CIVIC HERITAGE

College View, Moss Lane East

Archaeological Desk-based Assessment

March 2025

PREPARED FOR

Cheshire Homes Group



Archaeological Desk-based Assessment

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EXECUTIVE SUMMARY

Cheshire Homes Group is devising proposals for the redevelopment of land at College View, Moss Lane East, Moss Side, Manchester (centred on NGR 384637 395671). In order to support the planning applications for the scheme Cheshire Homes Group have commissioned Civic Heritage to carry out an archaeological desk-based assessment for the proposed development site. The assessment has reproduced and updated text from an initial desk-based assessment that was produced by Salford Archaeology. This desk-based assessment was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

The development area is within Moss Side, which was historically part of the manor of Withington. Moss Side was largely rural during the medieval and post-medieval periods. Historic mapping indicates that the site remained undeveloped in the late 18th and mid-19th centuries and likely functioned as agricultural land.

Moss Side was developing as a suburb of Manchester from the early to mid-19th century, and by at least 1879, a row of five large, terraced houses were constructed along the south side of Moss Lane East, known as Oscroft Place. The houses were occupied by middle-class residents, all of which employed up to two servants.

The late 19th-century houses remain extant within the site, though they have lost some of their original fabric. The bay windows, attic and rear aspect of two of the properties were remodelled in the late 20th century. The former front and rear gardens have been tarmacked. The houses are considered to be of negligible significance and will be demolished as part of the proposed works.

The potential for the site to contain buried archaeological remains is considered to be low. Remains may include relict soils that would be associated with agriculture. Any such remains that do exist within the site are likely to be of limited archaeological value and may be considered negligible.

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it is anticipated that no further archaeological works will be required. The exact scope and extent of any such further investigation of the site will be determined by GMAAS.

1. Introduction

1.1. Background

1.1.1. Purpose

Cheshire Homes Group are devising proposals for a mixed-use development (centred on NGR 384637 395671). In accordance with National, Regional and Local Planning Policies, Cheshire Homes Group, have commissioned Civic Heritage to carry out an archaeological desk-based assessment to support the planning application for the scheme. This assessment has largely reproduced the text from an initial desk-based assessment that was produced by Salford Archaeology (Salford Archaeology, 2024).

The desk-based study aimed to identify as far as possible from existing records, the nature, extent and significance of the archaeological remains within the site so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development. The archaeological resource may include below-ground remains, earthworks, standing buildings and other structures. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets.

1.1.2. Location

The proposed development area (centred on NGR 384637 395671; referred to herein as the Site) is located in Moss Side, an inner-city area to the south of Manchester city centre. The Site is bounded by Moss Lane East to the north, Moss Court (student accommodation) to the east, a narrow alleyway to the south, and Acomb Street to the west. The Site is currently occupied by a row of modified Victorian terraces (Fig 1; Plate *1*).



Plate 1 Recent satellite image of the site, showing the red line development boundary

1.1.3. Topography and Landuse

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey

River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The River Medlock passes 1.8km north-east of the Site. The Site lies at a height of 36.7m above Ordnance Datum (aOD).

1.1.4. Geology and Soils

The Site is located on a band of solid geology comprising the sandstone of the Chester Formation, formed between 250 and 247.1 million years ago during the Triassic Period. The solid geology is overlain by superficial deposits of Devensian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society).

1.2. Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area. The nearest Conservation Area is Vicotria Park, which lies *c* 500m to the east of the Site. In addition, Whalley Range Conservation Area and the Alexandra Park Registered Park and Garden lie *c* 1.3km west of the Site.

The Site is located within 300m of four Listed Buildings and within 500m of ten Listed Buildings (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report; however, it may have an indirect impact on the setting of the designated heritage assets. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets.

Description	Designation	HER Number	National Grid Reference
Whitworth Park Mansions	Grade II Listed Building	1220231	SJ 84398 95698
Christ Church	Grade II* Listed Building	1283013	SJ 84414 95852
466 and 468, Moss Lane East	Grade II Listed Building	1197931	SJ 84848 95665
Greenheys Centre	Grade II Listed Building	1254691	SJ 84391 95565

Table 1 list of designated heritage assets within 300m of the ite

2. Methodology

2.1. Introduction

The aim of the desk-based assessment is to consider the potential impact of the proposed development upon any buried archaeological remains within the site. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (CiFA, 2020).

2.2. Research sources

The desk-based assessment consists of existing written, cartographic, photographic and electronic information, which have been analysed in order to identify known and unknown heritage assets. These include:

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

2.3. Site inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

2.4. Significance and impact assessment methodology

The Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of '*Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979'* (DCMS, 2013) provides a methodology for assessing archaeological significance. These criteria have been utilised in Chapter 0) of this assessment.

The International Council on Monuments and Sites (ICOMOS) issued '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties'* in January 2011 (ICOMOS, 2011), which outlines an option on assessing heritage value. In line with the ICOMOS guidance, this document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown (Chapter 0).

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation strategies may be recommended in order to reduce the level of impact on the significance of the identified assets.

3. Planning Policy

3.1. Introduction

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2024).

3.1.1. National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England, which aim to achieve sustainable development (Ministry of Housing, Communities & Local Government, Dec 2024). Sustainable development is defined by three overarching objectives: economic, social and environmental. Section 16 deals specifically with Conserving and enhancing the historic environment (paragraphs 202-221). The section states that heritage assets are an irreplaceable resource that can range from buildings of local historic importance to World Heritage Sites, that 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'.

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:

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

Paragraph 207 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Paragraph 216 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 207-210) should be taken into account in determining a planning application.

Paragraph 218 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

3.1.2. Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027 (Manchester City Council, 2012). The heritage strategy is outlined in *Objective 6: Environment* of the local plan, and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Manchester City Council, 2012, pp. 172-173).

Policy EN3 states:

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

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

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.’

The Manchester local plan was updated in 2024, after the Places for Everyone Joint Development Plan was adopted and must be read in conjunction with the Addendum to the Manchester Core Strategy, which was produced in 2024. The Addendum to the Manchester Core Strategy states that the second paragraph of Policy EN3 is to be replaced by the Places for Everyone Policy JP-P2 (see below).

3.1.3. Places for Everyone

Places for Everyone (PfE) was adopted in March 2024 and forms part of the development plan for nine districts in Greater Manchester, including Manchester city centre. Places for Everyone Plan is a strategic plan, and it does not cover everything that a local plan would, therefore Local Plans remain set out more detailed policies (both strategic and non-strategic).

In relation to the historic environment, Policy JP-P2: Heritage: ‘We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans

should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process (Greater Manchester combined authority, 2024, pp. 192-4).

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

4. Historical and archaeological background

4.1. Introduction

The historical background provides context for the Site. The text has been reproduced from the initial assessment produced by Salford Archaeology (Salford Archaeology, 2024).

4.2. Prehistoric (pre-10,000 BC to AD 43)

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral, Chetham's School and Ardwick may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007).

Prehistoric evidence within the study area is based on the discovery of several chance finds, the nearest of which comprises a perforated stone adze/hammer of white quartzite, discovered in a brick yard on Upper Lloyd Street in 1885, *c* 270m south-west of the Site. The hammer was recorded as being discovered 'with other stone implements' (HER 393.1.0). A further findspot comprises a Neolithic flint core that was found in 1882 in Moss Lane East, *c* 520m west of the Site (HER 258.1.0). An additional Neolithic stone axe hammer was found at Dog Kennel Lane, *c* 1.2km south-west of the Site (HER 1243.1.0).

In the 19th century, two perforated stone implements were discovered during the laying out of Alexandra Park, approximately 1.3km south-west of the Site. The finds are of possible maceheads or net sinkers and may indicate prehistoric activity within the wider area of the Site (HER 79.1.0). The HER also records two stone axes at the same location within Alexandra Park. The axes were also found during the founding of Alexandra Park in the 19th century and are likely to represent a duplicated entry for the net sinkers and maceheads record (HER 80.1.0).

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

4.3. Roman (AD 43 – AD 410)

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium,* which was established on a sandstone bluff within Castlefield (Gregory, 2007). Archaeological excavation has shown that in the late 1st century, the fort comprised a turf rampart and timber gates, covering an area of *c* 1.2ha, and was of a size compatible with holding a 480-man infantry unit. The fort was rebuilt to similar dimensions in stone *c* AD 200 (*ibid*).

During the 2nd century, the fort was developed in association with a substantial extramural settlement, or *vicus* (Grealey, 1974, p. 11). Civilians occupied the extramural settlement, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for *c.* 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower. The Site lies approximately 2.2km south-east of the settlement.

Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD. The projected course of the Roman road from Manchester to Buxton (HER 28.3.0) follows the course of the modern A6 road, lying

1.4km to the north-east of the Site.

There is no known evidence of Romano-British activity within the Site, however a Greek coin dated to AD 49 - 409 was found in 1922 during excavations at Weymouth Street, *c* 750m north-east of the Site (HER 1372.1.0).

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

4.4. Medieval (AD 410 – AD 1540)

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer & Brownbill, 1911). It is believed that from the Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk.

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late 11th century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons. This early settlement at the confluence of the Rivers Irwell and Irk seems to have been bounded on the landward side by Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street.

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

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). A survey of the medieval layout of the city was undertaken in the 1980s by GMAU, which led to the designation of a zone defined as the Area of Medieval Manchester (Morris, 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre, with Deansgate being one of the main thoroughfares. The Site lies *c* 2.5km to the south of Manchester's medieval core.

4.4.1. Withington manor

The Site is within Moss Side, which historically lay within the manor of Withington (Plate 2 and Plate 3). Placename evidence suggests that Withington may have Anglo-Saxon origins deriving from the Anglian word *wilig*, meaning willow tree, and the Old English *tun*, meaning settlement (http://kepn.nottingham.ac.uk/map/place/Lancashire/Withington). No manor was recorded at Moss Side during the late medieval period, and it is likely that the parts of Moss Side were included in the estates of the Prestwiches of Hulme, and the eastern portion may have been within the estate known as Holt in Rusholme. The name likely refers to a stretch of mossland in the area.

The manor of Withington was first documented at 'Wythington' in 1212 and included Withington proper, together with several adjacent hamlets and townships, such as Didsbury, Burnage, Levenshulme, Moss Side,

Chorlton-cum-Hardy and Rusholme. A manor house was established at Hough in Withington and the lords of Withington were the Haversage family; a surname taken from one of their manors in Derbyshire. Matthew de Haversage in 1248-9 procured a charter of free warren for his manors, which included Withington. Withington descended to the Longfords, who held it until the end of the 16th century, when Nicholas Longford had no children and sold Withington to his sister's heir (Farrer & Brownbill, 1911, pp. 288-93).

The Site most likely lay beyond medieval settlement activity and the potential for buried archaeological remains is considered to be **low.**

4.5. Post-medieval (AD 1540 – *c* AD 1750)

By 1539, John Leland was able to describe Manchester as the 'finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population' (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

From the early 17th century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell, 2001, pp. 8-9). A flourishing business community developed, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms.

In his tour of the country in the 1720s, Daniel Defoe (Defoe, 1727) noted that Manchester had 'extended in a surprising manner, being almost double to what it was a few years ago', reflecting the further expansion of the textile trade (Hadfield & Biddle, 1970). By the 1790s, Manchester's thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth, reflecting great improvements to the transport network across the North West.

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town's population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

4.5.1. Withington

In 1597, Rowland Mosley purchased the Withington manor. Richard was the son of Nicholas Mosley, known as the 'cotton man' of Manchester. The manor descended later to Edward Mosley, who had also inherited Rolleston in Staffordshire and other lands. He became a baronet in 1640 and supplied King Charles I with money during the Civil War. In 1643, while he was fighting in the war, he was taken prisoner in Middlewich. His estates, therefore, were sequestered (Farrer & Brownbill, 1911, pp. 288-93).

In the late 17th century, William Egerton purchased the manors, which descended to the Earl Egerton of Tatton. In 1784 William Egerton contributed three-fourths of the land tax within Withington (Farrer & Brownbill, 1911, pp. 288-93).

The Site was most likely rural, possibly used for agricultural purposes during the post-medieval period. Pepper Hill Farm, located *c* 370m west of the Site, stood within the main portion of the township until 1900 (HER 107.1.0). Elizabeth Gaskell, a 19th-century writer, wrote a novel named Mary Barton, which was

published in 1848, but set in 1839 and 1842. The opening chapters supposedly describe this farm within the novel, stating that:

"Close by is a deep, clear pond reflecting in its dark green depths the shadowy trees that bend over it to exclude the sun. The only place where its banks are shelving is on the side next to a rambling farmyard, belonging to one of those old-world, gabled, black and white houses I named above, overlooking the field through which the public footpath leads. The porch of this farmhouse is covered by a rose tree; and little garden surrounding it is a crowded medley of old-fashioned herbs and flowers planted long ago...This farmhouse and garden are within a hundred yards of the stile of which I spoke, leading from the large pasture field into a smaller one" (Gaskell, 1848, pp. 5-6).

An archaeological watching brief revealed the remains of a post-medieval township boundary that was adopted as the municipal boundary between Manchester and Rusholme (HER 17235.1.0), *c* 800m north-east of the Site. The boundary ditch lay a short distance to the south of Hathersage Road. During the 13th century, Henry de Rusholme had owned a large part of the township, but as he had no heirs to pursue his legacy the township later reverted back to that contained within the bounds of the lord of Withington. However, he first granted Geoffrey, son of Luke de Manchester, various land parcels in Rusholme including "... 6 acres next to Hugh de Haslum's land and stretching from Gooselache to the old ditch ....", which may refer to the boundary ditch of Hathersage Road.

The potential for post-medieval activity within the Site is considered be to be **low**, as any remains would likely have been destroyed by the development in the industrial period.

4.6. Industrial (*c* AD 1750 - 1914)

Significant quantities of cotton began to be imported into south Lancashire from the early 17th century, firstly in linen/cotton fustians. By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials.

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of factory-based cotton manufacturing industry of international repute (Baines, 1835).

The growth of Manchester was enhanced by the development of waterborne transport. The first key development was the founding of the Mersey & Irwell Navigation Company in 1721, which aimed to provide a navigable route from the Mersey estuary to the Salford and Manchester by improving the course of the River Irwell and the River Mersey. The navigation opened in 1734, opening up trade from the growing port of Liverpool to Manchester and Salford (George & Brummond, 2002, p. 22).

The next major development was the construction of the Bridgewater Canal, the first true canal in the world, completed between the Duke of Bridgewater's coal mines at Worsley and Castlefield by 1765. The Manchester end of the Bridgewater Canal was fed by the River Medlock, which was navigable as far as India House (HER 8654.1.0) on Whitworth Street. The combination of competition and improved efficiency halved the cost of coal and transport cost of raw cotton, vital to the sudden growth of the textile industry.

The success of the Bridgewater Canal acted as a catalyst for the construction of numerous canals, including the Rochdale Canal. The Rochdale Canal had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre (DGM1553). The Rochdale Canal is located 2km north of the Site (MGM7516).

The earliest textile factories in Manchester were established in Ancoats and included several water-powered

mills erected along Shooter's Brook, a tributary of the River Medlock, which ambled east to west to the north of the Site. In addition, several mills were built along the projected route of the Rochdale Canal, in anticipation of its development.

4.6.1. Withington

Withington remained a rural hamlet until the middle of the 19th century, and the first urban development within Withington likely took place when Queen Street and Albert Street were constructed off Wilmslow Road in 1859. The opening of Palatine Road in 1862 improved communications with the city, which resulted in the expansion of Withington during Manchester's industrial growth. This encouraged landowners to sell their land to meet the new housing demand (https://www.manchester.gov.uk/info/511/conservation_areas/1042/withington_conservation_area).

Several developments took place within the Site and study area in the mid to late 19th century, as the area developed from rural land to a growing suburb. A row of terraced townhouses, known as Whitworth Park Mansions, were constructed *c* 200m west of the Site in the 1840s (HER 8492.1.0; List Entry: 1220231). In 1876, a block of six almshouses were constructed to the south of the Site (*c* 700m), on the south side of Raby Street. The buildings were erected by John Robinson of Atlas Works in memory of his sister Edith Marianne Robinson and are known as Westwood House (or Westwood Cottages). The almshouses currently survive as Grade II Listed Buildings (HER 12118.1.0; 1270885).

A school was constructed at Greenheys, now known as the Greenheys Adult Learning Centre, in 1896, *c* 230m south-west of the Site (HER 12143.1.0; List Entry: 1254691). In addition, Christ Church, was built in 1896, *c* 250m north-east (HER 8463.1.0; List Entry: 1283013).

Several parks are sited within a *c* 1km radius of the Site, which represent the areas former middle- and upper-class development. Richard Love was commissioned to plan a 70-acre private estate at Victoria Park in 1837, *c* 480m east of the Site. By 1845, when residents formed the Victoria Park Trust, about a dozen houses had been built, nine of which are standing today. The incorporation of Rusholme into Manchester County Borough in 1885 brought official recognition of the Trust by the City Council. The Park remained a private estate to which access could be gained only by paying a toll at the Park's entrance gates. During the second half of the 19th century, the professional classes moved into the area, and a number of houses came to be associated with prominent politicians and artists (DGM 1476).

Manchester Corporation purchased land for a park in 1868, designed by Alexander Hennel, Alexandra Park opened in 1870. A lodge and clock tower were constructed by Alfred Derbyshire in 1868. The park was designed for promenading and leisure. Alexandra Park is a Registered Park and is located *c* 1km south-west of the Site (List Entry: 1001330; DGM84).

In 1872 Rusholme House (HER 9890.1.0), an early 19th-century Villa that had been occupied by a variety of merchants from Manchester, was sold 1872 to the Whitworth Trust. The house was demolished in 1888-1895 and the grounds were remodelled into Whitworth Park (HER 9139.1.0). The park lies *c* 80m north-east of the Site.

Withington became part of the city of Manchester in 1904 (Farrer & Brownbill, 1911, p. 302)

4.7. Development of the site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. Yates' 1786 map of Lancashire is the first available map that captures the Site (Plate 2). The map is produced at too small a scale to provide any specific detail but showed that the Site was undeveloped. The Site is shown as lying in the Moss Side area, within an area of fields, to the south of a lane that likely represents the present-day Moss Lane East. The short lane that ran *c* 160m to the west of the Site became Dog Kennel Lane by the mid-19th century. Ribbon-development, characteristic of the post-medieval period, is shown along

the network of surrounding lanes.

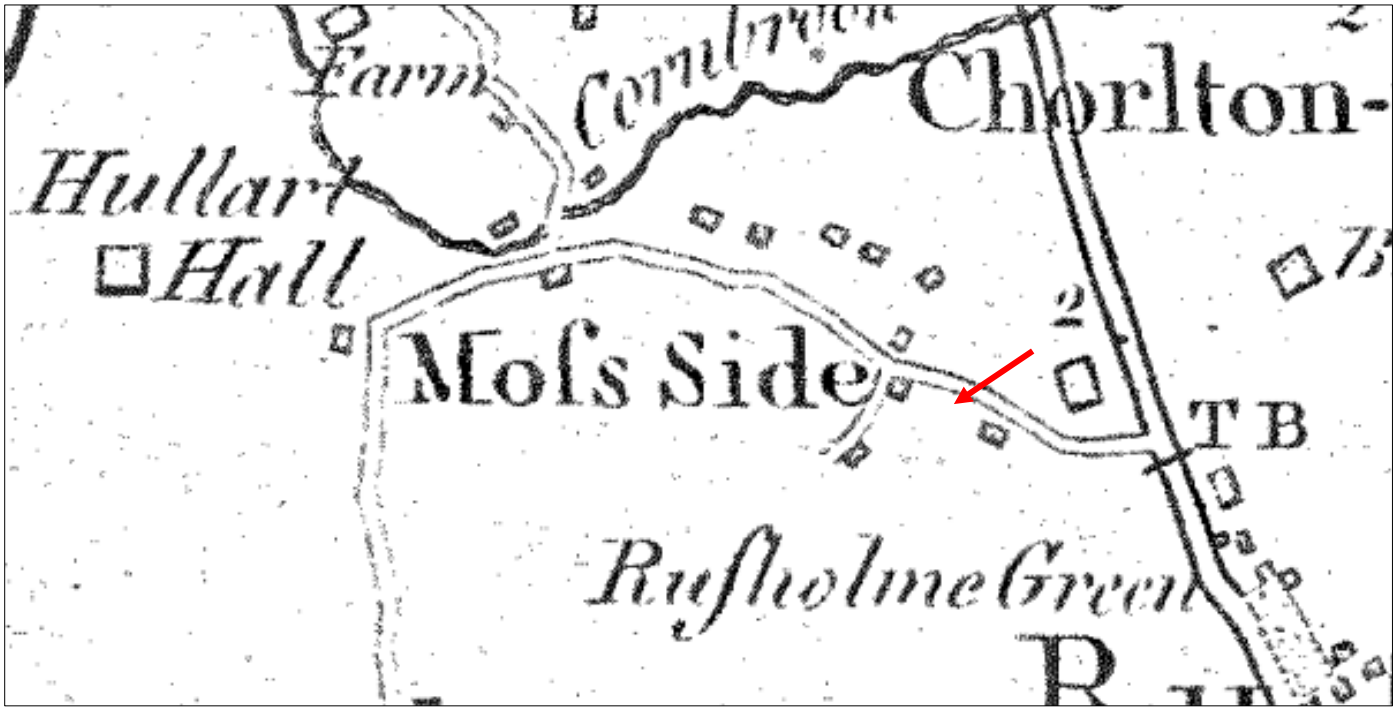


Plate 2 Extract from Yates' 1786 Map of Lancashire, showing the approximate location of the Site

Johnsons map of 1818-9 (Plate 3) is the next available map to capture the Site. The Site seems to have remained undeveloped, although three buildings had been erected between Clock House Lane (later known as Moss Lane East) and Dog Kennel Lane to the west, within the vicinity of the Site. The map is produced at too small a scale to determine whether any of the buildings shown on the map were within the Site boundary. The function of these buildings is currently unknown, though they were likely small farmsteads or cottages. Another small change included the extension of Dog Kennel Lane up to Withington Old Hall. The surrounding area remained largely rural.

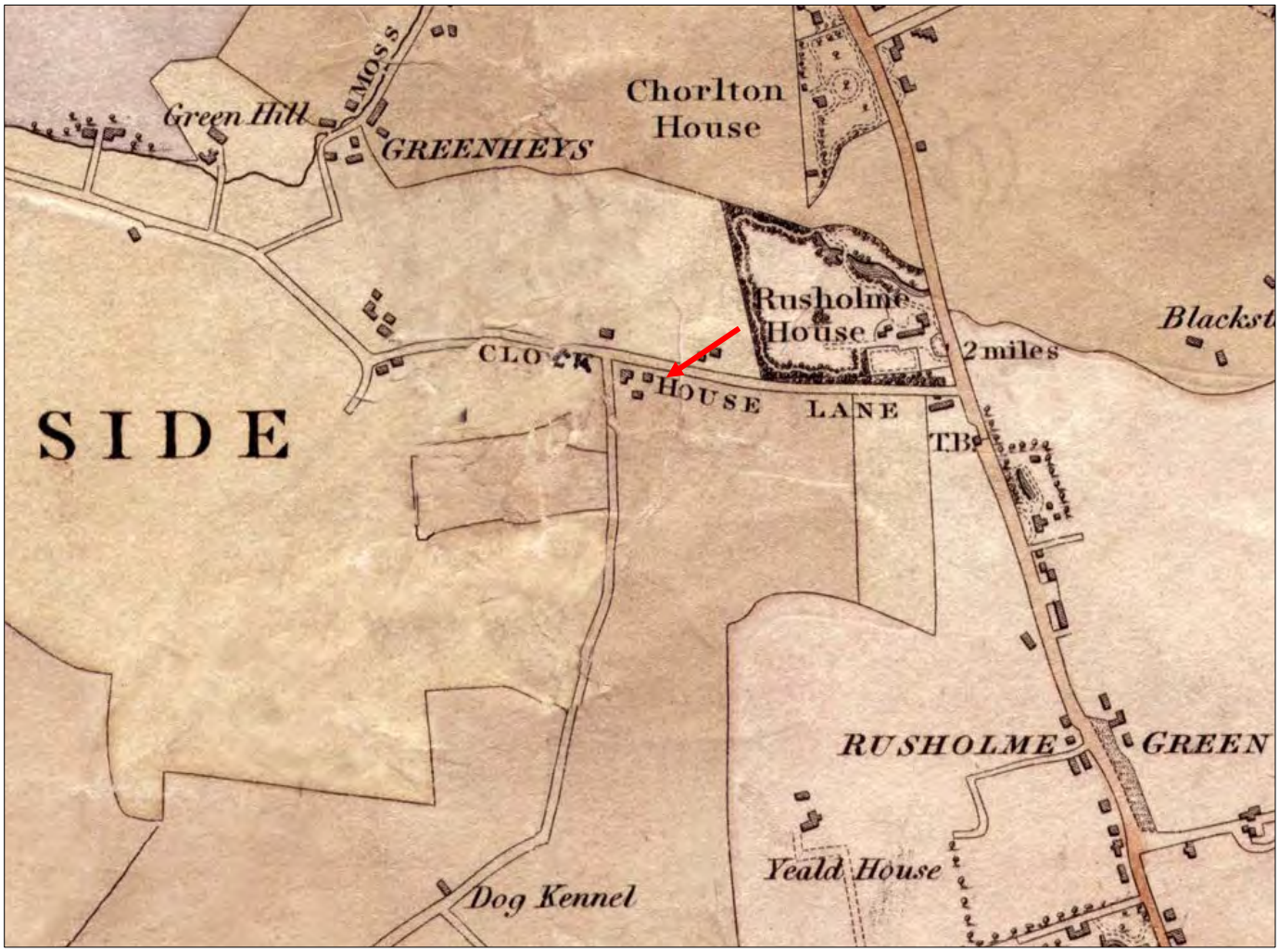


Plate 3 Extract from Johnson's 1818-9 map of Manchester, showing the approximate location of the Site

The first map that accurately details the Site is the Ordnance Survey map of 1851 (Fig 3; Plate 4). The map shows that the Site was undeveloped, comprising an enclosed plot of land. The plan shows that the surrounding area had begun to be developed into grand Victorian villas with landscaped gardens. A semi-detached terraced had been built to the east of the Site. The 1851 map seems to suggest that the group of three buildings to the west of the Site, shown on Johnson's map of 1818 (Plate 3), were likely to have been associated with Moss Grove Farm.

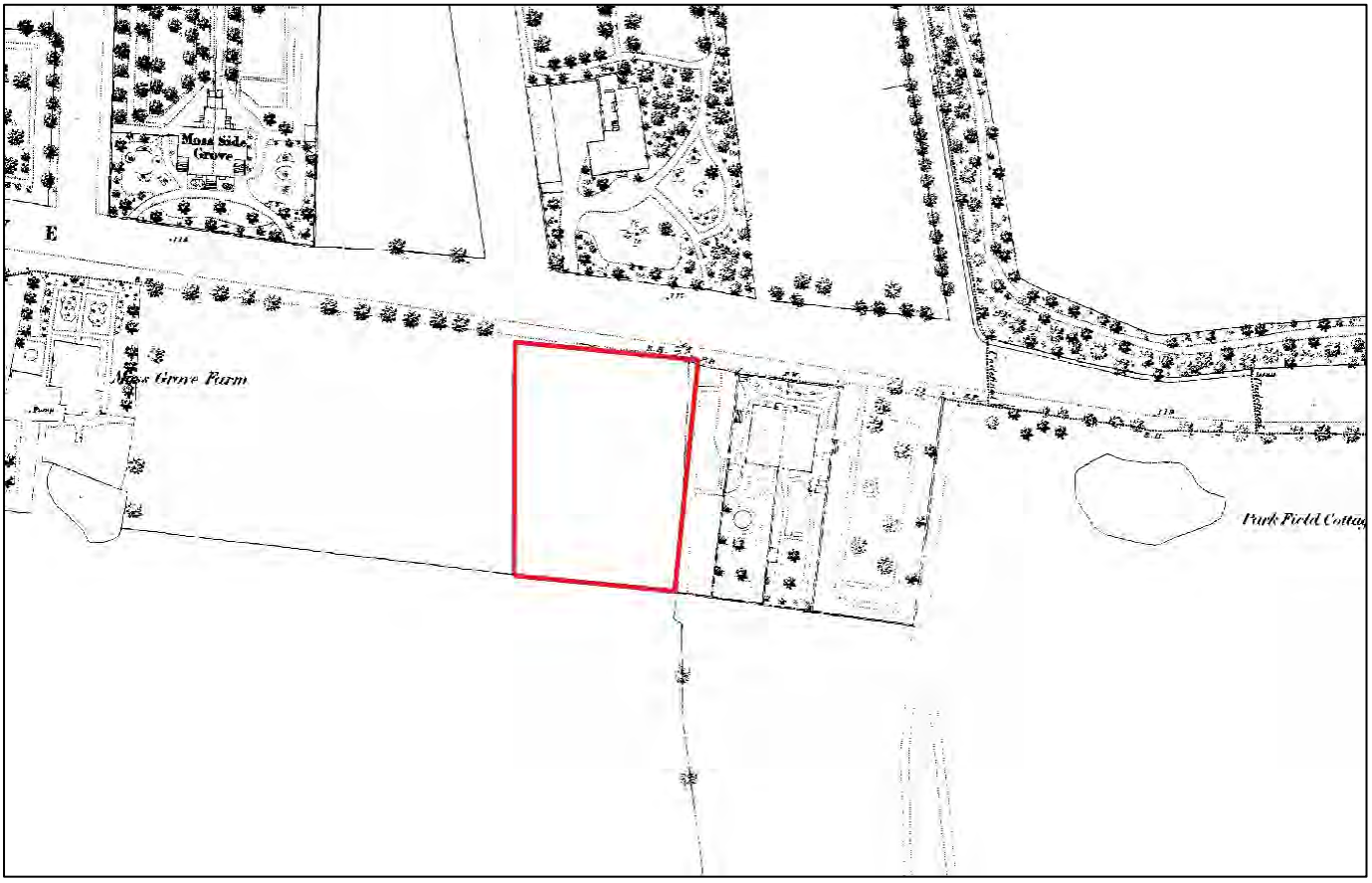


Plate 4 Extract from the Ordnance Survey Town Plan of 1851, showing the Site boundary

The next map to capture the Site is the Ordnance Survey Map of 1891 (Fig 4; Plate 5), which shows that the Site had been entirely developed into a row five terraced houses with front and back gardens, small outbuildings to the rear, bay windows and steps up to the front doors. Similar developments had been erected in the vicinity, infilling previously vacant plots of land.

The five properties were first recorded in Slater's trade directory of 1879 (Slater, 1879, p. 487). Later trade directories imply that the houses were situated along Oscroft Place (numbers 1 to 5). The 1879 trade directory recorded five properties at Oscroft Place, occupied by an architect, timber merchant and grey cloth agent (together with two other residents, whose trades were not recorded). The 1881 census returns recorded the same residents as the 1879 trade directory. All five households employed two servants each (Census Returns 1881, Moss Lane East, Moss Side, Withington, Manchester).

Slater's trade directory of 1895 recorded Moss Grove Farm at 394 Moss Lane East, which implies that the properties within the Site were at numbers 410 to 418. The trade directory named the row of terraces within the Site as 'Oscroft Place'. The houses were occupied by a merchant, a hosier, an architect, a merchant's agent, and toy dealer (Slater, 1895, p. 278). The 1891 census returns correspond with the names and occupations of those listed in the trade directory of 1895. The census returns recorded that three out of the five households employed between one and two general servants. The residents had been born in a variety of places throughout the UK, including Ireland, Wales, Scotland as well as various counties in England, such as Staffordshire, Shropshire, Lancashire and Yorkshire (Census Returns 1891, Moss Lane East, Moss Side, Withington, Rusholme, Manchester).

The 1911 census returns only seems to have recorded the families living at no's 410, 414 and 416, which were occupied by an architect, builder and proprietor of a boarding house that accommodated five boarders (Census Returns 1911, Moss Lane East, Moss Side, Withington, Rusholme, Manchester). The number of rooms within each property varied between eight and ten.



Plate 5 Extract from the Ordnance Survey Town Plan of 1891, showing the Site boundary

The same row of terraced housing is captured on 20th-century mapping (Figs 5-8), with minor alterations, such as the demolition of the small outbuildings to the rear. A photograph taken at the junction of Acomb Street and Moss Lane East in 1968 shows the end of terrace building before it was modified in the late 20th century (Plate 6). The photograph shows the original bay windows along the front elevation and west-facing elevation along Acomb Street. At some point during the late 20th century or early 21st century the bay windows, attic and the rear aspect of two of the properties appear to have been modified or rebuilt (see Chapter 5, p. 19).



Plate 6 Photograph taken at the junction of Moss Lane East and Acomb Street in 1968, looking south-east, courtesy of the Manchester Local Image Collection

4.8. Previous archaeological works

No previous archaeological works have taken place within the Site. In total 13 archaeological events have been recorded within a 1km radius of the Site. Non-intrusive events include six desk-based assessments, two building recordings, and a heritage statement. Intrusive archaeological investigations include two trial trenches, an excavation and a watching brief.

In 2017, Salford Archaeology were commissioned to undertake an archaeological evaluation at Coupland Street (EGM4379; 800m north-west of the Site). The evaluation was carried out in the light of the conclusions drawn from the previous desk-based assessment by Oxford Archaeology North (EGM4206) to support a planning application. The work comprised the excavation of two trenches, which were placed across the footprint of a number of early 19th-century workers' housing and their associated rear garden areas. The excavation revealed buried structural remains of a row of double-depth terraced houses on Coupland Street. Well-preserved foundations of two of the component houses survived *in-situ*, although the outbuildings and gardens to the rear had been subject to disturbance during the latter 20th century. They represented an early stage of development of Chorlton Row as an important suburb to the booming industrial town of Manchester (Salford Archaeology, 2017).

Another evaluation that consisted of a trial trench was undertaken by Oxford Archaeology North (EGM4062) along Grafton Street, *c* 675m north-east of the Site. The intention of the trial trench was to establish the presence of absence of buried remains of an early 19th-century villa. The excavation revealed several fragmentary foundations relating to the late 19th and 20th-century development of Nelson House (Oxford

Archaeology North, 2014).

In addition, a larger excavation was undertaken by Oxford Archaeology North in advance of a proposed development at the listed building Whitworth Art Gallery (EGM4803; situated *c* 300m north-east of the Site). Previous evaluation had demonstrated the survival of some buried remains of archaeological interest. These remains included glasshouses and associated outbuildings to the rear of the art gallery. Additional work was carried out in which two more areas were targeted and it was carried out as a community-led project. One of the areas revealed a cobbled courtyard with foundations for several ancillary structures. The other area provided evidence for land drains, flower beds, a former pathway, and an infilled watercourse which was most likely the original course of the Rusholme Brook (Oxford Archaeology North, 2012).

5. Site Inspection

The principal aim of the archaeological investigation will be to establish the presence or absence of any buried remains of archaeological interest and, if present, sufficiently characterise the remains present to enable an informed decision to be reached regarding the archaeological potential of the site.

A Site visit was undertaken on 9th May 2023. The aim of the Site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

The Site is currently occupied by a row of five large late 19th-century terraced houses (Plate 7). Elements of the properties appear to have been modified during the late 20th century, including the bay windows, attic, and the rear aspect of two of the properties (Plate 8). The front and back gardens have been tarmacked. The properties do not appear to be cellared on historic mapping, however, the west end of terrace has a pavement light, suggesting that the houses were cellared (Plate 9). The buildings currently function as residential buildings, converted into flats. Brick walls bound the properties to the north, east and west. The original gate posts remain extant and are built from stone. Oscroft Place is written on the eastern gate posts.



Plate 7 Photograph showing the row of five late 19th-century terraced houses that currently occupy the Site, looking south from Moss Lane East



Plate 8 Photograph showing west-facing elevation of the end of terrace house, looking east from Acomb Street



Plate 9 Photograph showing pavement window light along the west elevation of the western end of terrace house, looking north

No additional archaeological features were identified during the Site inspection.

6. Gazetteer

The following gazetteer sites (GS) summarise the sites of potential archaeological interest and elements of the historic landscape within the Site and its immediate vicinity. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data, and includes both designated and non-designated heritage assets. The locations of the gazetteer sites are shown on Figure 9 within Appendix 1.

Gazetteer Site (GS)	01
Site Name	Field boundaries and relict soils
Designation	Non-designated heritage asset
HER Number	-
Period	Post-medieval to mid-19th century
NGR	384637 395671
Description	Historic mapping shows that the Site was undeveloped until the late 19th century (Fig. 4). The Site likely functioned as agricultural land that may have been associated with Moss Grove Farm. Mid-19th-century mapping (Fig. 3) shows that a field boundary ran parallel with the southern Site boundary. Evidence of the early 19th-century or post-medieval farming landscape may survive within the Site.
Assessment	Remains of field boundaries and relict soils may survive within the Site, however, until the mid-19th century the Site area was situated within an area that witnessed little activity. Remains of field boundaries and relict soils could be affected by the proposed development scheme.

Gazetteer Site (GS)	02
Site Name	Oscroft Place
Designation	Non-designated heritage asset
HER Number	-
Period	Late 19th century
NGR	384636 395677
Description	Row of five large, terraced houses with bay windows, attic, front and rear gardens, and outbuildings, first shown on the 1891 OS map (Fig. 4). The properties were first recorded in Slater's 1879 trade directory and were known as 'Oscroft Place' occupied by middle class residents. The properties are currently extant, though the bay windows, attic and the rear aspect of two of the properties have been altered (likely during the late 20th century). Therefore, the properties are of limited heritage value.
Assessment	The proposals include the demolition of the existing buildings, therefore, the buildings will be affected by the development proposals.

7. Significance

7.1. Policy context for heritage assets

Under both national and local planning policy, both designated and non-designated heritage assets are to be considered within the planning process (as previously stated in Chapter 3). The NPPF emphasises assessing the development proposals in line with an up-to-date local plan. Therefore, Policy JP-P2: Heritage (Places for Everyone 2024) and Policy EN3 of Manchester's Core Strategy were consulted as the key Development Plan Document in the Local Development Framework (LDF).

7.2. Designated heritage assets

The Site is situated within 300m of four Listed Buildings and within 500m of ten Listed Buildings, however, the proposed development will not have a direct physical impact on these designated heritage assets, and so they are not considered further in this report (see Section 1.2).

7.3. Significance of the archaeological resource

The Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of '*Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979'* (DCMS, 2013) provides a methodology for assessing archaeological significance. This criterion has been used to assess archaeological significance, below.

7.3.1. Historical and archaeological interest

The Site lay within the Moss Side area of the manor of Withington, which encompassed many of the adjacent hamlets and townships. Moss Side remained rural / semi-rural until the mid- to late 19th century, when middle-class and working-class families moved into the suburb. The Site remained undeveloped until the late 19th century, when a row of five large, terraced houses were constructed within the Site. The Site's historic interest is linked to the Moss Side's development as a middle-class suburb of Manchester.

Any early 19th-century or post-medieval soils (GE01) could be of archaeological interest as few remains of the former landscape survive within Manchester today.

7.3.2. Baseline Significance conditions

Period

No prehistoric, Roman or medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be low.

The Site remained undeveloped during the post-medieval period and during the first half of the 19th century. Land within the Site likely functioned as agricultural land (GS01), potentially associated with Moss Grove Farm.

The Site was initially developed during the second half of the 19th century into a row of five large, terraced houses (GS02), which were initially occupied by middle-class families, employed in professional work. The buildings are currently extant within the Site, though the original bay windows, attic and two of the rear extensions have been modified or rebuilt. Sites reflecting Manchester's industrial heritage may be considered significant due to period.

Rarity

Buried remains pre-dating the 19th century would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period. Relict soils (GS01) have

the potential to hold pre-industrial remains, though the Site lay within an area that witness low levels of activity.

Archaeological remains associated with late 19th-century domestic properties may not be considered rare as several examples survive across Manchester. Furthermore, the properties within the Site have lost much of their original fabric, which reduces their heritage significance.

Documentation

The historical development of the Site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group value

The Site lies within an area of Manchester that was developed from the industrial period. The buildings erected within the Site consisted of a row of five residential buildings. The five buildings have group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown.

Fragility / vulnerability

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

Diversity

The remains within the Site are mostly associated with the development of Manchester during the industrial period, and therefore may not be considered significant due to diversity.

Potential

There are no prehistoric, Romano-British or medieval remains within the Site or immediate environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be low.

The Site remained undeveloped until the late 19th century. The Ordnance Survey map of 1850 (Fig. 3) shows that the Site was situated within a plot of undeveloped land with a field boundary that ran parallel with the southern Site boundary. The survival of relict soils and field boundaries (GS01) may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England (researchframeworks.org/nwrf/industrial/;* Table 2*):*

Post-medieval and Industrial period	
Agenda No	**Agenda Description**
PM15	How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?
Ind05	How well understood is change and development of the agrarian landscape in response to industrialisation and enclosure?
Ind21	How did industrial period towns affect the pre-existing historic landscape?

Table 2 Post-medieval and industrial period research agendas

Historic field boundaries were likely removed by the development of the Site in the 19th century. Agricultural soils may survive within areas of the Site that have seen little development and therefore may have some potential to address the research agendas outlined in the table above.

The Site is currently occupied by a row of five large, terraced houses (GS02). The survival of these houses may have some potential to address the research agenda outlined in the current *Archaeological Research*

Framework for North West England: (researchframeworks.org/nwrf/industrial/; Table 3*):*

Industrial period	
Agenda No	**Agenda Description**
Ind26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?

Table 3 Industrial period research agendas

The extant late 19th-century terraced houses have been altered and have lost much of their original fabric. More complete examples survive throughout Manchester, however there is potential for the Site to address the research aim listed above.

7.4. Summary of significance

A summary of the potential and significance of the archaeological remains within the site is outlined in the table below (Table 4). These conclusions have been informed by the above criteria, professional judgment, the ICOMOS guide to assessing the value of heritage assets, as well as contributions that could be made towards local and regional research agendas.

Identified Asset	Period	Potential	Archaeological significance
Field boundaries and relict soils (GS01)	Post-medieval to mid-19th century	Low	Negligible
Oscroft Place (GS02)	19th-century	Currently extant	Negligible

Table 4 Summary of potential archaeological sites and their significance

This assessment concludes that the Site has the potential to contain buried remains of negligible significance.

8. Impact Assessment

8.1. Proposed development

This document has been prepared for Cheshire Homes Group to support a planning application for the demolition of the existing buildings and construction of a four-storey residential building and associated amenity and storage spaces. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

8.2. Review of impact on the archaeological resource

Delivery of the development proposals will necessitate demolition and ground-breaking works across the Site, with potential to impact on both above-ground and buried archaeological remains.

This assessment has demonstrated that the Site has low potential to retain buried remains of relict soils. Any such remains that do exist within the Site are likely to be of limited archaeological value and may be considered as negligible.

The Site currently contains a row of five large, terraced houses that will be demolished as part of the proposals. The properties are considered to be of negligible significance.

9. Conclusions

9.1. Planning policy

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

9.2. Recommendation for further work

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it is anticipated that no further archaeological works will be required. The exact scope and extent of any such further investigation of the Site will be determined by GMAAS.

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Appendix 1 - Figures

Figure 1: Site location map

Figure 2: Site boundary superimposed on modern mapping

Figure 3: Site boundary superimposed on the Ordnance Survey 1:10560 Town Plan of 1850

Figure 4: Site boundary superimposed on the Ordnance Survey 1:500 Town Plan Map of 1891

Figure 5: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1908

Figure 6: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1922

Figure 7: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Map of 1951

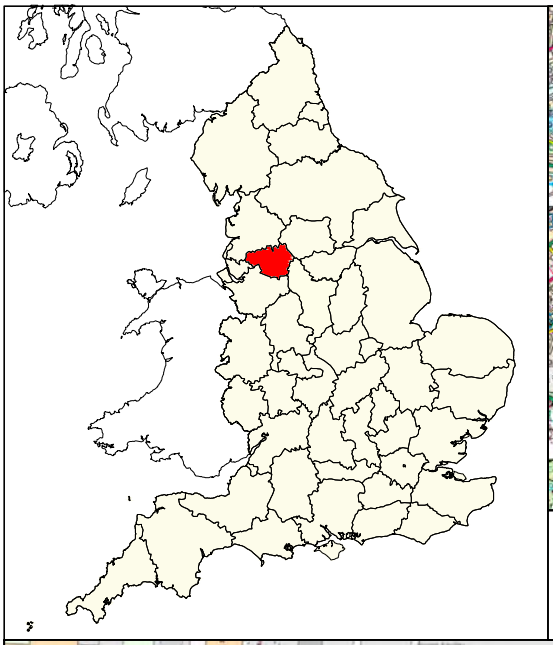
Figure 8: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Map of 1961

Figure 9: Gazetteer sites superimposed onto modern mapping

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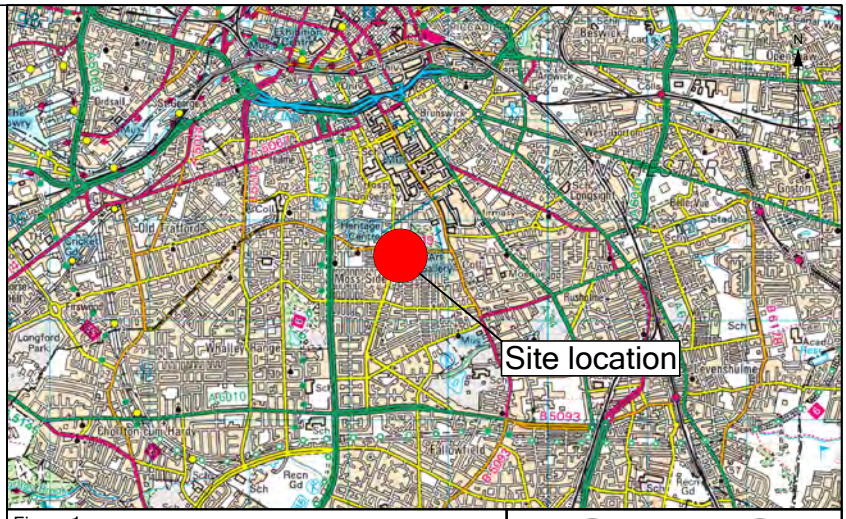
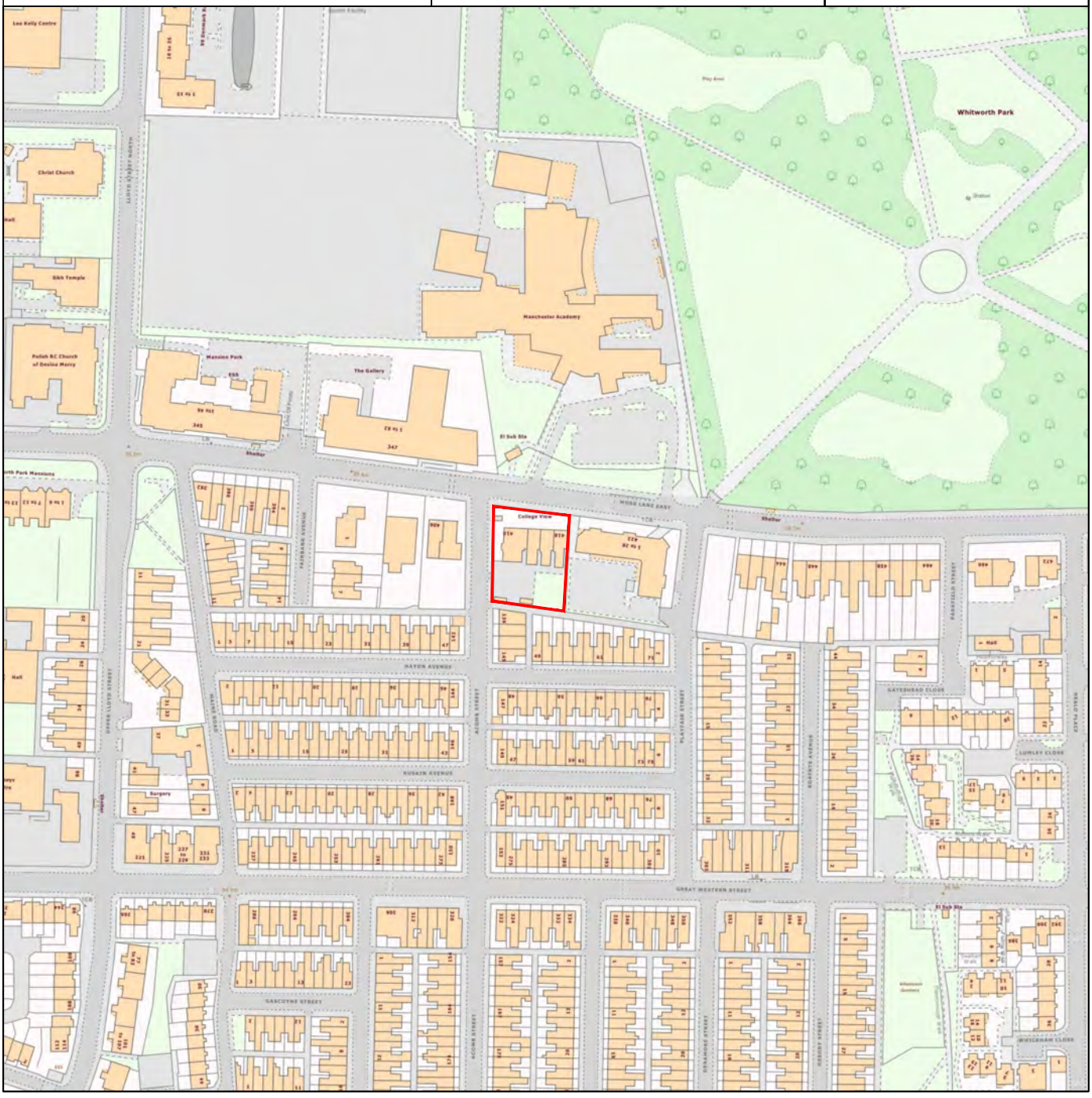


Figure 1:

Site Location

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CIVIC HERITAGE



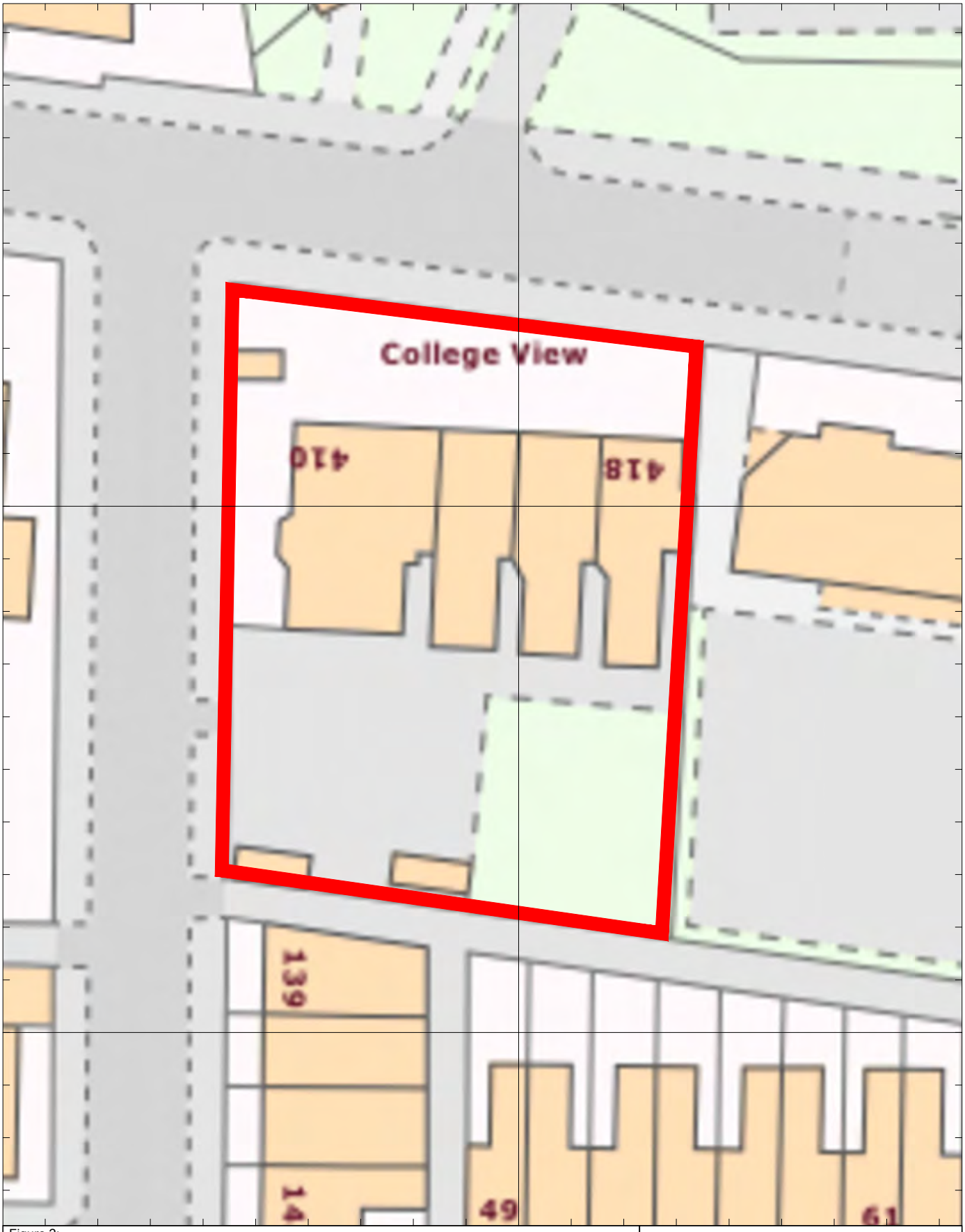


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

Site Boundary

CIVIC HERITAGE

0 20 m

Scale at A4 1:400

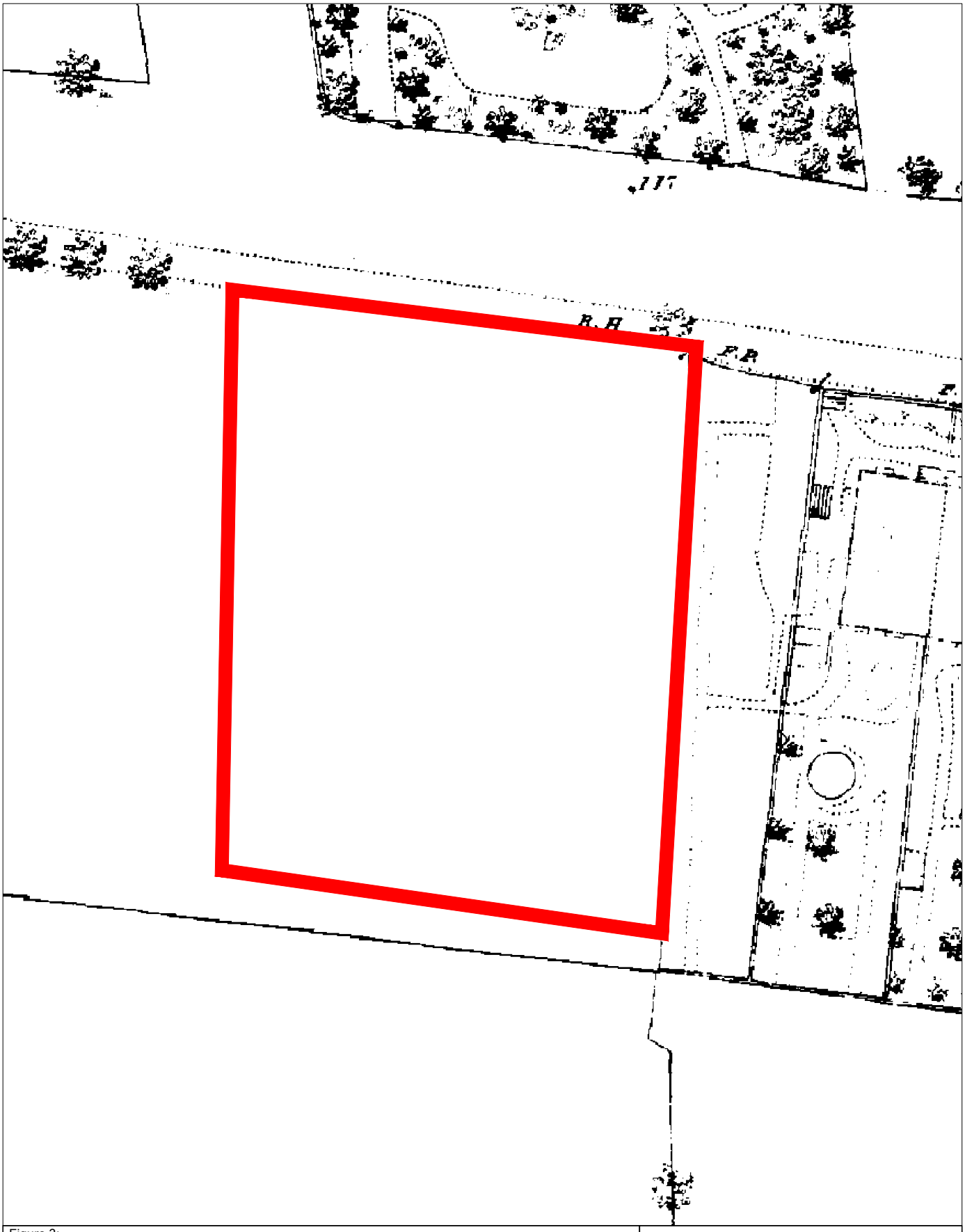


Figure 3:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1850

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N

Key:

Site Boundary

CIVIC HERITAGE

0 20 m

Scale at A4 1:400

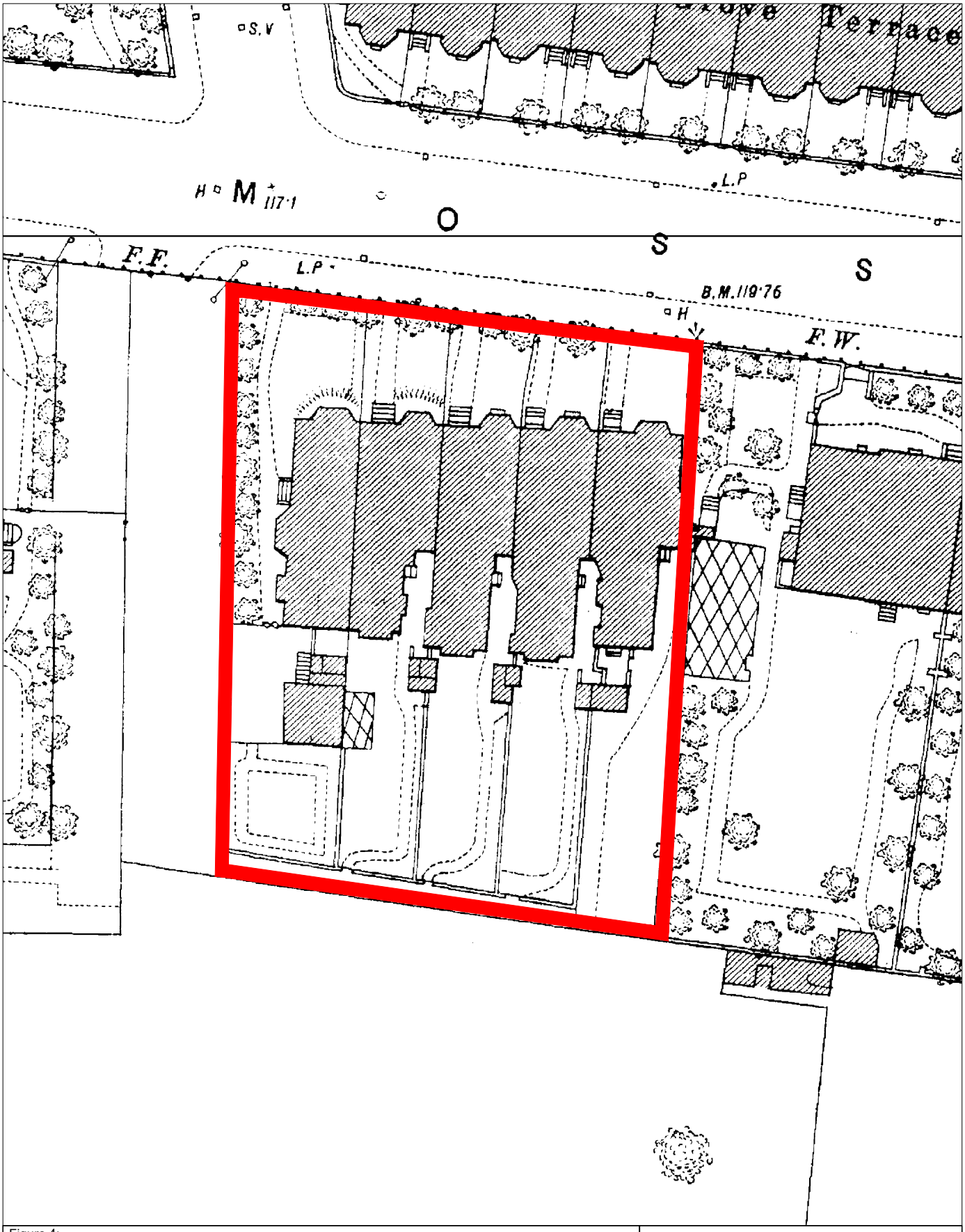


Figure 4:

Site Boundary Superimposed onto the 1:500 Town Plan of 1891

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N

Key:

Site Boundary

CIVIC HERITAGE

0 20 m

Scale at A4 1:400

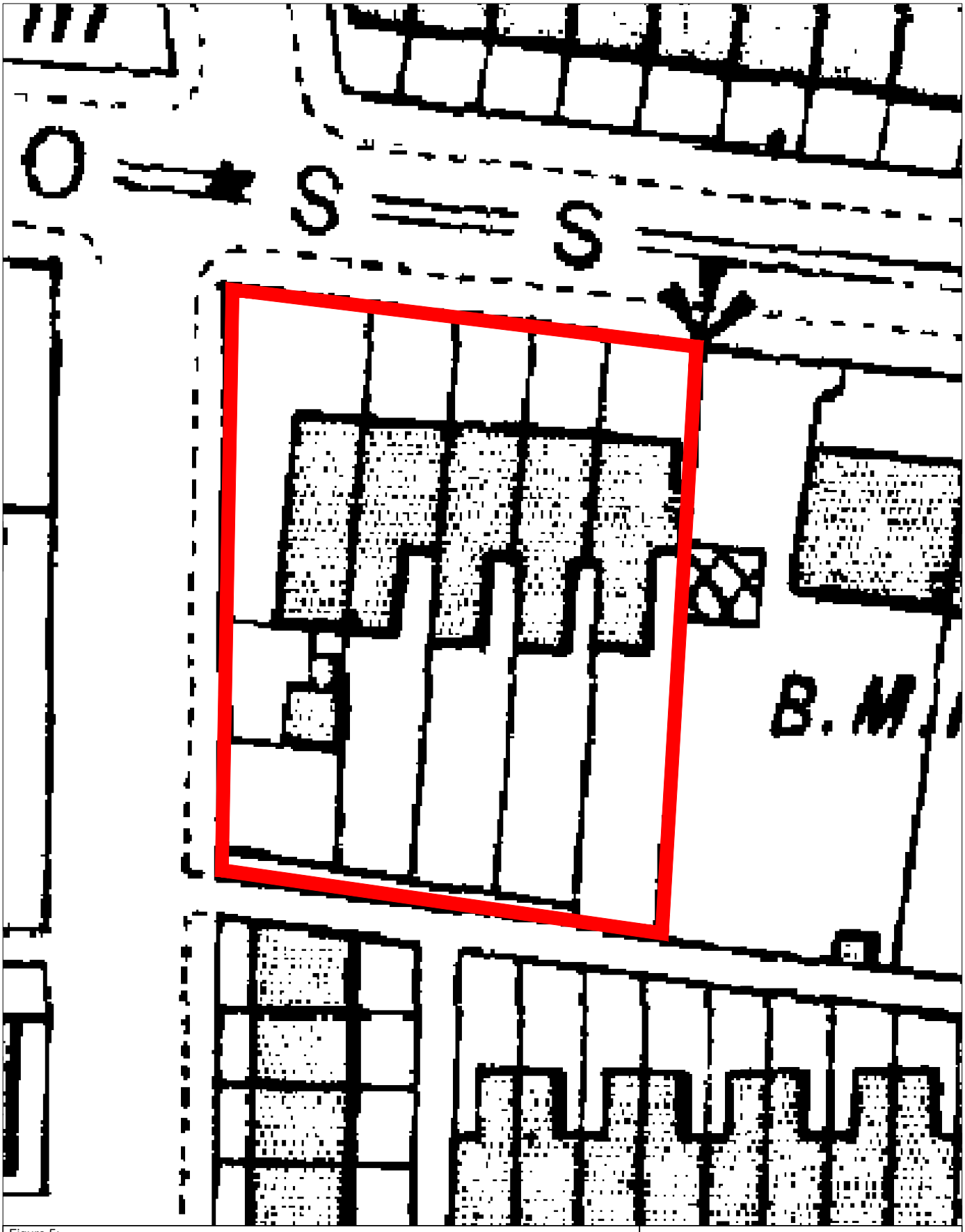


Figure 5:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1908

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N

Key:

Site Boundary

CIVIC HERITAGE

0 20 m

Scale at A4 1:400

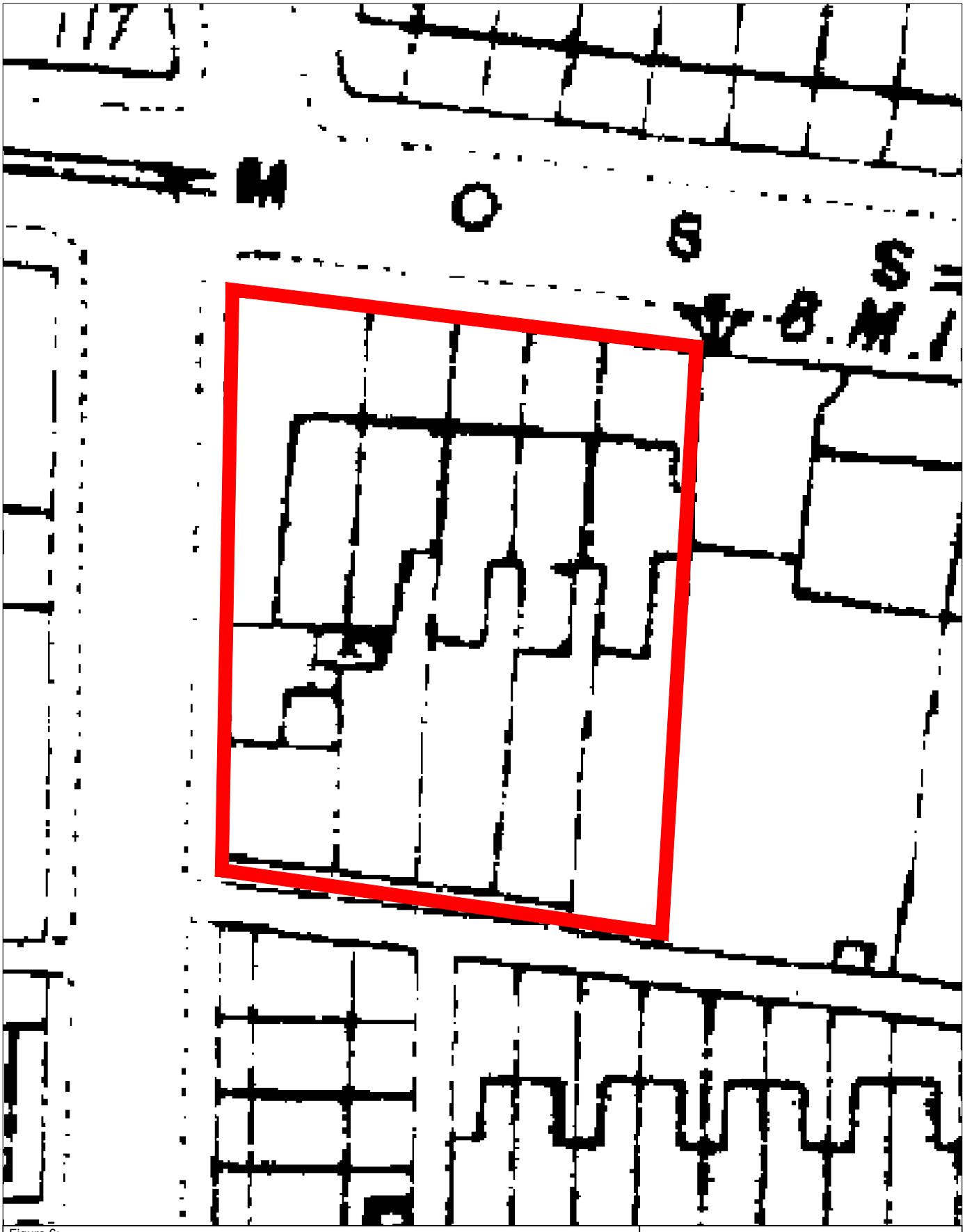


Figure 6:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1922

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N

Key:

Site Boundary

CIVIC HERITAGE

0 20 m

Scale at A4 1:400

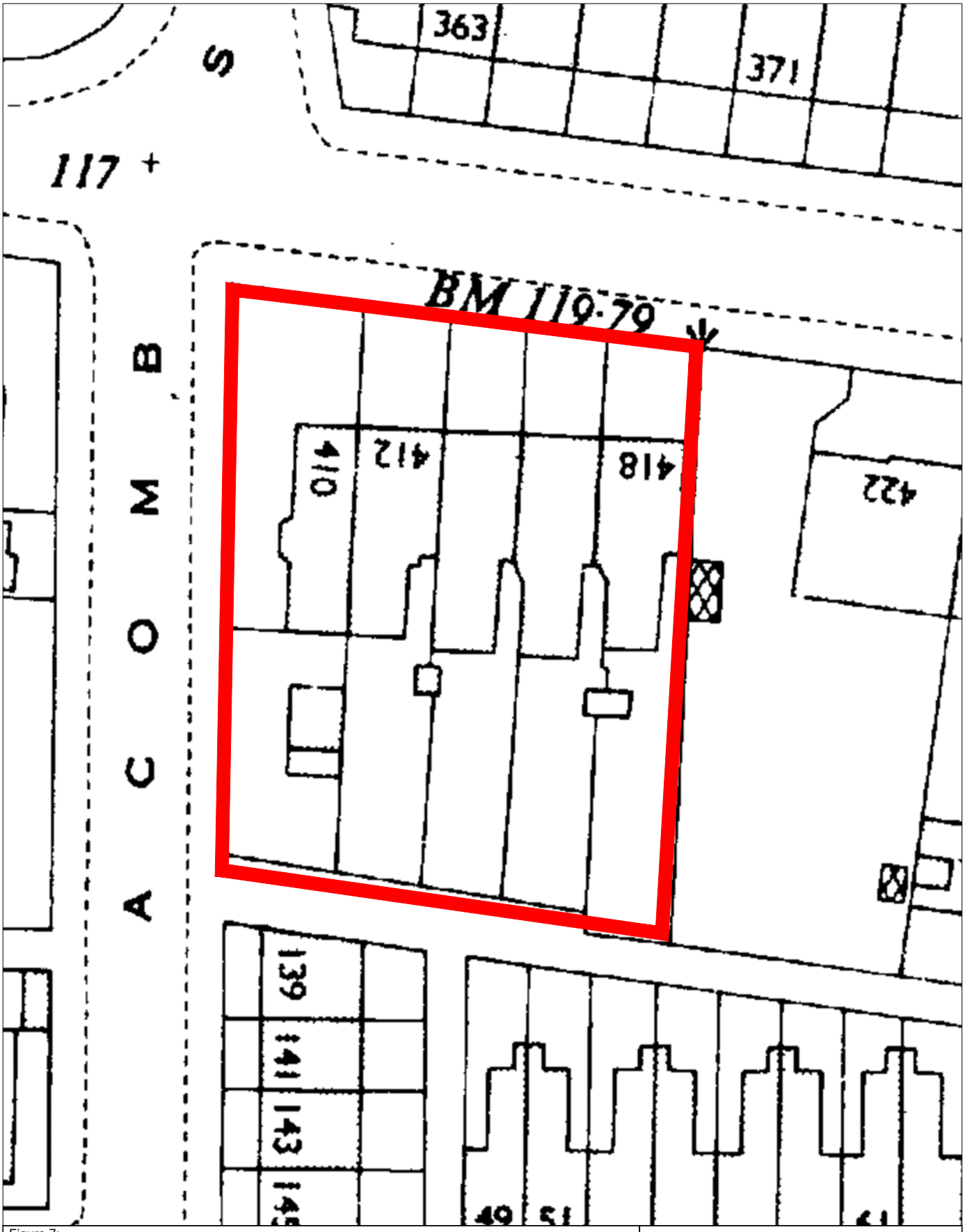


Figure 7:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1951

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N

Key:

Site Boundary

CIVIC HERITAGE

0 20 m

Scale at A4 1:400

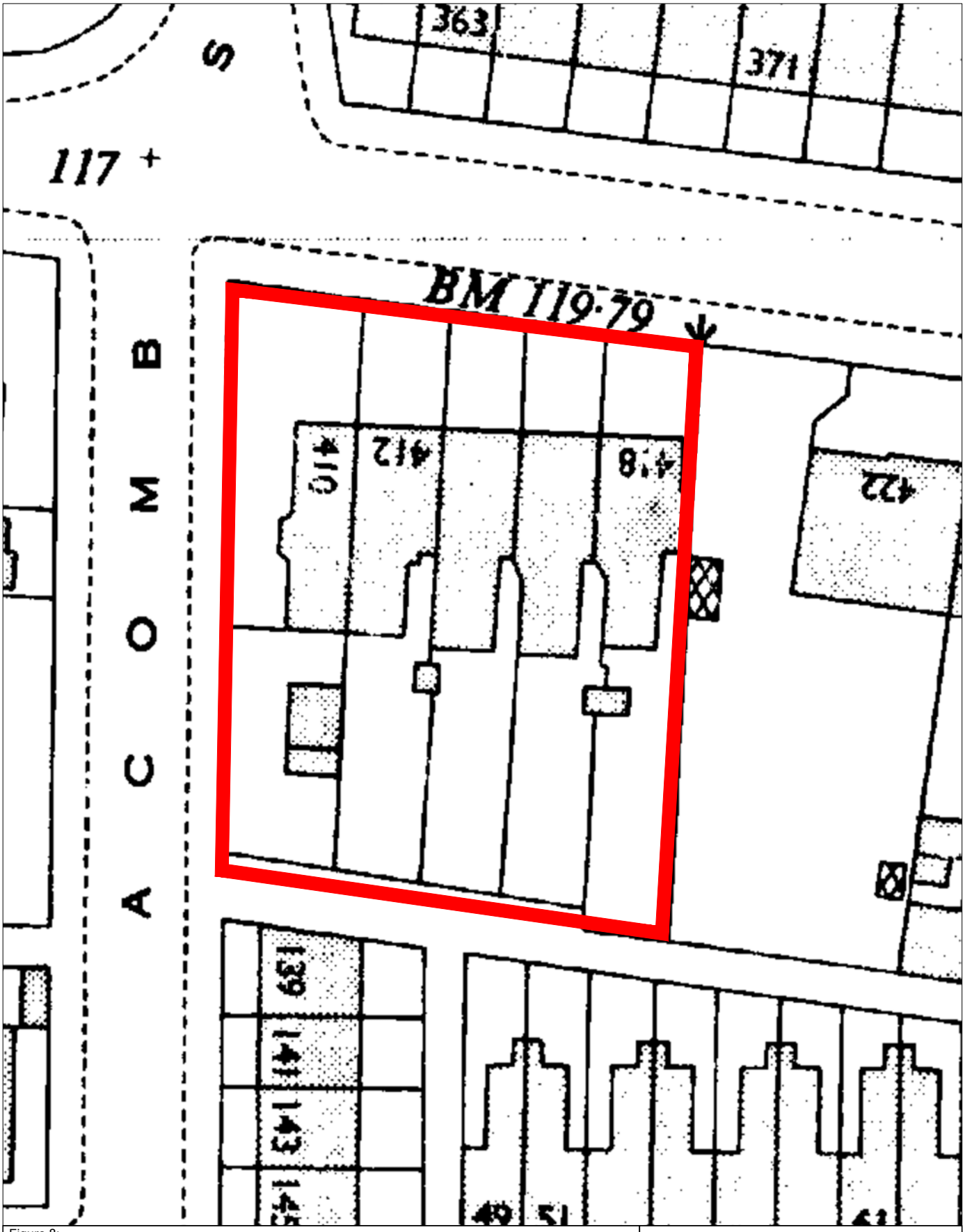


Figure 8:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1961

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N

Key:

Site Boundary

CIVIC HERITAGE

0 20 m

Scale at A4 1:400



CIVIC HERITAGE

Figure 9: Locations of Gazetteer Entries

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0 7.5 15 m