

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Lidl GmbH

Land off Wilmslow Road
Rusholme
Manchester

heritage statement

report 6205
November 2024

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1. Summary

- 1.1 This report presents the results of a heritage statement conducted in advance of a proposed development on land off Wilmslow Road, Rusholme, Manchester.
- 1.2 The works were commissioned by Lidl GmbH and conducted by Archaeological Services Durham University.
- 1.3 There is no direct evidence for prehistoric or Roman activity within the proposed development area, and evidence in the vicinity is limited to a single findspot. The site was probably in use as agricultural or pastoral land associated with the Platt estate during the medieval and post-medieval periods.
- 1.4 By the mid-19th century two large semi-detached villas were constructed in the western part of the site, with extensive gardens across the rest of the plot. Over the subsequent 100 years these villas and gardens were subject to various alterations, with several commercial buildings constructed in the eastern part of the site. The site was cleared in the late 20th century to make way for a petrol station and bus depot. These developments may have removed or truncated any earlier archaeological resource that may have been present.
- 1.5 There are no designated heritage assets on the site. The potential impact of the development on designated and non-designated heritage assets within 500m of the site has been assessed. No impact on the setting or significance of the assets has been identified.

2. Project background

Location (Figures 1 & 2)

- 2.1 The site is located on land off Wilmslow Road, Rusholme, Manchester (NGR centre: SJ 85413 94994). It is roughly rectangular in plan and covers an area of approximately 0.7 ha.

Development proposal (Figure 3)

- 2.2 The proposed development is a new supermarket with associated car parking and access.

Objective

- 2.3 The objective of the heritage statement was to identify and consider the significance of the heritage assets within or in the vicinity of the site, and the potential effect of the development upon them.

Methods statement

- 2.4 The works included the study of pertinent cartographic and other historical sources, records of previous archaeological interventions and sites listed in the Historic Environment Record (HER) within 500m of the proposed development area. Relevant HER references are given in brackets throughout the text of this report, and are listed in Appendix 1.

Dates

- 2.5 This report was prepared for November 2024.

Personnel

- 2.6 Research was conducted and this report prepared by Rebekah Walsh, with graphics by David Graham, and editing by Peter Carne.

3. Site description

Geology and soils

- 3.1 The underlying bedrock geology of the area comprises Triassic strata of sandstone of the Chester Formation, overlain by Devensian diamicton till (The British Geological Survey 2024).
- 3.2 No records of geotechnical works within the proposed development area were identified for this assessment.

Landscape characterisation

- 3.3 The proposed development area is within Natural England's Manchester Conurbation (55) National Character Area. The conurbation grew from the joining of settlements including Manchester, Stretford and Droylsden. The character area is centred on low hills divided by river valleys, the natural resources of which attracted industry from the late 18th century. The area is now characterised by urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing. There are small areas of greenspace and remnants of the area's industrial heritage present in the landscape (Natural England 2013).

- 3.4 Historic Landscape Characterisation categorises the western part of the site as commercial land, replacing 19th-century residences. The eastern part of the site is classed as ‘communications’, relating to a 20th-century bus depot. This area had previously been in use for commercial purposes, and as gardens associated with the residences to the west prior to that.

LiDAR data, satellite images, and aerial photographs (Figure 4)

- 3.5 The LiDAR data shows the site as broadly flat, with no obvious features, probably due to 20th-century development.
- 3.6 Satellite imagery from Google Earth, dating to 2000, shows a large bus depot and vehicle parking across much of the site, with two smaller buildings at the western edge. Google Streetview images from 2008 indicate that these buildings are a car wash. No changes are noted until 2016, when the car wash has been demolished and replaced with further car parking. By 2019, the bus depot appears disused, and no further changes can be seen on any later images, dating up to 2023.
- 3.7 Historic England hold several aerial photographs which show the site. The earliest of these (raf_3g_tud_uk_184_vp2_5166) was taken in 1946 and show two large residential buildings in the western part of the site with gardens and yards to the rear. The eastern part of the site comprises multiple commercial buildings, accessed from Wilmslow Road. The remaining photos (raf_543_4782_v2_0035 to 0037) were taken in 1969, and show the same buildings, though any gardens have now been replaced by vehicle yards, reflecting the site’s use as a garage and later bus depot.

Site as existing (Figure 2)

- 3.8 The proposed development area (PDA) was level with a mean elevation of approximately 43m OD. To the north are derelict properties and waste ground, to the east and south are residential properties and car parks, and to the west is the A6010 Wilmslow Road.
- 3.9 The site comprised a vacant former bus depot. This was bounded to the west and north-west by metal fencing, with hedgerow along the western edge between the access gates. The remainder of the site was bounded by brick walls, with a small section of concrete walling along the north edge.
- 3.10 The bus depot comprised a two-storey brick office block covered in graffiti near the centre of the site, with a metal vehicle shed forming the eastern part of the building. A small outbuilding was present in the south-east corner of the site. The ground surrounding the depot was tarmacked, with evidence of use as a car park. The site was generally dilapidated and overgrown.

4. Historical and archaeological development

Previous archaeological works

- 4.1 No previous archaeological works have been identified within the PDA, and no schemes of work have been conducted in the vicinity that have identified a relevant archaeological resource.

The prehistoric and Roman periods (up to 5th century AD)

- 4.2 Evidence for prehistoric activity within 500m of the site is limited to a stone figurine (HER 9097.1.0), dating to the Iron Age. This was found near Birch Brook, approximately 360m to the east of the PDA. There is no recorded Roman activity within the study area, with occupation in this period focused around the Roman fort of *Mamucium*, around 3.4km to the north-west.
- 4.3 It is considered that the potential for any archaeological resource relating to these periods to survive within the site is low.

The medieval period (5th century to 1540)

- 4.4 Remnants of the Nico Ditch (HER 1401.1.0) survive approximately 510m south of the PDA. These earthworks form part of a linear boundary possibly associated with an early medieval settlement at Manchester. This part of the ditch survives particularly well, with the original profile still evident; as such a rare example of this type of feature, it is categorised as a Scheduled Monument (SAM 1015132).
- 4.5 During the medieval period the study area was part of the Manor of Withington (Farrer & Brownbill 1911). This manor included the smaller estates of Platt, Birch, Slade and Holt. The earliest documentary record of Rusholme (or *Russum*) is in 1235 (Farrer & Brownbill 1911), though land at Platt is recorded as belonging to the Knights Hospitallers in the previous century, c.1150 (HER 1237.1.0). The PDA lies immediately east of Platt Hall and may have been agricultural or parkland associated with an estate here during this period.

The post-medieval period (1541 to 1899)

- 4.6 A timber and plaster building was present at Platt Hall by the 17th century, when it was home to the Worsley family (HER 1237.1.0). Though the exact location of this hall is unknown, it was probably within the confines of what is now Platt Fields Park, the nearest point of which is c.25m west of the PDA. The site would probably have been part of the Platt estate under the ownership of the Worsleys at this time.
- 4.7 Despite the known presence of several estates in the vicinity, none are depicted on Speed's 1610 map of Lancashire indicating that the area was still rural in nature, with no sizeable settlements.
- 4.8 The current Platt Hall was constructed c.1764, replacing the earlier timber building. It is located around 50m south-west of the PDA, and comprises a three-storey brick building in the Palladian style (HER 1237.1.1), set within parkland and fields to the west and south (HER 1237.2.0). This new hall is marked on Yates' 1786 map of the county (Figure 5), under the ownership of John Carill Worsley Esq. The map is not accurate enough to plot the location of the PDA, but the area is generally undeveloped with some buildings in the area relating to Rusholme village.
- 4.9 Hennet & Bingley's 1828 map of Lancashire (Figure 6) shows that more buildings were present in the vicinity, lining both sides of the road to the north of the site where the development is situated.
- 4.10 The 1850 Ordnance Survey (OS) town plan of Manchester (Figure 7) is the first to show the site in detail. The western part of the PDA is taken up by two large semi-detached villas, named Platt Terrace, with gardens fronting onto Wilmslow Road. To

the rear of the properties, in the eastern part of the site, are large gardens with formal paths laid out and frequent trees, perhaps forming orchards. To the east and south are further residential properties of similar size, including those on Moon Grove (HERs 8480.1.0, 8481.1.0 & 8482.1.0). The earliest houses in the Victoria Park estate (HER 9750.1.0) can be seen to the north, including Clifton Villa (HER 8529.1.0), with further housing to the north-west, though these are less substantial plots. Platt Hall remains to the south-west, set within parkland with a walled garden, conservatory and stables also depicted. Interspersed with the large houses are agricultural or pastoral fields, suggesting that despite the early 19th-century development the area still retained a rural atmosphere.

- 4.11 Little had changed on the site itself by the late 19th century. The 1894 2nd edition OS map shows the two villas, with a scattering of small outbuildings to the rear. The surrounding area had become more built up, with few fields now remaining. Construction had also continued at Victoria Park, with over 100 houses built on the estate by the end of the century (HER 9750.1.0).

The modern period (1900 to present)

- 4.12 The 1922 3rd edition OS map shows no changes within the PDA, but by this point the village of Rusholme had been subsumed into the suburbs of Manchester. The parkland surrounding Platt Hall had been repurposed as Platt Fields Park, with the addition of a bowling green and a boating lake (HER 1237.2.0). The park, combined with the large gardens of the suburban villas in the area, meant the area retained a more pleasant environment than the streets of crowded terraces located to the north-west.
- 4.13 Parts of the 19th-century villas had been demolished by 1935 to create two detached properties. The OS map of that year (Figure 8) shows that the northern villa stood in slightly reduced grounds, with a larger commercial building added at the eastern end of the former garden; the purpose of this is unclear. The southern villa still had trees depicted within its gardens but again the eastern part of the grounds had been repurposed. Three buildings had been constructed in this area adjacent to a probable yard, and an access road for these passed between the two villas and through to Wilmslow Road.
- 4.14 The villas were still extant in the late 1950s, though with some alterations. The northern villa is marked on the 1957 OS map as a garage, and a large building to the east had been extended to form a U-shape. In the south-east corner of the site, numerous small outbuildings had been added. This layout of the site is also visible on aerial photographs dated to 1946 and 1969.
- 4.15 All of the buildings on the site were demolished in the latter part of the 20th century and replaced by a large bus depot. This comprised an office block near the centre of the site with a large vehicle shed to the rear and car parking surrounding the buildings. To the west were two linked smaller buildings; these features are visible on satellite imagery from 2000. Google Streetview images from 2008 confirm that the western buildings were a petrol station that had been repurposed as a car wash. These had been demolished by 2015 and the area used as further car parking. The bus depot was out of use by 2019, and the site is now derelict.

Scheduled Ancient Monuments and other Designated Heritage Assets

- 4.16 There are no Scheduled Ancient Monuments within the PDA, but a section of an early medieval boundary ditch, the Nico Ditch (SAM 1015132), survives around 510m south of the site. There are 16 listed buildings within c.500m of the site. Of these, two are Grade II* listed (Platt Hall – LB 1246947; Church of Holy Trinity – 1246948) and the remainder are Grade II. The southern edge of the Victoria Park Conservation Area lies around 80m to the north of the PDA; five of the above listed buildings lie within its boundary.

5. The potential archaeological resource

- 5.1 There is no direct evidence for prehistoric or Roman activity within the PDA, and evidence in the vicinity is limited to a single findspot.
- 5.2 The site was probably in use as agricultural or pastoral land associated with the Platt estate during the medieval and post-medieval periods.
- 5.3 By the mid-19th century two large semi-detached villas were constructed in the western part of the site, with extensive gardens across the rest of the plot. Over the subsequent 100 years these villas and gardens were subject to various alterations, with several commercial buildings constructed in the eastern part of the site. These developments have removed or truncated any earlier archaeological resource that may have been present.
- 5.4 The site was cleared in the late 20th century to make way for a petrol station and bus depot. This demolition and further development may have removed any remaining archaeological resource that may have been present.

6. Heritage planning policies and guidance

National policy and guidance

- 6.1 The National Planning Policy Framework (NPPF) was issued in 2012 and last updated in December 2023. It outlines the Government's planning policies for England with regard to the protection of all heritage assets and how these are applied. The framework is intended to be used in conjunction with local plans. It is supported by planning practice guidance that was last updated with respect to the historic environment in July 2019. This report has been conducted with regard to chapter 16 of the framework, *Conserving and enhancing the historic environment*. Of particular relevance are the following parts of the framework:

200. 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.

201. 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.

205. 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.

206. 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:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) 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.

207. 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:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. 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.

209. 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.

211. 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.

Planning Practice Guidance (PPG)

- 6.2 Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.
- 6.3 Significance in terms of heritage-related planning policy is defined as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. In the planning context heritage interest may be archaeological, architectural and artistic, or historic.

archaeological interest: 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.

architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place, and can symbolise wider values such as faith and cultural identity.

- 6.4 Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.
- 6.5 Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting (NPPF paragraph 201). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.
- 6.6 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 6.7 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 206-209) apply.
- 6.8 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 6.9 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
- 6.10 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.
- 6.11 The National Planning Policy Framework confirms 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). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional.

Local policy and guidance

- 6.12 The Greater Manchester Local Plan (*Places for Everyone Joint Development Plan 2022 to 2039*) was adopted in March 2024 and covers the planning policies that will manage and influence future development in the Manchester area. Manchester's Core Strategy was adopted in 2012 and updated in 2024, after the adoption of the *Places for Everyone* Local Plan. The following policies are relevant to this heritage statement:

Policy JP-P2: Heritage (2024)

- 6.13 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.

Policy EN 3: Heritage (2012)

- 6.14 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.

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

- 6.15 *Policy EN 3* is intended to be implemented alongside *Policy JP-P2* above.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.16 The legislative framework has regard to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving any listed building and its setting, as well as the need to preserve or enhance the character, appearance and setting of conservation areas (s.72 of the Act).

Victoria Park Conservation Area

- 6.17 The Victoria Park Conservation Area was designated in 1972 for its historic value as an early private housing estate. The Conservation Area includes several listed buildings, some of which were part of the original estate. A draft Conservation Area Appraisal for Victoria Park was prepared in 2015 (Manchester City Council 2015).

Historic England guidance

- 6.18 Historic England's *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (2008) provides guidance on all aspects of the historic environment and combines its protection with the economic and social requirements of the public. It acknowledges that the historic environment is fundamental to England's cultural heritage and sense of identity, and should be recognised as a non-renewable resource sustained for the benefit of present and future generations.
- 6.19 Historic England's Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets (Historic England 2019a) provides information on the analysis and assessment of heritage significance in line with the NPPF. Also pertinent is Historic England's Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (2017).

7. Heritage assets and their significance

Baseline data

- 7.1 The Historic Environment Record and the National Heritage List for England were consulted. Records of heritage assets, both designated and undesignated, were compiled from within a c.500m study area from the boundary of the development site. The relevant assets are listed in Appendix 1 and mapped onto Figure 1.
- 7.2 Assets with no interrelation with the site, because of intervening buildings, woodland or topography and no relevant historical connection, were not considered further. Those assets where an assessment of the potential impact of the development is needed are shown on Figure 9, and are considered below. These comprise those assets which are in close proximity to the site such that there may be a visual interrelation, or otherwise have a relevant historical connection with the site.

Designated heritage assets

Section of early medieval boundary ditch known as the Nico Ditch (SAM 1015132)

- 7.3 Earthworks forming part of the Nico Ditch are located c.510m to the south of the PDA. The earthworks measure 135m long and the original profile of the ditch still survives, measuring 4m wide and 2m deep. The ditch may have been associated with an early medieval settlement at Manchester, or alternatively form a boundary

between larger kingdoms. It continued in use as a boundary marker into the medieval period. As a rare survival of boundary earthworks from this period, and a scheduled monument, it is considered to be of national importance.

Platt Hall (LB 1246947)

- 7.4 Platt Hall is a Grade II* listed building, situated c.50m south-west of the PDA. It was built for John Carill Worsley around 1764 to replace the previous timber and plaster hall on the site. Constructed of red brick in the Palladian style, it comprised a three-storey main block with additional two-storey pavilions to the east and west. It was sold in c.1907 to the Manchester Corporation and used for a variety of purposes including a tearoom, temporary First World War housing and a Second World War police station, before eventually being converted into the world's first costume museum in 1947. As a Grade II* listed building, it is a particularly important building of more than special interest.

Church of Holy Trinity (LB 1246948)

- 7.5 The Church of Holy Trinity lies around 260m west of the PDA, on Platt Lane; it is Grade II* listed. It was constructed in 1845-6 on instruction from the Worsleys of Platt Hall. The architect, Edmund Sharpe, used yellow, buff and brown terracotta for the construction instead of the more common stone or brick, even including mason's tooling marks on the imitation stonework. This unusual choice of building material contributes to the architectural interest of the church. As a Grade II* listed building, it is a particularly important building of more than special interest.

4 to 7 Moon Grove (LBs 1197927, 1219999 & 1220030)

- 7.6 These properties are all Grade II listed and date to the 1830s. Numbers 5 and 7 (LB 1197927) are semi-detached and single-fronted, while numbers 4 (LB 121999) and 6 (LB 1220030) are larger double-fronted properties. These are on the western side of the street, c.65m east of the PDA. Numbers 5 and 7 are on the eastern side, around 100m from the site. The properties were built by a flour merchant, who acquired the site of Moon Grove in 1833 in order to construct a small development in what was then a desirable rural village on the outskirts of Manchester. As Grade II listed buildings, these assets are of special interest.

Victoria Park Conservation Area and associated listed buildings

- 7.7 The southern edge of the Victoria Park Conservation Area lies c.80m to the north of the PDA. This incorporates a private housing estate, begun in 1837. The initial residents and investors were wealthy business owners who wanted to escape the industrial environment of Manchester and live in a more rural area. Access to the estate could only be gained by paying a toll at the entrance gates, though there is little surviving evidence of these gates today. The estate became popular with the professional classes in the later 19th century, with several notable politicians and artists living there. The area began to decline in the 1920s with the spread of the Manchester suburbs; however some of the original 1830s-40s houses still survive today, and several properties within the Conservation Area are listed, including the Victoria Park Hotel (LB 1271228), Denison House (LB 1217825), Langdale Hall (LB 1254692), Xaverian College (LB 1197923) and Marylands (LB 1219785), which all lie within the 500m study area. Because of the historic and architectural value of the Victoria Park estate, and because of the listed buildings within it, the conservation areas is of regional significance.

Non-designated heritage assets

Platt Fields Park (HER 1237.2.0)

- 7.8 Originally part of the mid-18th-century designed landscape around Platt Hall, Platt Fields is now a public park located on the opposite side of Wilmslow Road from the PDA, at a distance of approximately 20m. After the purchase of Platt Hall by the Manchester Corporation in c.1908, the parkland was repurposed as a park to “ease the serious distress suffered in the area by increasing unemployment” (O’Brien & Wilson 1997, 12). Jobs were created for 720 local men, involving the construction of a large lake and the inverting of a brook along with the construction of various bridges and other features (*ibid.*, 13). Sports facilities in the park were varied, including bowling greens, tennis courts and cricket pitches. This asset is of local importance, but it also contributes to the setting of Platt Hall.

Archaeological remains

- 7.9 No significant archaeological remains have been identified within the PDA, and the potential for a significant recourse to be present is considered to be low.

8. Impact assessment

Direct impact

- 8.1 No impact on a significant archaeological resource within the site is anticipated.
- 8.2 There will be no direct impact on the assets situated outside of the development area.

Visual impact

- 8.3 The impact on the setting of the assets located outside of the PDA needs to be considered, as this could affect the significance of the assets.

Section of early medieval boundary ditch known as the Nico Ditch (SAM 1015132)

- 8.4 The significance of this asset lies in its archaeological value in holding evidence of early medieval boundary locations and design. Views to and from the monument are not significant, as it is shrouded in trees and is not particularly visible even from the immediate vicinity. The setting of the ditch, within a wooded area and with buildings immediately to the north will not be affected by the proposed development, due to a lack of intervisibility. It is therefore considered that the impact of the proposed development on the asset is neutral.

Platt Hall (LB 1246947)

- 8.5 The historical and architectural value of Platt Hall both contribute the significance of the asset. Due to the proximity of the PDA to the Hall (c.50m), it is probable that it was under the ownership of the Hall’s inhabitants throughout the long history of the estate. However, with Manchester expanding to include Rusholme within its suburbs, the function of the PDA changed to become residential and subsequently commercial, before finally being repurposed as a bus depot. Therefore, the historical association of the site with the Platt estate has already been lost; the historical and architectural value of the Hall will not be affected by the proposed development.
- 8.6 However, the setting of Platt Hall still needs to be considered. The Hall sits at the north-east corner of Platt Fields Park. The most significant viewpoint is from the frontage of the house; this frontage and the views from it were an integral part of its

design. It looks roughly south-east over the park, away from the development, and would be unaffected. Views from the other elevations are of lesser importance, with views to the rear and east being over a small part of the park towards an urban backdrop. The replacement of the derelict development site with the supermarket will improve this urban backdrop. There are windows in the rear elevation which overlook a small, wooded area. It is possible that the PDA could be seen in views from the rear windows, but these views would be oblique and partial due to tree cover. No windows are present in the eastern elevation, which faces towards the PDA. There is therefore no significant interrelation between the building and the development. The effect of the development on Platt Hall is therefore considered to be negligible.

Church of Holy Trinity (LB 1246948)

- 8.7 The significance of the church lies in its historical and architectural value, and in its connection to the Platt Hall estate. These values will not be impacted by the proposed development. Regarding the setting of the asset, there is no intervisibility between the site and the church at ground level. It is assumed that the view from the church tower would include the PDA, but as this would feature as a small point within the larger urban sprawl of the Manchester suburbs it is not considered that this would affect the setting. Additionally, the visibility of the church tower within the landscape is the view of most importance in this instance, rather than the views from it. Therefore, the proposed development would have no impact on the setting or significance of the asset.

4 to 7 Moon Grove (LBs 1197927, 1219999 & 1220030)

- 8.8 The properties on Moon Grove are both architecturally and historically significant as survivors of the early expansion of the area in the 1830s. This significance will not be affected by any proposed development. The properties are set on a private road onto which the houses face, and which forms the main focus of the assets. Any views westwards from numbers 5-7 are blocked by the presence of terraced housing on Stanley Avenue, which lies between Moon Grove and the PDA. There is one rear window in number 4 Moon Grove which has potential to include a partial view of the site, due to the presence of a back lane and the location of Marcus Grove, but it is more probable that this view is blocked by 19 Stanley Avenue. If the PDA was visible from this window, the view would be of the derelict site, and the proposed development would be an improvement, creating a negligible positive impact on the asset. Due to the complete or minimal intervisibility between the site and Moon Grove, it is considered that the proposed development would have no impact on the setting or significance of the assets.

Victoria Park Conservation Area and associated listed buildings

- 8.9 The Conservation Area comprises what was once the Victoria Park private housing estate, with the southern edge lying around 80m to the north of the PDA. Its historic value has already been compromised due to later developments infilling around the original mid-19th-century properties; this would not be affected further by the proposed development. There is no intervisibility between the site and the Conservation Area or any of the listed buildings within it, due to intervening buildings and trees on Dickenson Road. As such, the proposed development is not therefore considered to have any impact on the setting of the assets.

Platt Fields Park (HER 1237.2.0)

- 8.10 Platt Fields Park is significant due to its historic connection with Platt Hall; it also potentially has archaeological value due to the possibility of the remains of an earlier timber and plaster hall surviving within its grounds. These values would not be affected by the proposed development. The setting of the park must also be considered. The PDA has no intervisibility with the majority of the park, with the only exception being the north-east corner, to the rear of Platt Hall. Though this area is wooded, obscuring views from the hall itself, the site is still clearly visible to pedestrians using this entrance to the park. Currently the view is somewhat blocked by the thick hedgerow along the western side of the site, but the proposed development plan (Figure 3) indicates that the car park and supermarket would be clearly visible from this point. However, the significance of the park views is inward, focusing on the vistas of Platt Hall, the lake and landscaping, rather than external views. Because of this, it is considered that the effect of the proposed development on the asset is negligible.

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Aerial photographs and LiDAR data

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[raf_543_4782_v2_0035](https://historicengland.org.uk/images-books/archive/collections/aerial-photos/raf_543_4782_v2_0035) – taken 4th July 1969
[raf_543_4782_v2_0036](https://historicengland.org.uk/images-books/archive/collections/aerial-photos/raf_543_4782_v2_0036) – taken 4th July 1969
[raf_543_4782_v2_0037](https://historicengland.org.uk/images-books/archive/collections/aerial-photos/raf_543_4782_v2_0037) – taken 4th July 1969

Satellite imagery from 2000 to 2023 and Streetview imagery from 2008 to 2024 were viewed on Google Earth.

LiDAR data was viewed at <https://environment.data.gov.uk/DefraDataDownload>

Appendix 1: Historic Environment Record

The tables include relevant sites recorded within the vicinity of the proposed development area (within an approximate radius of 500m from the site).

Historic Environment Record and designated heritage assets

(PRN = Public Record Number, Designation - SAM = Scheduled Ancient Monument, LB = Listed building, CA = Conservation Area)

PRN	Designation	Description	Grade	Date
1237.1.0		Platt Hall (site of old hall)		Medieval to 17th-century
1237.1.1	LB 1246947	Platt Hall (new hall)	II*	18th-century
1237.2.0		Platt Fields		18th-century
1401.1.0	SAM 1015132	Section of an early medieval boundary ditch known as Nico Ditch		Early medieval
8387.1.0	LB 1217825	Denison House	II	19th-century
8471.1.0	LB 1197923	Firwood (now part of Xaverian College)	II	19th-century
8480.1.0	LB 1219999	4 Moon Grove	II	1830s
8481.1.0	LB 1220030	6 Moon Grove	II	1830s
8482.1.0	LB 1197927	5 & 7 Moon Grove	II	1830s
8529.1.0	LB 1271228	Victoria Park Hotel (Clifton Villa)	II	c.1840
8551.1.0	LB 1246948	Church of Holy Trinity	II*	19th-century
8642.1.0	LB 1254692	Langdale Hall and attached former coach house	II	19th-century
9097.1.0		Stone figurine (findspot)		Iron Age
9750.1.0	CA	Victoria Park		19th-century
12073.1.0	LB 1219785	Marylands	II	19th-century

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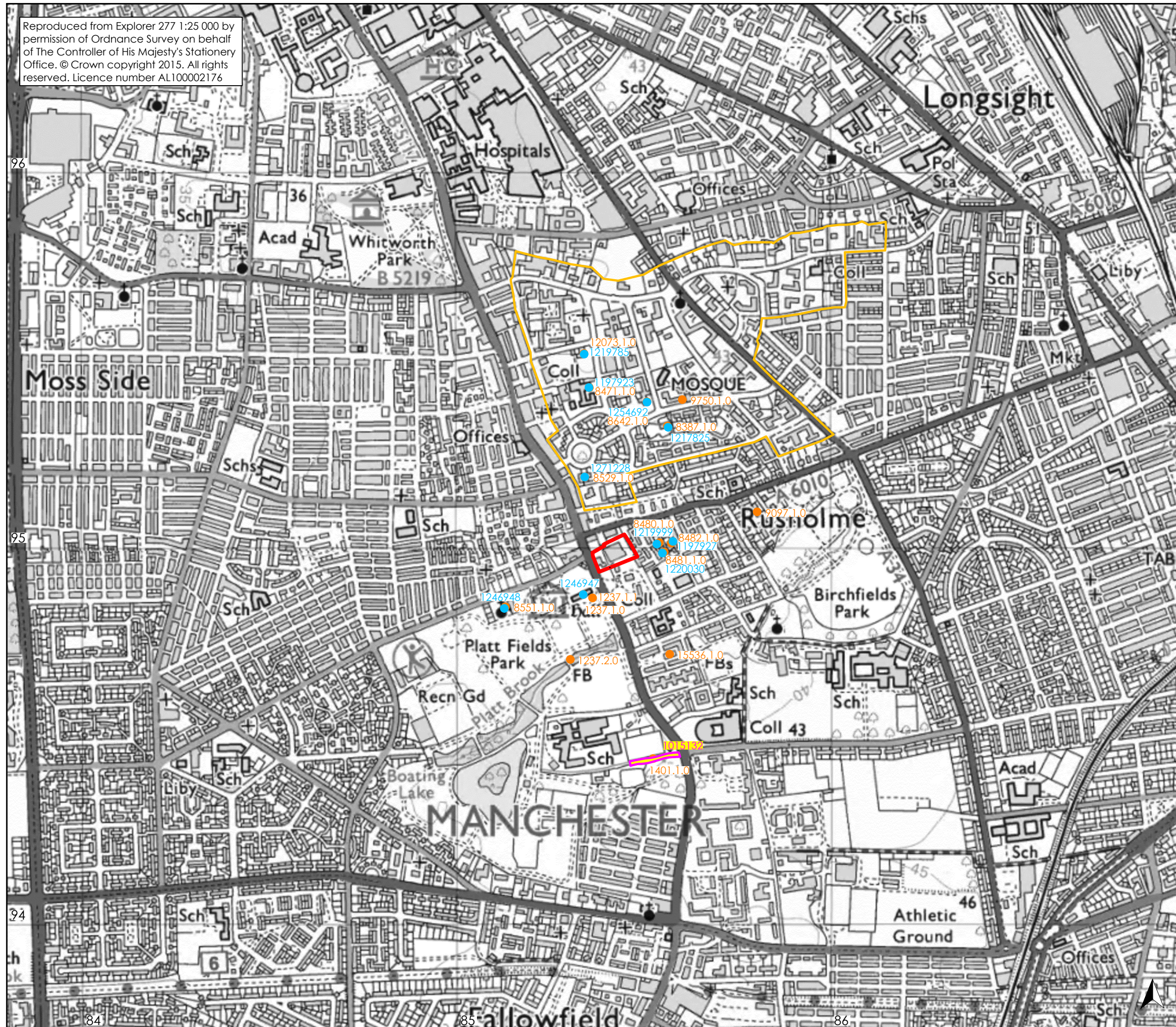
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Manchester

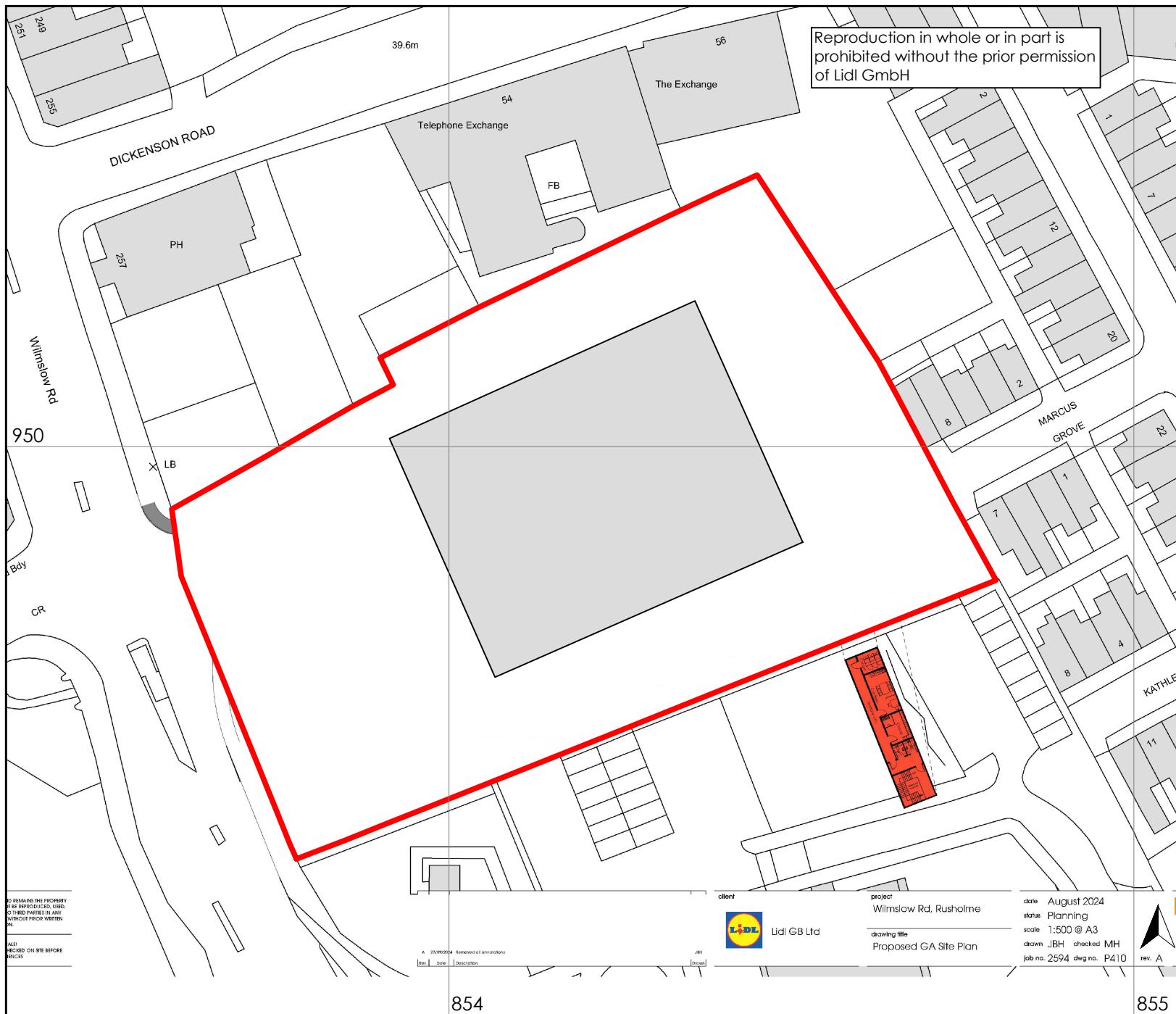
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Figure 1: Site location and Historic Environment Record

0 500m
scale 1:10 000 for A3 plot

- site boundary
- HER site
- listed building
- scheduled monument
- conservation area





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Figure 2: Site as existing

0 40m
scale 1:800 for A4 plot

 site boundary

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PERMISSION

ALL
CHECKED ON SITE BEFORE
SERVICES

A 23/09/2024 Issued for annotations

client



Lidl GB Ltd

project

Wilmslow Rd, Rusholme

drawing title

Proposed GA Site Plan

date August 2024

status Planning

scale 1:500 @ A3

drawn JBH checked MH

job no. 2594 dwg no. P410

rev. A



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39.6m

56

The Exchange

54

Telephone Exchange

FB

PH

DICKENSON ROAD

950

LB

MARCUS GROVE

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Figure 3: Proposed development

0 40m
scale 1:800 for A4 plot

site boundary

REF: SP24055 (02.4.21)

DECK LAYOUT DRAWING

LEVEL 15.05.24

ING LAYOUT: Signify

Plan 2'

AVIATION CONSULTANT

007 Access Tracking

DEFS AND PROPOSED

RECREATE ARCHITECT

100 Landscape Details

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PERMISSION

BE CHECKED ON SITE BEFORE

WORK

11/08/2023: Start below road level material for typical. Start plan and floor plan layout in line with P202 and P203.
26/09/2024: Numerous alterations - Adjusted line with P202.
31/10/2024: Incorporated revised sign layout and adjusted windowing in line with P202 and P203.
12/12/2024: Revised in line with latest planning advice. Revised to include all changes discussed in design team meeting held 11/12/2024 and coordinated with design consultant design team following, including final design ref.
12/12/2024: Revised in line with latest planning advice. Revised to include all changes discussed in design team meeting held 11/12/2024 and coordinated with design consultant design team following, including final design ref.
12/12/2024: Revised in line with latest planning advice. Revised to include all changes discussed in design team meeting held 11/12/2024 and coordinated with design consultant design team following, including final design ref.

client



Lidl GB Ltd

project

Wilmslow Rd, Rusholme

drawing title

Proposed GA Site Plan

date August 2024

status Planning

scale 1:500 @ A3

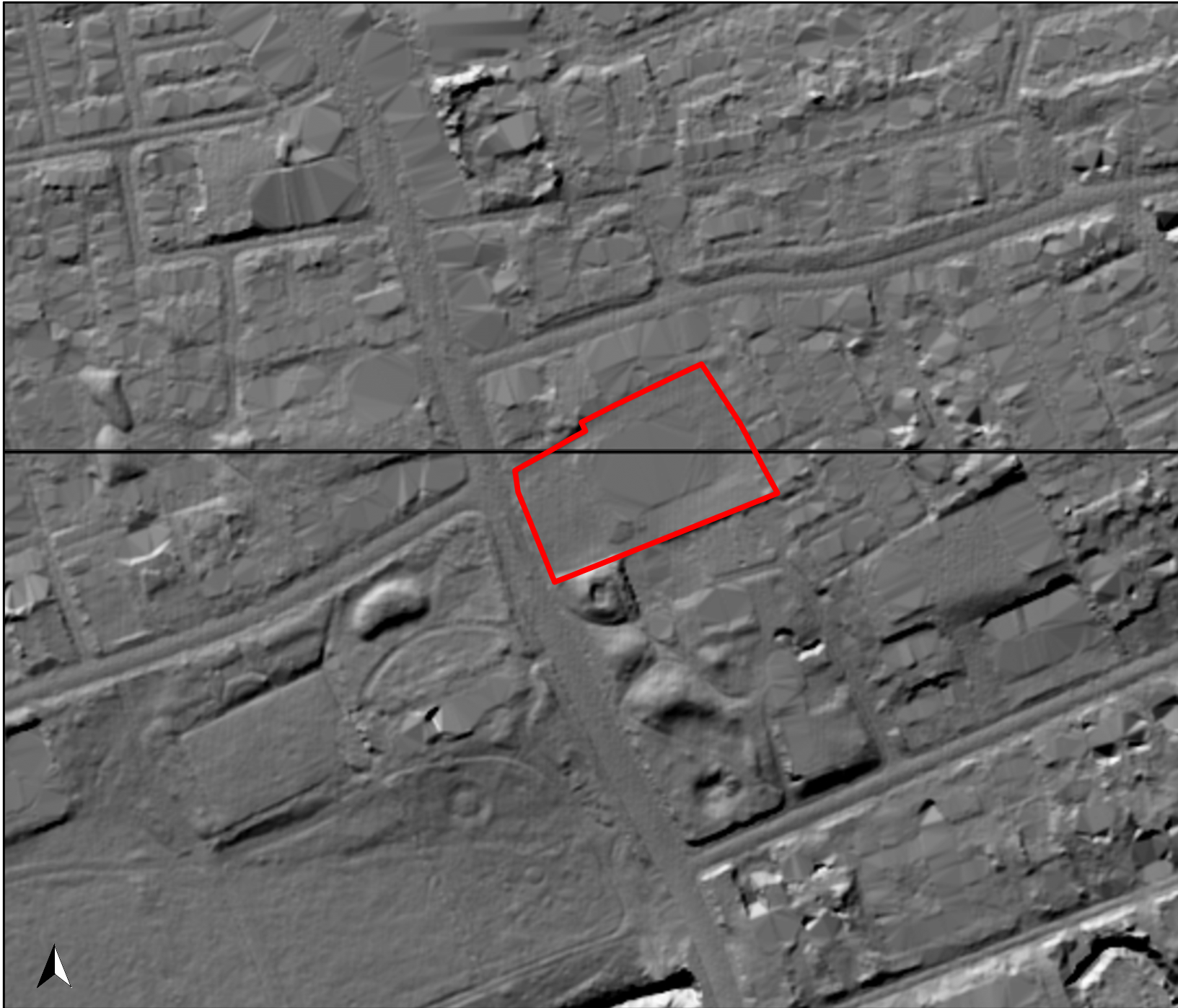
drawn JBH checked MH

job no. 2594 dwg no. P410

rev. E

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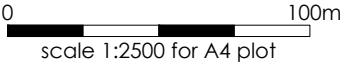


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Figure 4: LiDAR data



site boundary



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Figure 5: Extract from Yate's map of
Lancaster, 1786

0 750m
approximate scale 1:15 000 for A4 plot



approximate location
of the site boundary



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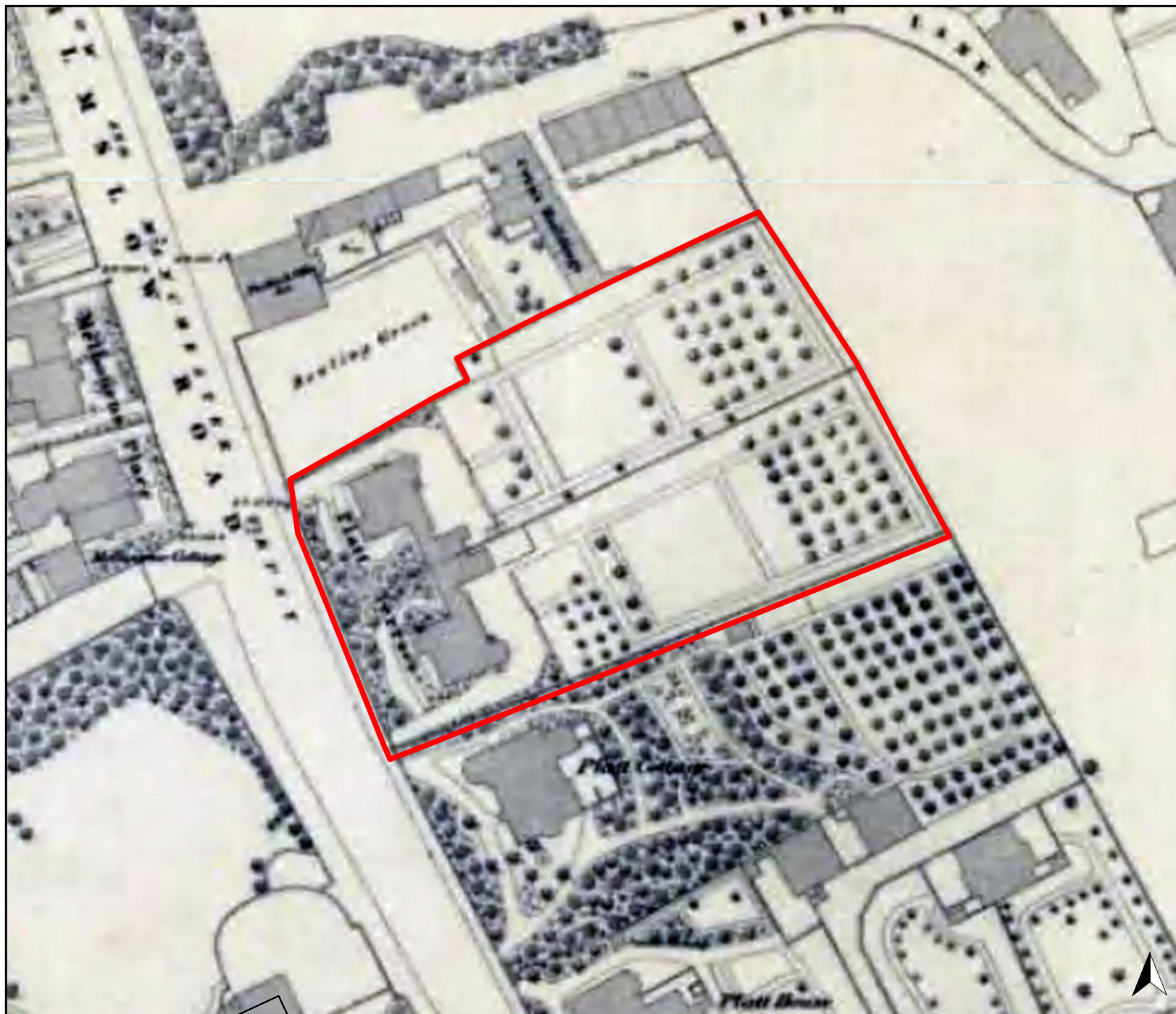
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Figure 6: Extract from Hennet &
Bingley's map of Lancaster, 1828

0 750m
approximate scale 1:15 000 for A4 plot



approximate location
of the site boundary



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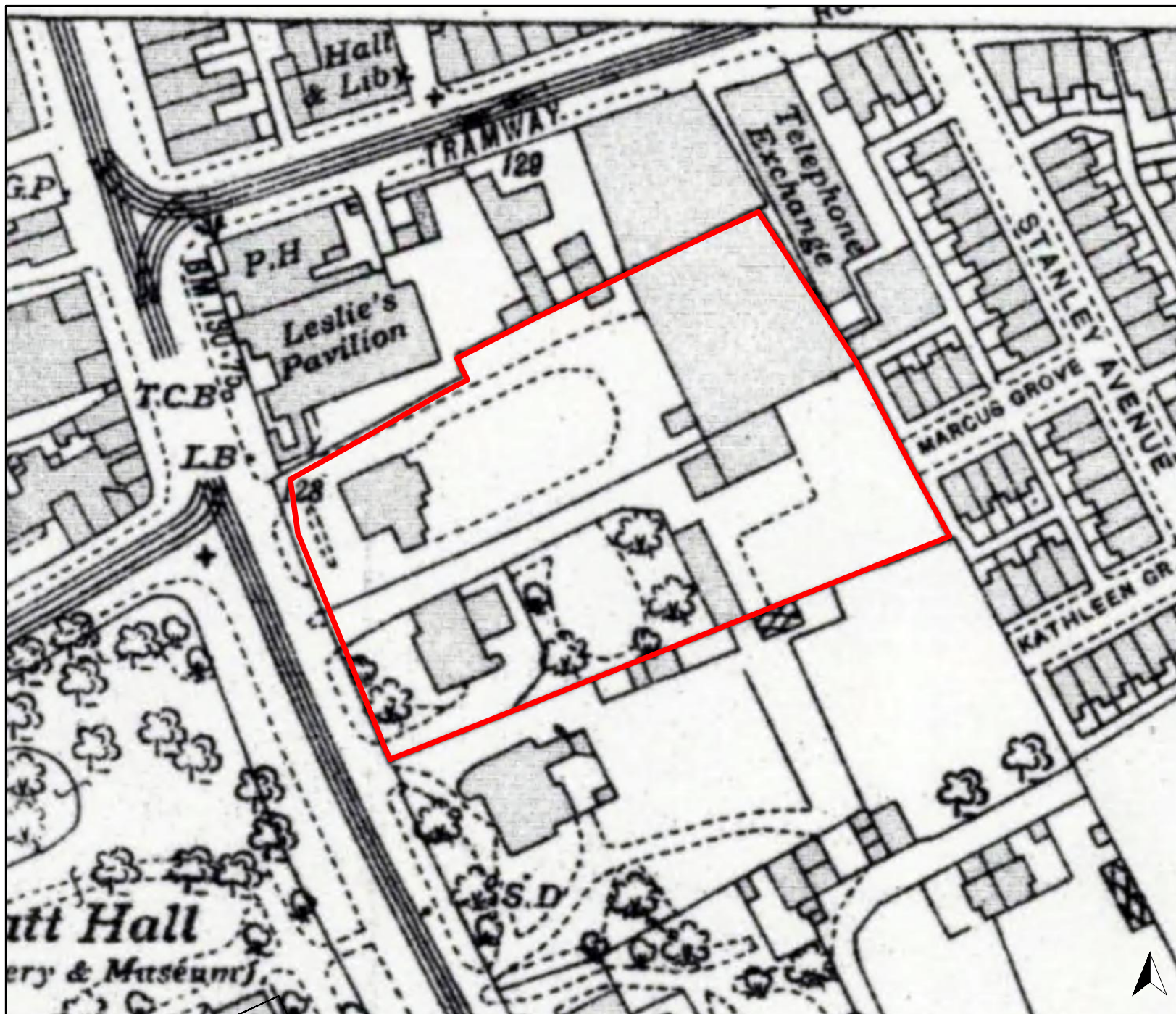
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Figure 7: Extract from the Ordnance
Survey town plan of Manchester,
1850

0 50m
scale 1:1000 for A4 plot

 site boundary



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Figure 8: Extract from the 1935
Ordnance Survey map

0 50m
scale 1:1000 for A4 plot

 site boundary

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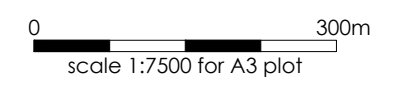
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Figure 9: Heritage assets



site boundary

- 1 Nico Ditch (SAM 1015132)
- 2 Platt Hall (LB 1246947)
- 3 Church of Holy Trinity (LB 1246948)
- 4 4 to 7 Moon Grove (LB 1197927, 1219999, 1220030)
- 5 Victoria Park Conservation Area and associated listed buildings
- 6 Platt Feilds Park (HER 1237.2.0)

