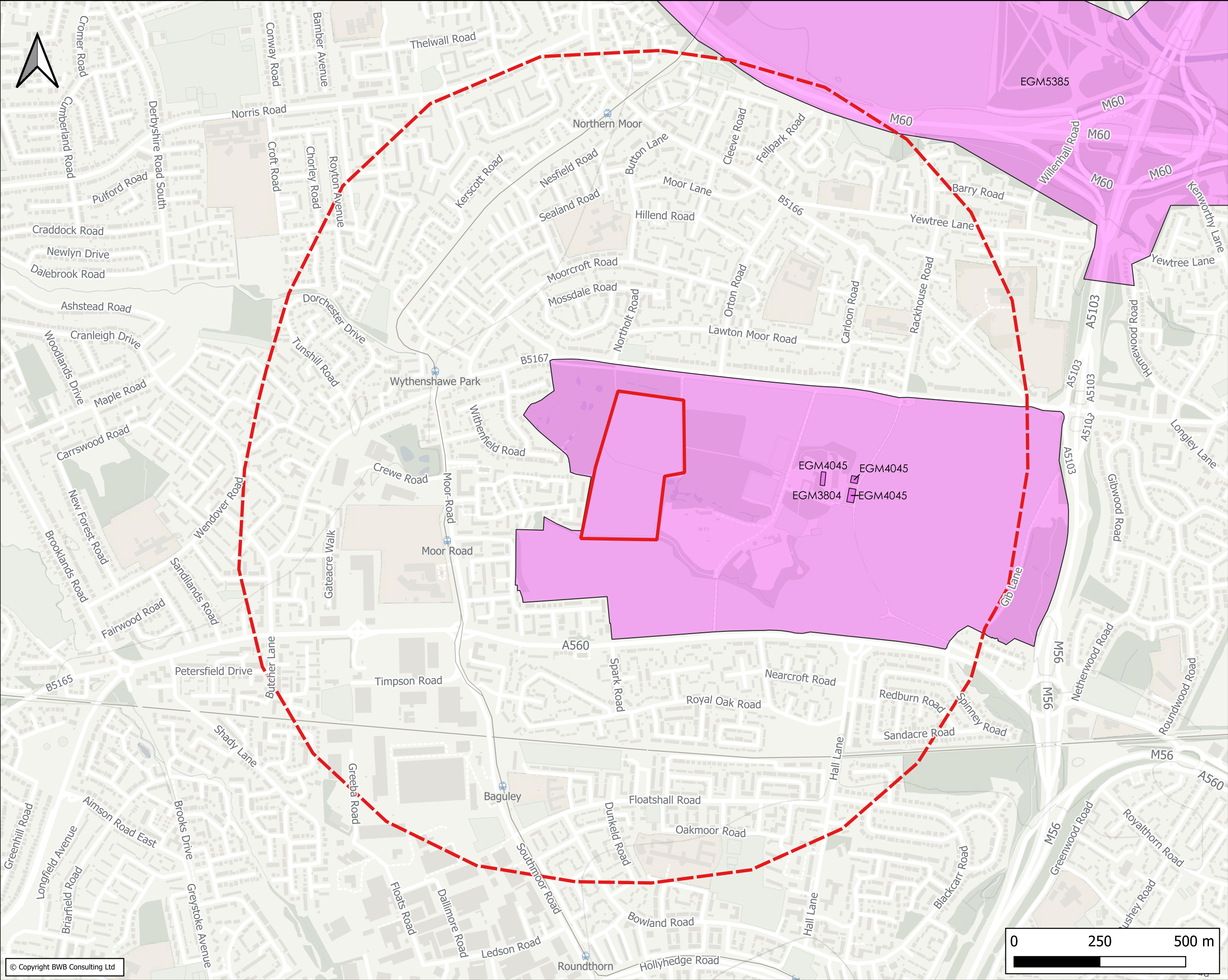
**FIGURE 3:
NON-DESIGNATED
HERITAGE ASSETS**

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BWB Ref:	244550	Date:	15.05.2025
		Scale:	A3: NTS

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- Key
- Site Location
 - Study Area
 - Event Polygon

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Drawing Title

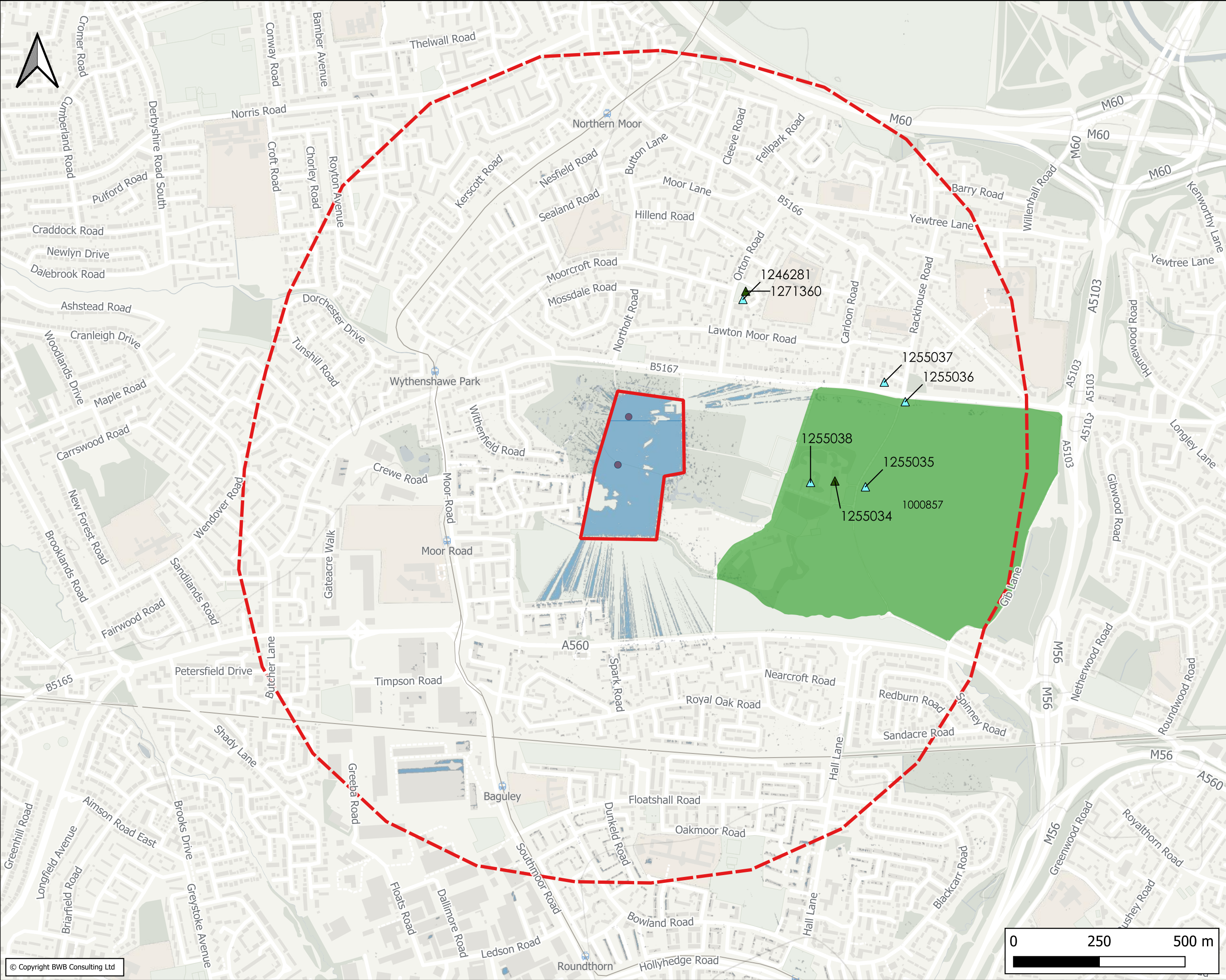
**FIGURE 4:
ARCHAEOLOGICAL
EVENTS**

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BWB Ref:	244550	Date:	15.05.2025
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Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
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3.All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.

4.Any discrepancies noted on site are to be reported to the engineer immediately.

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- Key
- Site Location
 - Study Area
 - Grade II* Listed Building
 - Gade II Listed Building
 - Registered Park and Garden
 - View Point
 - Zone of Theoretical Visibility (ZTV)

P01	15.05.2025	FINAL ISSUE		SE	PM
Rev	Date	Details of issued/ revision		Drw	Rev

Issues & Revisions

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Project Title

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Drawing Title

FIGURE 5: ZONE OF THEORETICAL VISIBILITY

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BWB Ref:	244550	Date:	15.05.2025
		Scale@A3:	NTS

Drawing Status

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Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
244550-BWB-ZZ-XX-RP-LH-0001	S2	P01

APPENDIX 4: Map Regression

APPENDIX 4



Figure 6: Township of Northenden 1859 Tithe Mapping, Published: 1859. Reproduced with the permission of the Genealogist.



Figure 7: OS County Series: Lancashire, Sheet CXI.SW , Surveyed: 1904, Revised: 1905, Published: 1911. Reproduced with the permission of the National Library of Scotland.

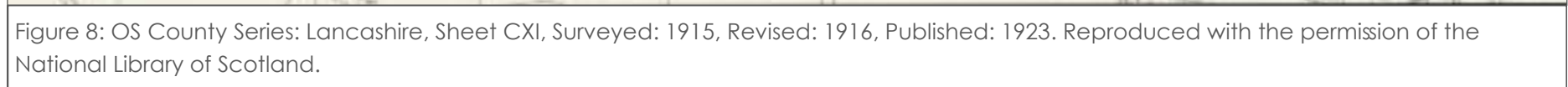




Figure 9: OS County Series: Lancashire, Sheet CXI. SW, Surveyed: 1938, Revised: 1938, Published: 1947. Reproduced with the permission of the National Library of Scotland.

APPENDIX 5: Plates

APPENDIX 5



Plate 1: View to the north of the Site towards Nanook Woodland west of Fir Coppice Woodland



Plate 2: View to the south-east towards the RPG (1000857)



Plate 3: View to the east towards Wythenshawe Road and main entrance of the Site



Plate 4: View to the south-west towards Nanook Woodland and the Site showing main access point



Plate 5: View to the north from Wythenshawe Hall (1255034) towards the Site and Fir Coppice woodland



Plate 6: View to the west within the RPG (1000857) from main public access



Plate 7: View to the west towards Wythenshawe Hall (1255034) and Cromwell Statue (1255035) from RPG (1000857)



Plate 8: View to the north towards the Site from Cromwell statue (1255035) and Wythenshawe Hall (1255034)



Plate 9: View to the south from Wythenshawe Road facing North Lodge (1255036)



Plate 10: View to the north from Wythenshawe Road and The Mount (1255037)



Plate 11: View to the north-east towards Church of St Michaels and All Angels (1271360)



Plate 12: View to the south-east towards Site from Orton Road

