CIVIC HERITAGE

Owens Park, Fallowfield (UoM)

Project Design: Evaluation

JANUARY 2025

PREPARED FOR

Graham (on behalf of the University of Manchester)



Project Design

Prepared By	Oliver Cook
Reviewed By	Katie Fletcher
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1. Introduction

1.1. Background

1.1.1. Overview of the Site

The site is currently occupied by buildings making up the Fallowfield Campus of The University of Manchester (Fig 1; centred on NGR 385730, 394125). During the medieval period, Fallowfield was a hamlet between the townships of Withington and Rusholme, within the manor of Withington. Fallowfield likely remained largely agricultural during this period, though it was surrounded by several medieval estates. The settlement at Fallowfield expanded during the post-medieval period. The site continued to retain a rural aspect well into the 19th century. The earliest developments – as revealed by the historic mapping – included at least four buildings, presumably cottages or barns, which existed in the western and northern-eastern parts of the site. One of these structures is indicated on Yate's map of 1786. All but one of these structures were abandoned by the time of the 1848 Ordnance Survey map. The site was subsequently laid out as a grand and affluent estate comprising large villas. The villas were eventually demolished by the latter half of the 20th century in preparation for the construction of the University of Manchester Fallowfield Campus.

1.1.2. Planning Background

The University of Manchester have been granted Outline Planning Permission (REF/138126/OO/2023; archaeological Condition 16) for the redevelopment of land at University of Manchester Fallowfield Campus, Manchester (Fig 1; centred on NGR 385730, 394125).

In order to support the Reserved Matters Application for the scheme, The University of Manchester commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This document outlined the historical development of the site and highlighted that the site held potential for below-ground remains of 18th- and 19th-century buildings, together with field boundaries and routeways.

During recent consultations with the Greater Manchester Archaeological Advisory Service (GMAAS), it was recommended a programme of evaluation precede any development of the site.

This Project Design for an archaeological evaluation has been prepared by Oliver Cook of Civic Heritage on behalf of The University of Manchester. Any change to the Project Design must be agreed between the client, GMAAS and Civic Heritage.

1.2. Setting

1.2.1. Location

The proposed development area (centred on NGR 385730, 394125; referred to herein as the site) currently comprises of a residential campus for the University of Manchester, 3km south of the main university site. The Site is bounded by Ashburn Hall to the north, Whitworth Lane to the east, Moseley Road to the south and Wilmslow Road (A6010) to the west (Fig 1; Plate 1).



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

1.2.2. Topography

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 is encompassed by the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester City Centre. The site lies 3km south of Manchester City Centre, with Platt Brook running c. 1.3km to the west. The site lies at a height of 39.2m above Ordnance Datum (aOD) along Moseley Road and rises to 44.5m aOD in the north.

1.2.3. Geology

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 in the northern half of the site by a superficial deposit of Devensian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary period. There are no recorded superficial deposits within the southern half of the site (British Geological Society, 2021)

1.3. Proposed Development

1.3.1. Planning Application

The University of Manchester have been granted Outline Planning Permission for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student

Accommodation bedrooms with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq. m of floorspace to be used for ancillary purposes associated with the student residential use, ancillary supporting staff accommodation (up to 55 bedrooms), and up to 1,200 sq. m, of ancillary residential dwellings, plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and road.

1.4. Recommended Activity and Scope

1.4.1. Recommended Activity

The proposed scheme for development works will involve some level of landscaping and earthmoving activity, which have the potential to cause loss or damage to any below-ground remains surviving within the site. To mitigate against the impact caused by the development, it is proposed that an archaeological evaluation be undertaken to better inform the client and GMAAS of the site's archaeological potential.

This approach to mitigating against the loss or damage to heritage assets and potential heritage assets of archaeological interest follows the guidance of NPPF (Paragraph 216-18).

1.4.2. Scope

The scope of the evaluation will include one trial trench, measuring 20m x 1.80m (Trench 4) and five test pits measuring 1m x 1m (Figure 2). The trenches and trial pits will be targeted on buildings shown on the historic mapping (Figures 3-5).

The targeted buildings pre-date the residential development of the site in the Victorian-era Figure 6).

The archaeological evaluation shall be fully implemented in accordance with the approved Project Design (formerly referred to as a 'Written Scheme of Investigation') as stated in planning documentation (CIfA 2023).

Should significant remains be encountered, these may require further investigation beyond the scope of the evaluation. In such a scenario, a revised Project Design and updated cost proposal will be required.

2. Historical Background

2.1. Contextual Background

The archaeological and historical background of the site and its broader context has been presented in a desk-based assessment produced by Salford Archaeology (Foxall 2023) and should be referred to for more detailed information regarding the development of the site. The following extract has been taken directly from the desk-based assessment.

2.2. Development of the Site

The development of the site can be traced reasonably well from the sequence of available historic mapping. One of the earliest maps to capture Fallowfield was Yates' 1786 map (Plate 2). The map is too small a scale to provide any specific details but shows that a network of lanes had been established throughout the area, connecting the surrounding halls and scattered settlements. Ribbon development had taken place along many of the lanes, which is often characteristic of the post-medieval period. The manors are labelled on the map, Birch Hall north of the site, Platt (Old) Hall to the west and Slade Hall furthest north. Lady barn cottages are visible on Yate's map south-east of the site.

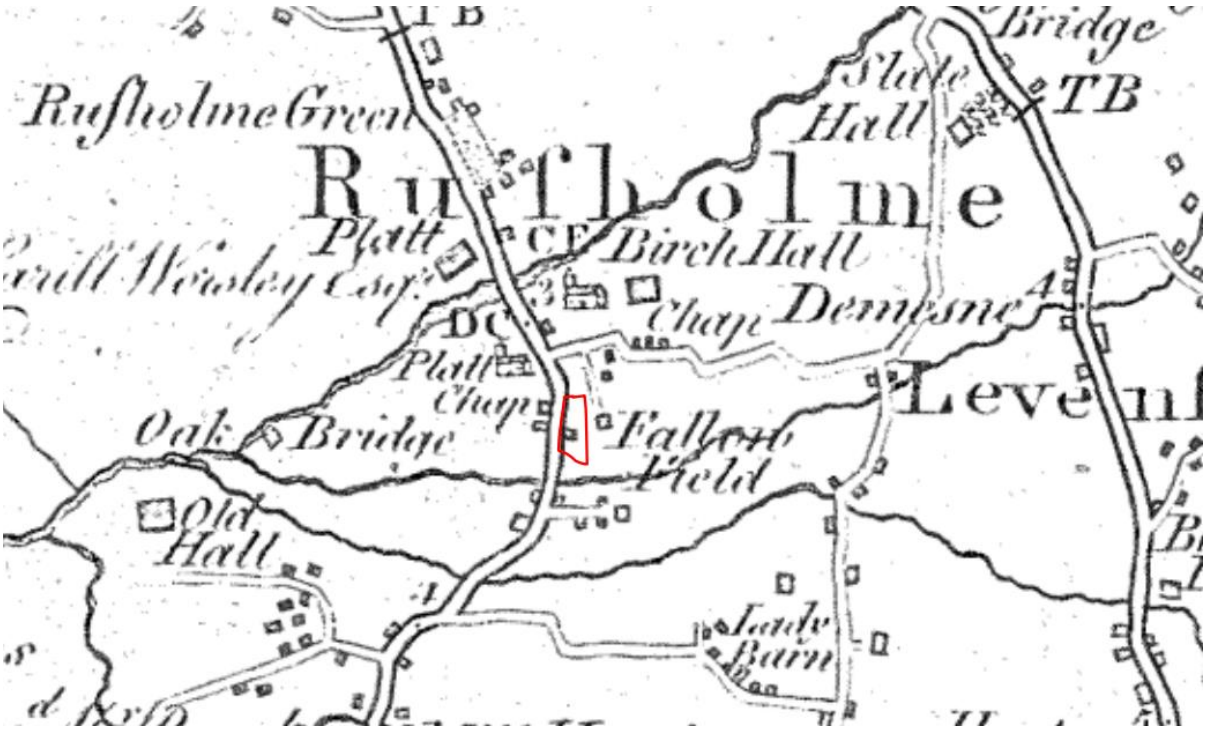


Plate 2: Extract from Yate's 1786 map showing Rusholme and Fallowfield.

Yates's map shows that the main road through Rusholme (known as Wilmslow Road by at least the late 19th century) formed the western boundary of the site, whilst Whitworth Lane had been partly laid to the east. Much of the site remained undeveloped, although a small cottage or farmstead seems to have been established along the eastern boundary of the site, fronting Wilmslow Road. Settlement at Fallowfield seems to have been concentrated to the south of the site, along a lane that extended eastwards from Wilmslow Road. Johnson's map of Manchester 1818-9 (Plate 3) is the next available map that captures the site. The map depicts two buildings adjacent to Wilmslow Road, one of which was likely the same structure depicted on Yates's earlier map (Plate 2). The buildings were annonatated as 'The Oaks'. A row of trees lined the west side of Withington Lane in the east edge of the Site. An angled boundary

ran through the southern part of the site, which seems to have marked the township boundary between Withington and Rusholme. The boundary shows that much of the site lay within Rusholme, whilst a small section of the site fell within the bounds of Withington. The site was largely undeveloped. Hennet and Bingley's map of 1828-9 (Plate 4) captures the same two buildings shown on Johnson's map (Plate 3), but also shows that an additional building may have been established in the east of the site.

Other recognisable dwellings labelled on Johnson's map within the immediate environs of the Site include Birch Hall to the north-east, Ashfield House and Mabfield house to the west and Cabbage Hall to the south. Birch Fold lies north-east of the Site, which was owned by Wilbraham Egerton and is considered to be the oldest house in Rusholme (HER 9751.1.0).

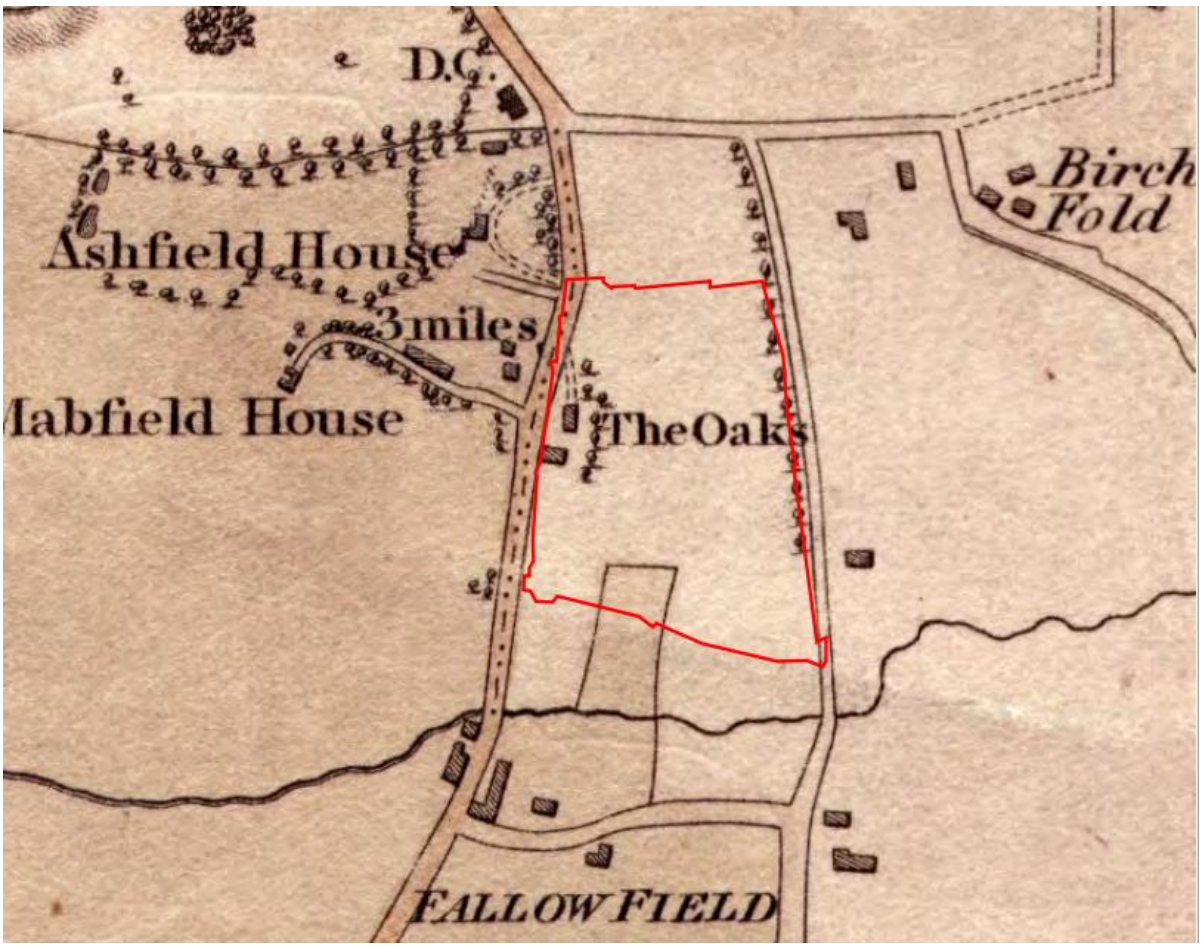


Plate 3: Extract from Johnson's map of 1819, showing 'The Oaks'

The next available map that captures the Site is the Ordnance Survey map of 1848 (Plate 5), which provides the first accurate plan of the site. The map shows the boundaries of the site lie within a broadly rectangular plot of land, enclosed on either side by Wilmslow Road to the west and Whitworth Lane to the east. The cottage or farmsteads that appeared on Yates's map through to Hennet and Bingley's map (Plate 2, Plate 3 & Plate 4) are not depicted. Another possible barn or cottage is shown to the south of the former structures, at the end of a lane. Other than this putative structure, there were longer any other buildings within the site and the overall landscape consisted of a patchwork of fields. A footpath or track ran broadly east to west through the centre of the site. Fallowfield Brook lay a short distance to the south of the site. The former township or parish boundary is shown on the map; it skirted the western site boundary, then ran east along the site's southern boundary, where it returned to the north

tracing the shape of a rectangle plot, which lay within the site. The boundary replicates that shown on Johnson's map (Plate 3).

Slater's trade directory of 1850 reveals that Wilmslow Road was accompanied by several cottages and even some farms. Properties within the immediate surroundings of the site such as 'The Firs', to the east were listed within the directory (Slater, 1850, p. 579). An 'Oak Villa' was also listed, which could be referring to a Victorian Villa, that can be seen on later Ordnance Survey maps within the Site. However, the Ordnance Survey map of 1848 also labels an 'Oak Villa' as one of the larger estates immediately west of the Site. Therefore, it is unclear which 'Oak Villa' the directory is referring to. The site appears to be almost entirely devoid of activity during this period, apart from the aforementioned barn or cottage.



Plate 4: Extract from Hennet and Bingley's map of 1828-9 showing the three buildings within the site

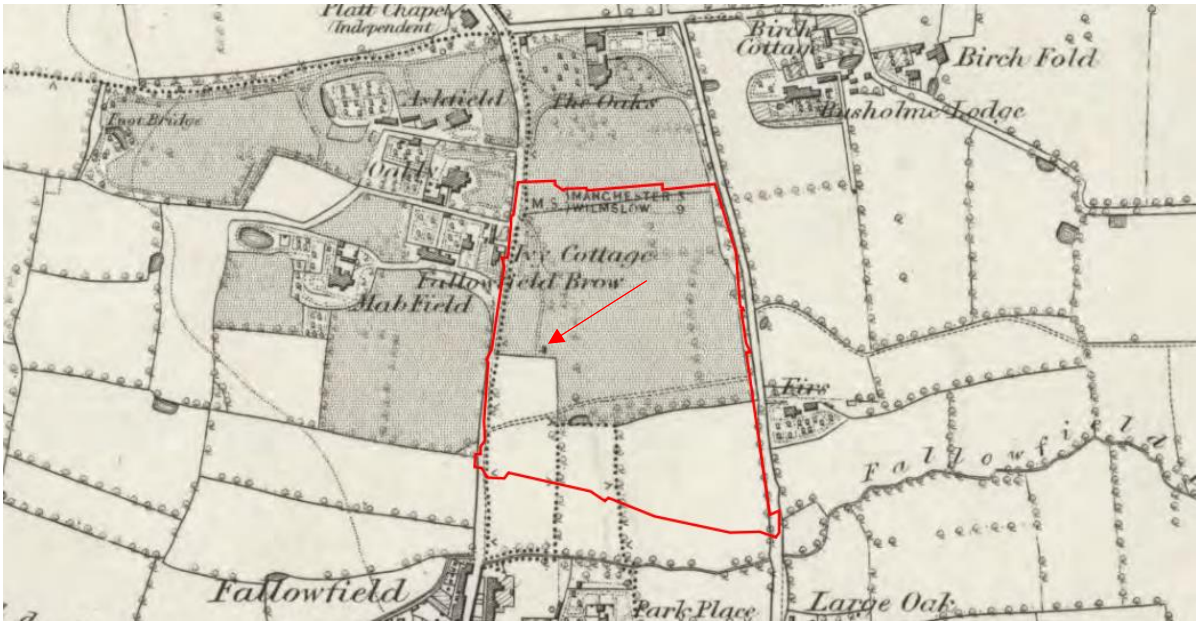


Plate 5: Extract from the 1848 OS map showing the potential barn or cottage

The site was laid out as a grand and affluent estate in the latter half of the 19th century. The estate contained a series of large villas (Fig. 5). A newspaper from 1875 (Yorkshire Post and Leeds Intelligencer, 20th March 1875) advertised a house for let within Oak Drive, Fallowfield. The house is described as 'semi-detached with three sitting rooms, six bedrooms, a coach house, stables and a small green house'. This is one of the earliest pieces of evidence alluding to the creation of the Oak Drive estate. The villas were eventually demolished by the latter half of the 20th century in preparation for the construction of the University of Manchester Fallowfield Campus.

3. Aims and Objectives

3.1. Aims

The main aim of the archaeological evaluation will be to complete the evaluation, comprising one trial trench and five test pits measuring, which aim to identify whether archaeologically significant remains survive within the site. More specific aims of the investigation are to:

- to record, as far as is reasonably possible, the location, extent, condition, significance and quality of any surviving archaeological remains observed;
- Identify the presence of any pre-industrial or earlier deposits, features or structures within the site, particularly those relating to the buildings shown on the 19th-century mapping
- to provide sufficient information to enable an informed decision to be made about the need for any additional archaeological mitigation;
- to make available the results of the work

3.2. Regional Research Framework

Further, more detailed research aims may be generated and developed from the results of the archaeological investigation, with specific reference to the North West Regional Research Framework (NWRRF 2024). It is envisaged that the investigation may potentially improve our understanding of the following research questions:

Post-Medieval & Industrial Periods

- PM15: How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?
- PM12: How can the study of the abandonment of farmsteads at this time help refine the regional settlement pattern?
- Ind09: How does the nature of rural settlement change during this period?
- Ind14: How can we establish a typology of and assess the significance of buildings and other structures associated with country and farming estates?
- Ind17: How can we enhance our understanding of the rural poor?

4. Method Statement

4.1. Archaeological Works

4.1.1. Evaluation

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.

4.1.2. Trench Rationale

The rationale for the evaluation areas is outlined below:

- **Test Pit 1** (1m x 1m) located in the western part of the development site and targeted on a possible building shown on the OS first edition 6-inch to 1-mile map, published in 1848.
- **Test Pits 2A and 2B** (1m x 1m) located in the western part of the development site and targeted on a north/south-aligned building shown on Johnson's map of 1819, which was abandoned by the time of the 6-inch to 1-mile map, published in 1848. To be initially investigated by two test pits (2A and 2B)
- **Test Pits 3A and 3B** (1m x 1m) located in the western part of the development site and targeted on an east/west-aligned building shown on Johnson's map of 1819, which was abandoned by the time of the 6-inch to 1-mile map, published in 1848. To be initially investigated by two test pits (3A and 3B)
- **Trench 4** (25m x 1.8m) located in eastern part of the development site and will be targeted on a building shown on Hennet's map of 1822. The central part of the trench may need to be excavated by hand to avoid damage to the roots of nearby trees.

4.1.3. Pre-commencement

Production of this Project Design has been undertaken by Civic Heritage and submitted to the advisory body (GMAAS) for approval prior to the commencement of any onsite activities. In addition to the completion and approval of the Project Design prior to on-site commencement of activity, the nominated Project Manager will:

- Liaise with the client to ensure mutual understanding of the project deliverables, timeframes, access, health and safety, aims and resources.
- Liaise with the archaeological curator or their representative.
- Obtain background information necessary for the project (topographic surveys, service plans, SI reports)
- Oversee the production of relevant documentation such as Risk Assessments and Method Statements (RAMS).
- Ensure adequate staffing and resources (e.g. plant and welfare) are programmed.

4.1.4. Methodology

General Methodology

All archaeological work shall be conducted following the Standards for Archaeological Field Evaluation (CIfA 2023a) and Guidance for Archaeological Field Evaluation (CIfA 2023b). Before commencement all interested parties will agree an acceptable method of proceeding. Prior to the commencement of any works, the location of the areas targeted for archaeological investigation will be laid out accurately with respect to the Ordnance Survey national grid.

Trench 4 and Test Pit 1 will be excavated using a mechanical excavator fitted with a toothless ditching bucket. The topsoil and any demonstrably modern overburden will be excavated down to the first significant archaeological horizon or geological deposits, whichever is reached first. Thereafter, remains will be cleaned manually to define their extent, nature, form and, where possible, date. It may prove necessary to hand dig areas of the trench/test pit to avoid damaging the roots of mature trees nearby.

If it proves necessary for trenches to be excavated deeper than 1.2m, or if the trench sides appear to be loose or unstable at any depth, then trenches may be stepped inwards.

The remainder of the test pits Test Pits 2a/2b/3a/3b will be excavated manually.

Context Recording

All contexts will be recorded using pro-forma sheets, allowing details to be incorporated into a Harris matrix. All written recording of survey data, contexts, photographs, artefacts and ecofacts will be cross-referenced from record sheets using sequential numbering.

Photography

A full and detailed photographic record of individual contexts will be maintained and similarly general views from standard view points of the overall site at all stages of the excavation will be generated. Photography will be undertaken in accordance with HE guidance, Digital Image Capture and File Storage Guidelines for Best Practice (July 2015). All frames will include a visible, graduated metric scale. Photographs records will be maintained on photographic pro-forma sheets.

Planning

The precise location of all the excavated trenches and any archaeological remains encountered therein will be surveyed using a combination of manual drawing, total station/GPS survey, 3D laser scanning, and/or aerial drone/Hi-view photogrammetry. This process will generate scaled plans within AutoCAD, which will then be subject to manual survey enhancement. The drawings will be generated at an accuracy appropriate for 1:20 scale but can be output at any scale required. All information will be georectified to the Ordnance Survey National Grid and all levels will be tied into Ordnance Datum.

Human Remains

Human remains are not expected within the site area. If they are found they will be left in-situ covered and protected, and the Ministry of Justice, Local Planning Authority and GMAAS will be informed immediately. Removal of human remains is beyond the scope of this investigation and, should any be encountered, all works will cease until a mitigation strategy has been

developed and an updated Project Design produced.

Finds Policy

Finds recovery and sampling programmes will be in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines, Standard and guidance for the collection, documentation, conservation and research of archaeological materials (CIfA 2020) and subject to expert advice in order to minimise deterioration. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC 1990).

Any finds falling within the definition of 'treasure' recovered during the course of the investigation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.

Deposit Sampling

Samples will be collected from any suitable deposits encountered during the evaluation with the aim of identifying any residual evidence of the past environment or industrial processes and potential dating. The samples should be collected, where possible, in line with the Historic England guidelines (Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation, Second Edition EH 2011), appropriating 30 – 40 litres per sample, and sampled in as close to sterile conditions as feasible in external areas, although these guidelines may have to be adapted to given the small-scale nature of the investigation.

4.2. Report and Archive

4.2.1. Report

A draft copy of an evaluation report will be submitted for comment to the client and GMAAS within eight weeks of the completion of the final phase of investigation fieldwork. This will present the results obtained from the archaeological investigation, and will include:

- a title page detailing site address, NGR, author/originating body, client's name and address;
- full content's listing;
- a non-technical summary of the findings of the fieldwork;
- a description of the archaeological background;
- an account of the historical development of the site;
- a description of the methodologies used during the fieldwork;
- a description of the findings of the fieldwork;
- detailed drawings (plans and relevant sections) at appropriate scales of the excavated trenches, showing the archaeological features exposed;
- Photographs with a good depth of field, appropriately lit and in clear focus of all archaeological features of potential significance;
- A catalogue and assessment of each category of artefact recovered during the

investigation and biological samples, including the potential for further analysis;

- a summary, assessment, and interpretation of the results of the archaeological investigation;
- a consideration of the importance of the archaeological remains present on the site in local, regional and national terms;
- recommendations for dissemination in consultation with GMAAS

The client will be provided with a digital copy of the report (pdf format), printed copies will be available upon request and may be subject to an additional fee.

4.2.2. Archive

Project Archive

The results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines, and current CIfA guidance (CIfA 2020). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the CIfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed. In preparation for this an OASIS number will be obtained and the initial record set up at the beginning of the investigation.

The site archive will be so organised as to be compatible with the other archaeological archives produced in the North West of England. All drawn records will be transferred to and stored in digital format, in systems which are easily accessible. The integrity of the site archive will be maintained upon completion of the archaeological works with the archive ultimately being deposited with Manchester Museum.

The archaeological archive will consist of the following:

- All original records created throughout the course of the project;
- All original drawings, whether created during fieldwork or post-investigation;
- Indexes to the drawings;
- Indexes to the photographic archive;
- All digital material;
- Digital material created from written, drawn or photographed original records;
- The final project report;
- A list of contents of the archive

It is likely that a large element of the project archive will be in digital format. It would thus be appropriate to deposit a copy of the archive generated from the archaeological investigation with the Archaeological Data Service (ADS), through ADS-Easy should this be required as part of the mitigation strategy. Any records that are created in hard copy during the course of the project will be scanned and added to this digital archive.

4.2.3. Dissemination

The results of the investigation will ultimately be disseminated through deposit of the findings of the investigation in a technical report, together with some form of publication, if required.

- The report will be submitted to the relevant HER within three months of production of the completed report.
- As a minimum a short summary note of the results obtained from the fieldwork will be sent for inclusion in the annual roundup of archaeological fieldwork published in a relevant journal (Medieval Archaeology/Post-Medieval Archaeology/Industrial Archaeology Review).
- Pending what remains are encountered it may be necessary to produce a full article for inclusion in a suitable academic journal.
- Civic Heritage will register the report with OASIS (On-line Access to Index of Archaeological Investigations).
- Civic Heritage may utilise social media to communicate the discovery of archaeological findings and any artefacts of interest at any time. Discretion will be taken not to disclose such information or make site locations anonymous if specifically asked to do so by the client.
- The Project Archive, including artefactual material will be deposited as outlined above.

5. Programme

5.1. Timetable

5.1.1. Fieldwork

The project will commence on a date mutually agreed between the Client and Civic Heritage.

Civic Heritage will have notified GMAAS one week prior to commencement of the onsite activities, allowing them to schedule monitoring visits during the course of the evaluation.

It is anticipated that the evaluation will be completed on-site within 5 working days. Should extensive or well-preserved remains deemed worthy of further investigation be uncovered, these may require additional phase of works.

5.1.2. Report

A draft report will be submitted to GMAAS and the Client for comment within eight weeks of completion of the final phase of fieldwork. The project archive will be deposited with the receiving museum (where applicable) within six months of completion of the fieldwork.

5.1.3. Project Monitoring

Civic Heritage will notify GMAAS of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed PD will only be made in consultation with the Heritage Management Director (at GMAAS) acting on behalf of the local planning authority.

6. Staff Proposals

6.1. Team Structure

6.1.1. Responsibilities

The project will be overseen and managed by Oliver Cook (Director, Civic Heritage). Oliver is an experienced field archaeologist with over 11 years' experience and has undertaken many investigations and excavations across the country. Oliver holds current valid CSCS certification.

His role will be to ensure that the Project Design is implemented within the framework of the Project Objectives and will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme.

6.1.2. Fieldwork Staff

It is not possible to provide details of specific archaeologists that will be involved with the fieldwork at this stage, but all shall be suitably qualified archaeologists with proven relevant experience

6.1.3. External Specialists

The following list of internal and external specialists can be called if required:

- Post-med pottery Jeremy Bradley (independent specialist)
- CBM Jeremy Bradley (independent specialist)
- Phil Mills (independent specialist)
- Clay tobacco pipes Jeremy Bradley (independent specialist)
- Glass David Dungworth (independent specialist)
- Iron/Steel objects David Dungworth (independent specialist)
- Industrial residues Gerry McDonnell (independent specialist)
- Animal bone Hannah Russ (Archaeology.biz)
- Leather Quita Mould (independent specialist)
- Conservation Karen Barker (independent specialist)

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Appendix 1 - Figures

Figure 1 Site Location

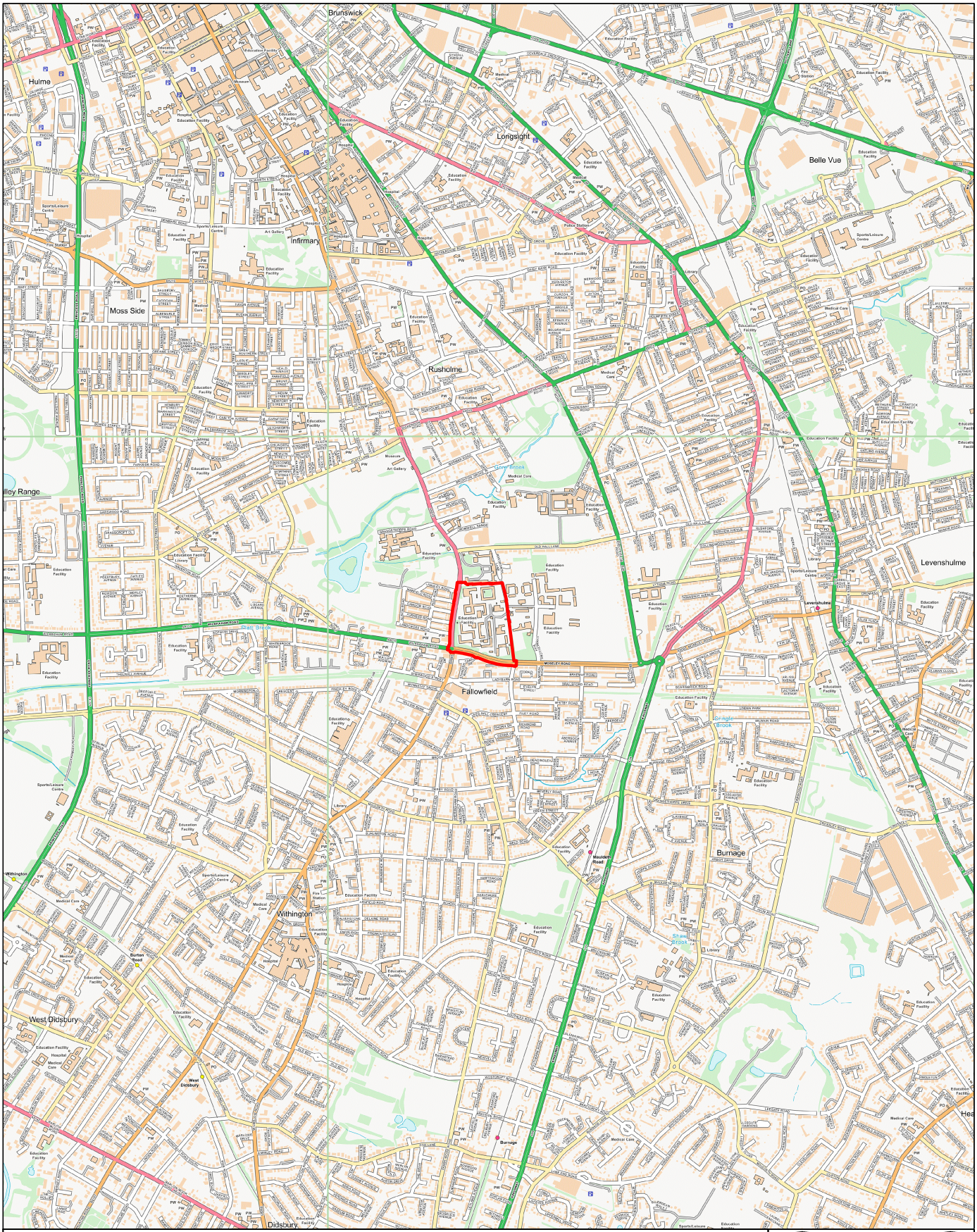
Figure 2 Proposed Trenches and Test Pits superimposed onto a Modern Plan of the existing University Buildings

Figure 3 Site Location superimposed onto a Modern Plan of the existing University Buildings

Figure 4 Site Location superimposed onto Johnson's map of 1819

Figure 5 Site Location superimposed onto the OS 6-Inch to 1-mile map, surveyed 1845 and published 1848

Figure 6 Site Location superimposed onto the OS 1:500 Town Plan of 1891



Site Name: Owen's Residences, UoM, Fallowfield, Manchester

Project Code: 61014-OFM

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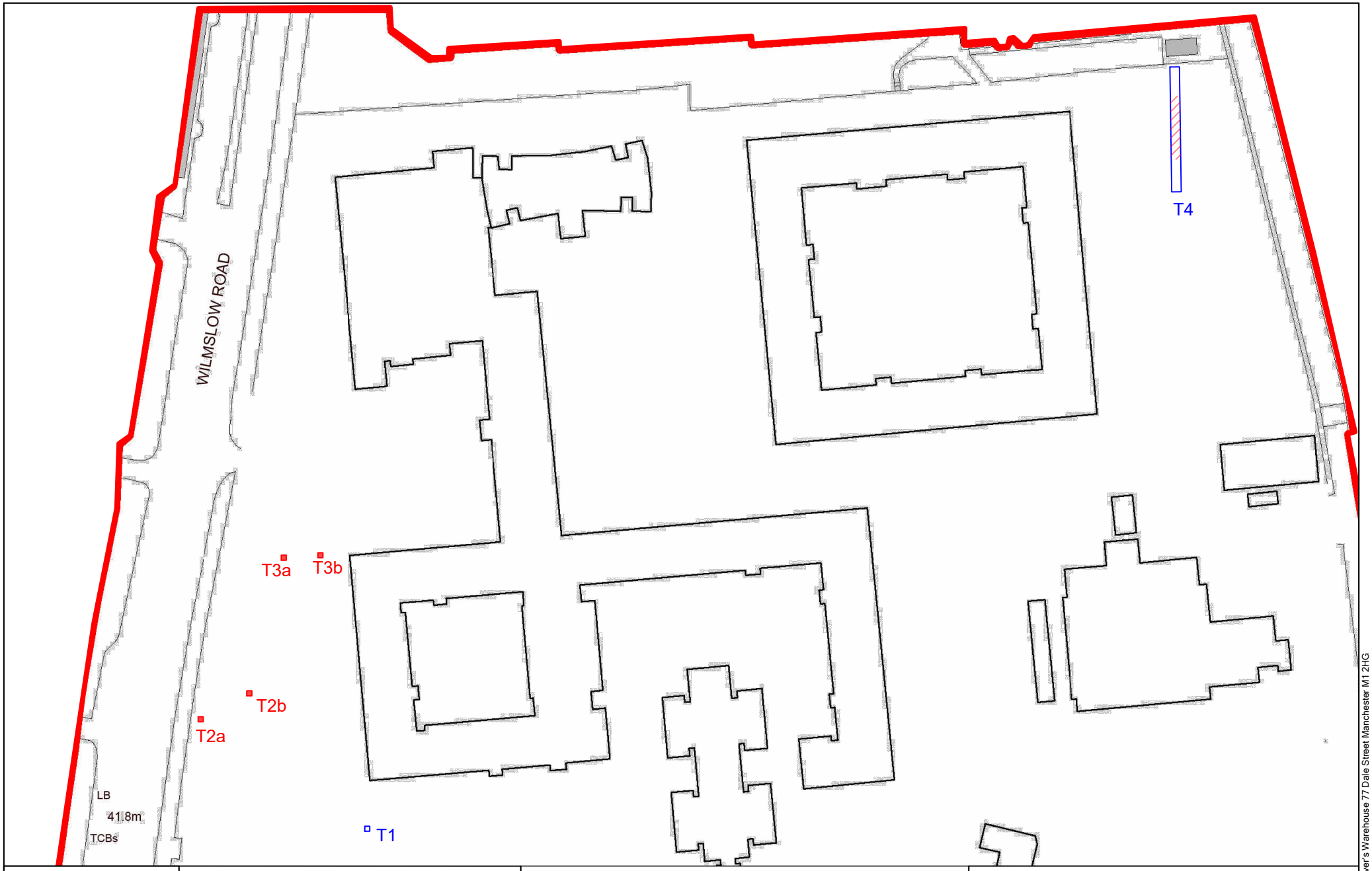
Figure 1: Site Location

0 1 km

Scale at A4 1:25,000

Key:

Red Line Boundary



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0 50 m

Scale at A4 1:1000

Fallowfield Owen Campus

Project Code: 61014

Figure 2: Trench and test pit locations shown on modern mapping

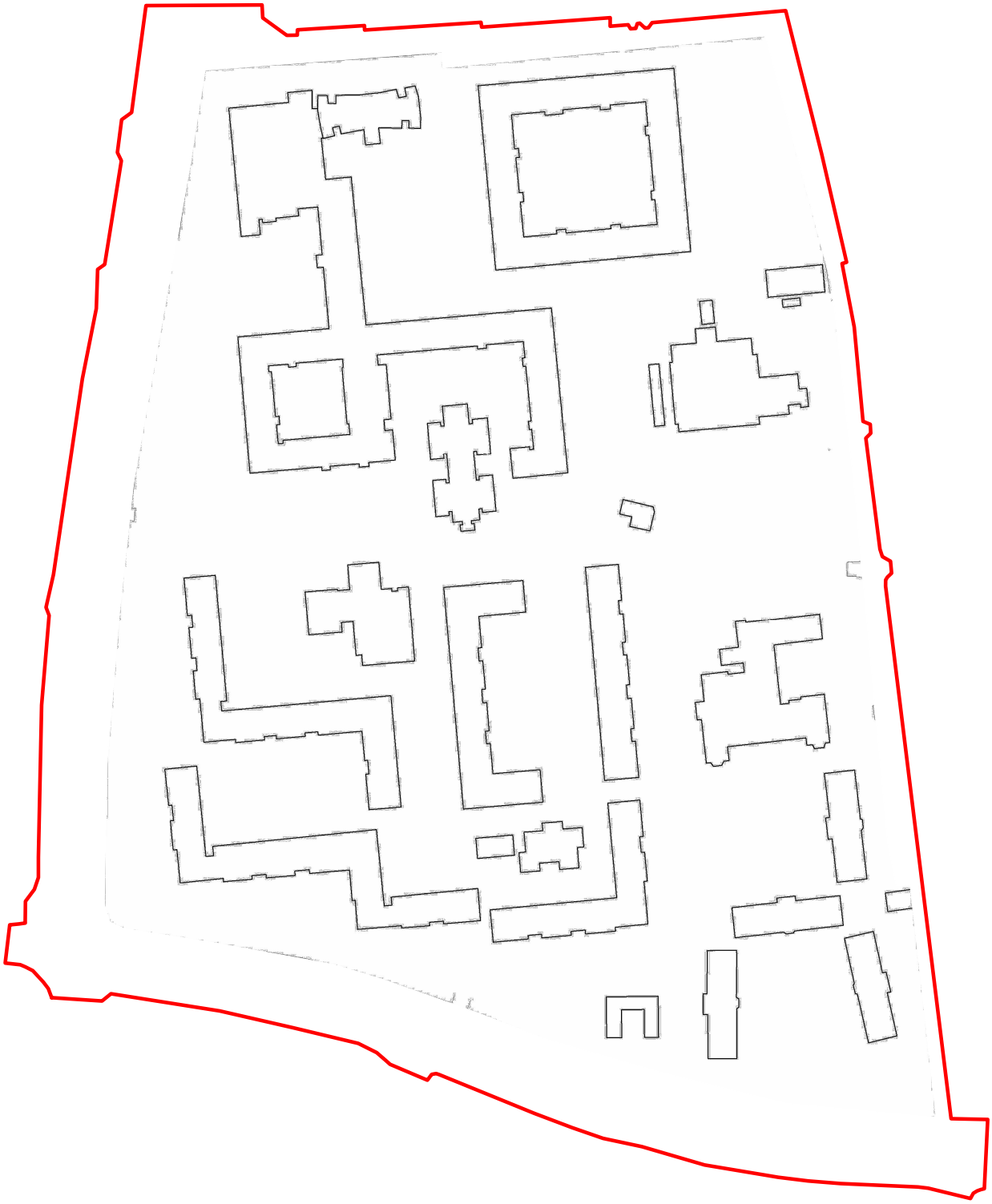
N

Key:

Test Pit / Trench

Hand Digging

Civic Heritage, Carver's Warehouse 77 Dale Street Manchester M1 2HG



Site Name: Owen's Residences, UoM, Fallowfield, Manchester

Project Code: 61014-OFM

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Figure 3: Site Location superimposed onto a Modern Plan of the existing University Buildings

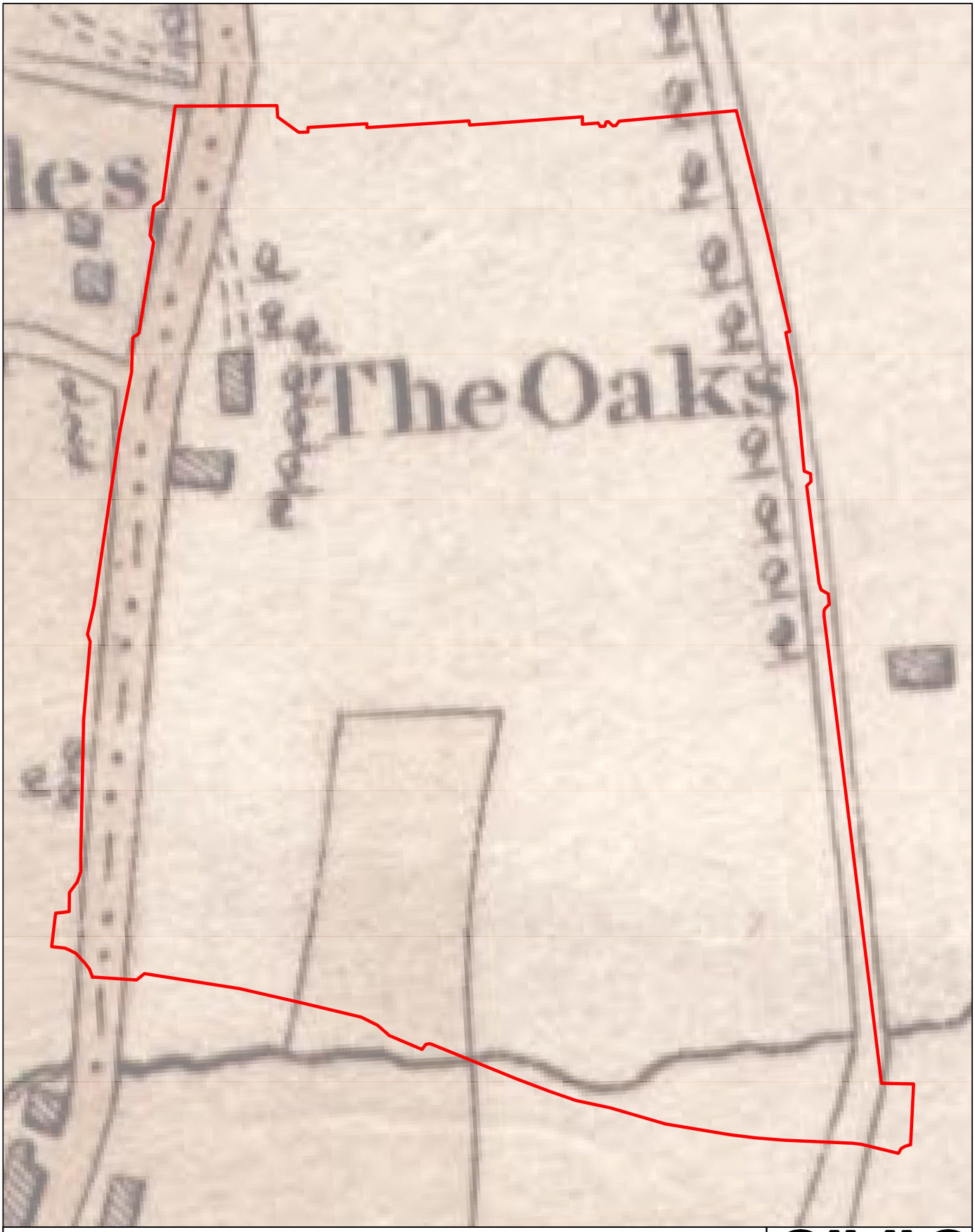
0 100 m

Scale at A4 1:2000

Key:

Proposed Trenches

Red Line Boundary



Site Name: Owen's Residences, UoM, Fallowfield, Manchester

Project Code: 61014-OFM

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Figure 4: Site Location superimposed onto Johnson's map of 1819

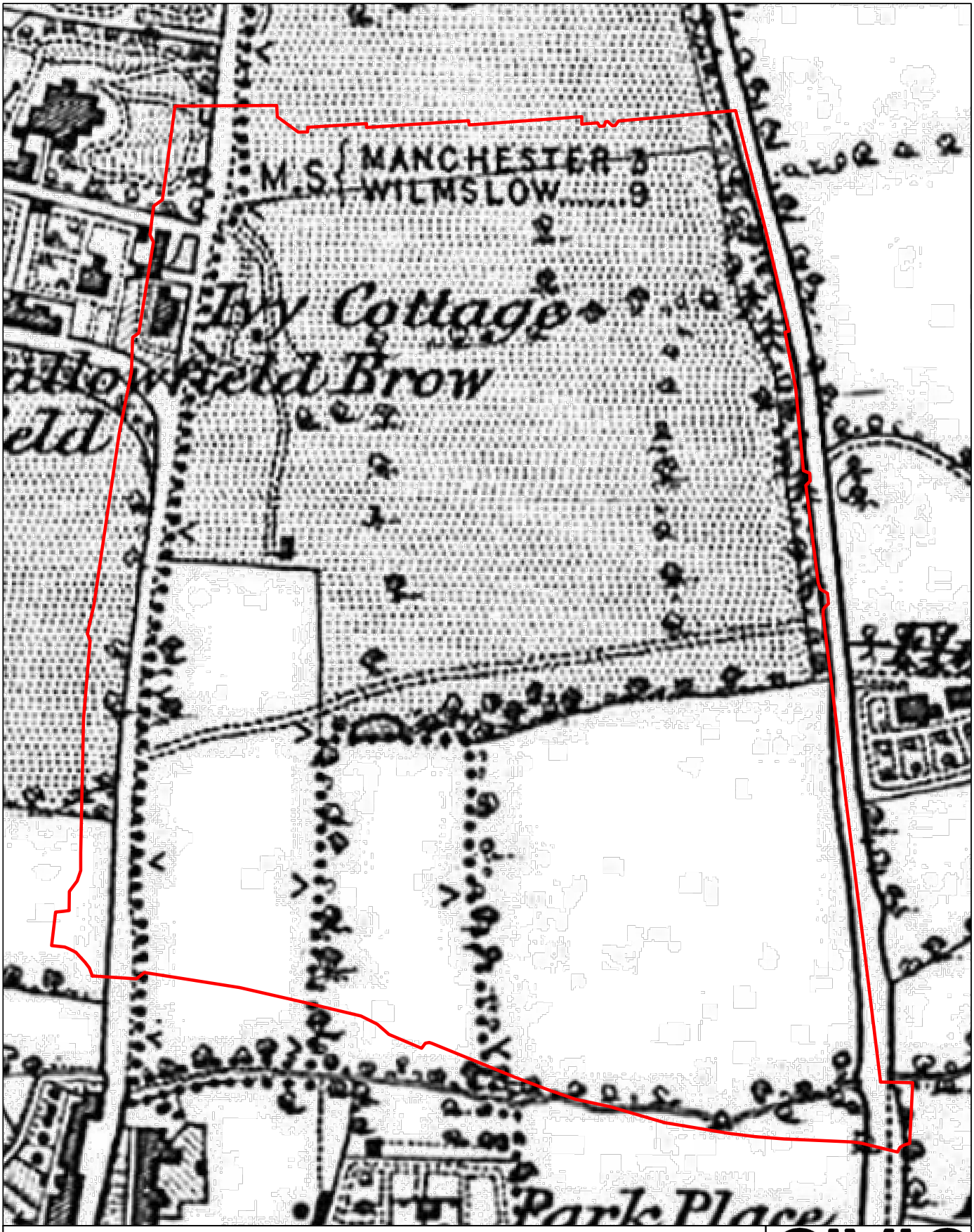
0 100 m

Scale at A4 1:2000

Key:

Proposed Trenches

Red Line Boundary



Site Name: Owen's Residences, UoM, Fallowfield, Manchester

Project Code: 61014-OFM

CIVIC HERITAGE

Figure 5: Site Location superimposed onto the OS 6-Inch to 1-mile map, surveyed 1845 and published 1848

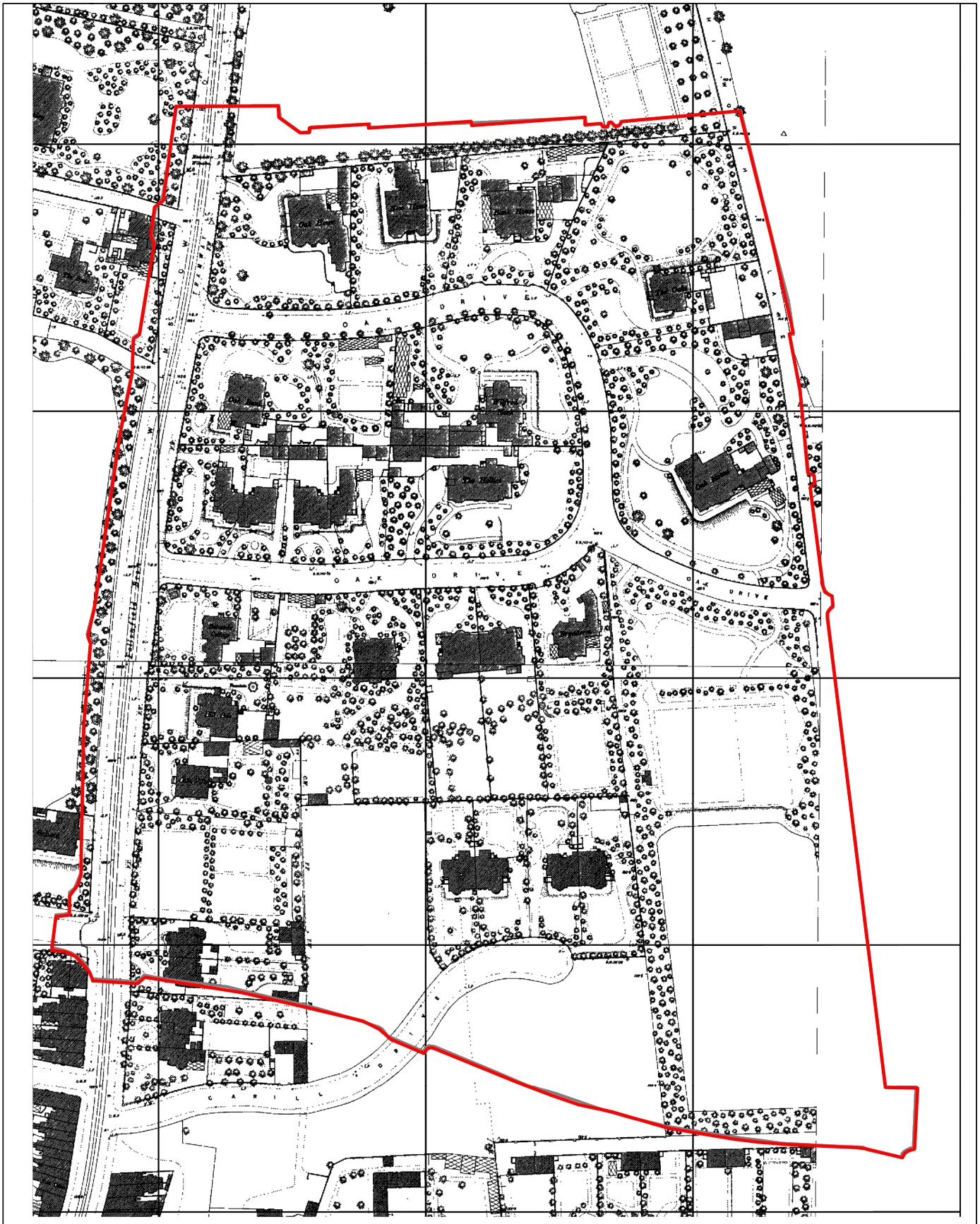
0 100 m

Scale at A4 1:2000

Key:

Proposed Trenches

Red Line Boundary



Site Name: Owen's Residences, UoM, Fallowfield, Manchester

Project Code: 61014-OFM

CIVIC HERITAGE

Figure 6: Site Location superimposed onto the OS 1:500 Town Plan of 1891

0 100 m

Scale at A4 1:2000

Key:

Proposed Trenches

Red Line Boundary

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