



University of Manchester: Squirrels Bar Reprovision, Fallowfield Campus

Desk-based Heritage Assessment

Client: Hydrock

Local Planning Authority: Manchester City Council

Planning Reference: TBC

NGR: SJ 85995, 94160

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Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.
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Executive Summary

The University of Manchester (UoM) is considering the temporary re-provision of the Squirrels Bar, a key student social and events facility, to facilitate the demolition of the existing bar as part of the DBFO redevelopment of the Fallowfield Campus. The new facility is required to be fully operational by September 2025 and remain in use until July 2028, ensuring continuity of services and minimising disruption to students. Prospect Archaeology Ltd has prepared this desk-based heritage assessment report on behalf of Hydrock to accompany a planning application.

This report has been prepared to consider the archaeological and built heritage implications of the proposed development in support of the planning application. Historic environment data, a map regression exercise and documentary research have provided background information about the history of the Site.

The study area contains 26 designated assets. These include the earthwork remains of Nico Ditch, a Late Saxon boundary, which is a Scheduled Monument, a single Grade II* Listed Building (Platt's Hall), a further 23 Grade II Listed Buildings and the Rushford Park Conservation Area. There are no designated assets within the Site. There is some limited intervisibility with the Grade II listed Councillors Hotel and Conference Centre (formerly The Firs and Attached Annexe).

The study area contains limited evidence for prehistoric or Roman activity and while the presence of remains of these periods cannot be discounted the potential is considered Low.

The Late Saxon Nico's Ditch runs to the north though there is no indication that anything associated with this asset lies within the Site and the potential for remains of this period is Low. Similarly, there is no evidence for medieval activity within the Site.

From the early 19th century, the Site was a meadow, attached to Rusholme Lodge. At the latter end of the century the Site became part of Firs Farm and contained agricultural buildings. Some agricultural buildings survive just to the north of the Site and are of Local importance. Any remains of the post-medieval structures would be of Negligible importance. The post-medieval development and the creation of the carpark will have also had a significant impact on any earlier remains and the potential for any significant archaeological remains to have survived is very Low.

The proposed development would have a Negligible effect on the setting of the Councillor Way Hotel.

No further archaeological work is recommended.

1.0 Introduction

- 1.1.1 Prospect Archaeology Ltd has been appointed by Hydrock to prepare a heritage assessment report to consider the effects on any known or suspected archaeological remains and built heritage of the proposed relocation of The Squirrels Bar, Fallowfield Campus, Manchester. The assessment has been undertaken in accordance with the *Standard and Guidance for Historic Environment Desk-based Assessment, Chartered Institute for Archaeologist, 2014, updated 2017*.

2.0 Site Description

- 2.1.1 The Site (Figures 1 and 2) is located off Chancellors Way, Fallowfield Campus, Manchester District, about 4.5km southeast of centre of the City of Manchester, at NGR SJ 85995, 94160. The Site is roughly rectangular and covers 1224m² of carpark and soft landscaping. To the south the Site is bounded by the soft landscaping and to the west by Chancellors Way. To the north is a range of single storey brick buildings and to the east is the Armitage Sports Centre.

2.2 Geology and Topography

- 2.2.1 The Site is flat and sits at about 44.5m aOD overlooking the Mersey Valley to the southwest. The solid geology is Chester Formation sandstone below Devensian Till (<https://geologyviewer.bgs.ac.uk>).

3.0 Assessment Methodology and Significance Criteria

3.1 Buried Heritage

- 3.1.1 The buried heritage (archaeology) has been considered through desk-based assessment and a site visit. A full list of referenced sources is provided, and references are given. Staff at the Greater Manchester Historic Environment Teams gave advice and information about known archaeological sites of interest in the vicinity of the study area and provided data from the respective Historic Environment Records (HER), and where relevant, these were further investigated. Material was gathered from previous reports and online where available. Additional sources consulted included:

- information available on a variety of internet sites including, The National Archives (<http://discovery.nationalarchives.gov.uk/>) and the Archaeology Data Service (<http://ads.ahds.ac.uk/>); and the Heritage Gateway (www.heritagegateway.org.uk). A full list of sites accessed can be found in the Bibliography section;
- cartographic sources held by the Ordnance Survey and Promap (www.promap.co.uk);
- A site visit was undertaken.

- 3.1.2 The historical development of the Site has been established through reference to these sources and is described in the Baseline Conditions section of this report. This has been used to identify areas of potential archaeological interest. Each area of archaeological potential has been assessed for its archaeological significance in geographical terms, although it should be noted that despite the national policy guidance's reliance on geographical significance, there

is no statutory definition for these classifications:

- International – cultural properties in the World Heritage List, as defined in the operational guidelines for the implementation of the World Heritage Convention;
- National – sites or monuments of sufficient archaeological/historical merit to be designated as Scheduled Ancient Monuments. Other sites or monuments may also be considered of national importance but not appropriate for scheduling due to current use(s) or because they have not yet been fully assessed.
- Regional – sites and monuments of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.
- Local – sites and monuments of archaeological or historical interest but that are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
- Negligible – areas of extremely limited or no archaeological or historic interest. These commonly include areas of major modern disturbance such as quarries, deep basements etc.

3.1.3 The concluding chapter of this document summarises the findings and provides an opinion on the potential for archaeological remains to be identified, the likely importance of such remains should they exist and the likely impact of the proposed development. Recommendations for further work are provided.

4.0 Baseline Conditions

4.1.1 The assessment of existing conditions has been based on a 'study area' extending 1000m from the boundary of the proposed development. This enables the significance of existing and potential archaeological features to be considered in their local, regional and national contexts.

4.1.2 The source of the monuments (Figure 2; Tables 1 and 2) noted in the following text are from the Greater Manchester HER and the National Heritage List for England (NHLE) and have the prefixes HER and NHL respectively. Known assets within the Site are highlighted in **bold**. Known and suspected archaeological remains are summarised and discussed in the following sections.

4.2 Designated Heritage Assets

4.2.1 There are 26 designations within the study area which are listed in Table 1 below. One of these is a scheduled section of medieval ditch called Nico Ditch c.500m to the northwest of the Site. The Rushford Conservation Area lies on the eastern edge of the study area and Platt Hall (NHL1246947) is a grade II* listed building on the northwestern edge of the study area. The remaining assets are all grade II listed buildings. A group of 19th century town houses are located to the northeast of Platt Hall at Moon Grove (NHL1197927, NHL1219999 and

NHL1220030) and south of these is a block of early 20th century flats (NHL 1096151). To the east of this is the 19th century former Church of St. James (NHL1200848).

- 4.2.2 Close to the junction of Old Hall Lane and Wilmslow Road c.300m to the northeast of the Site is Ashburne Hall (NHL1401670), an early 20th century hall of residence, whose listing includes the Alice Barlow memorial gates and Ashburne Hall Lodge and Behrens Hall, formerly an early 19th century residence known as the Oaks (NHL1246273). To the northwest of the hall is Platt Chapel, a former late 18th century Unitarian chapel (NHL1270509) and northeast of the Hall, on Old Hall Lane, is the Former Hollings Building, a concrete framed building of mid-20th century date (NHL1119722).
- 4.2.3 Further south along Wilmslow Road, at the junction with Mosely Road is The Queen of Hearts public house (NHL1254889), a former church school, which forms a group with the Church of Holy Innocents and St James (NHL1270568) in the grounds of which is the Fallowfield War Memorial (NHL1433240). Just to the west is an early 20th century synagogue (NHL1254890).
- 4.2.4 Still further south along Wilmslow Road is a terrace of three mid-19th century houses known as Norton Place (NHL1270510). To the south east, and c.600m south of the Site on Ladybarn Lane, are a pair of small late 18th or early 19th century houses, nos. 96 and 98 (NHL1219280), close to a further row of five cottages known as Rose Cottages, probably dating to the late 18th century (NHL1197942). To the south are Ladybarn Cottage (NHL1219295) an early to mid-19th cottage and workshop, and a small house at 132 Ladybarn Lane of similar date (NHL1282989). 174 to 178 Ladybarn Lane, further south form a row of three late 18th century cottages. 180 Ladybarn Lane is a small early 19th century house (NHL1197943) while No.188 is a mid-19th century former methodist chapel (NHL1219314).
- 4.2.5 None of these assets or their settings have a demonstrable relationship with the Site
- 4.2.6 The Gate Lodge of the Firs (NHL1254834) built in 1851 stands about 125m west of the Site, surrounded by trees at the entrance to Uttley House on Whitworth Lane. It is well screened from the Site by a bank of mature vegetation running between the Site and the asset. Uttley House, also named the Chancellors Hotel and Conference Centre, incorporates The Firs and its annex (NHL1270605). The Firs was a large house built in 1851 with adjoining coach house and office. There is partial intervisibility between the asset and the house.

Table 1: Designated Heritage Assets within 1000m of the Site

NHL No	Name / description	Grade
NHL1015132	Nico Ditch	SM
NHL1096151	Appleby Lodge	II
NHL1119722	Former Hollings Building at Manchester Metropolitan University (The Toast Rack)	II
NHL1197927	5 and 7 Moon Grove	II
NHL1197942	Rose Cottages	II
NHL1197943	180 Ladybarn Lane	II
NHL1200848	Church of St James (former)	II

NHL No	Name / description	Grade
NHL1219280	96 and 98 Ladybarn Lane	II
NHL1219295	Ladybarn Cottage	II
NHL1219314	188 Ladybarn Lane (former Methodist chapel)	II
NHL1219999	4 Moon Grove	II
NHL1220030	6 Moon Grove	II
NHL1246273	Behrens House (formerly The Oaks; Listed as Behrens Hall)	II
NHL1246947	Platt Hall (New Hall)	II*
NHL1254834	Lodge to The Firs	II
NHL1254889	256 Wilmslow Road (formerly Queen of Hearts public house)	II
NHL1254890	Synagogue, Wilbraham Road	II
NHL1270509	Platt Chapel (former Unitarian chapel)	II
NHL1270510	Norton Place	II
NHL1270568	Church of Holy Innocents and St James	II
NHL1270605	Chancellors Hotel and Conference Centre (formerly The Firs and Attached Annexe)	II
NHL1282989	132 Ladybarn Lane	II
NHL1291533	174 to 178 Ladybarn Lane	II
NHL1401670	Ashburne Hall (Lees, Mary Worthington, Ward and Central block)	II
NHL1433240	Fallowfield War Memorial	II
	Rushford Park	CA

4.3 Non-designated Heritage Assets

4.3.1 There are 27 non-designated heritage assets recorded in the Greater Manchester HER. There are six events recorded including a desk-based assessment, evaluation, watching brief and two building recording surveys (Figure 3).

Prehistoric Period (10,000BC–600BC)

4.3.2 Evidence for early prehistoric activity is limited to a polished stone axe found at Fallowfields (HER1238.1.0).

Iron Age-Roman Periods (600BC–410AD)

4.3.3 A stone figurine, interpreted as a female cult statue of Iron Age date (HER9097.1.0) was found toward the northern edge of the study area. A hoard of Roman coins (HER1362.1.0) dating to AD253-273 was found at Birchfields in 1896.

Early Medieval & Medieval (5th – 16th centuries)

4.3.4 To the northwest of the Site, along the line of Old Hall Lane, runs the remains of Nico Ditch. It is a defensive boundary ditch variously referred to as 'mykelldiche' or 'magnum fossatum' in the 12th century. The name means 'Great Ditch' in Old English, pointing to an early medieval date. It extends for over 5 miles between marshes in Fallowfield and Audenshaw either side of the site of the Anglo-Saxon town of Manchester, and it forms a boundary between several medieval townships along its length suggesting further that it was constructed during the

establishment of the Anglo-Saxon kingdoms between AD 600 and the 10th century. A 135m length of this ditch is scheduled (NHL1015132), lying about 500m to the northwest of the Site. An evaluation across the ditch in 1997 identified 6 phases to the ditch, the latest being truncation in the 19th century, though no dating evidence was found in the earliest phases (HER1404.1.12).

- 4.3.5 The Site lies in the township of Rusholme. Rusholme is not mentioned in Domesday Book and was part of the manor of Withington in the 13th century which was a sub manor of the manor of Manchester held by Roger de Poitou at Domesday (BHO). The name Rusholme (Russum in 1235) derives from the Old English for 'place where rushes grow.'
- 4.3.6 There were several estates within the township. Holt Hall (HER1399.1.0) stood in the grounds of Birchfield Park to the north of the Site and was mentioned in 1260. Closer, but still to the north of the Site, stood Birch Hall, built sometime before 1260 and believed to have included a moat (HER1396.1.0). The hall was demolished prior to construction of the Grammar School. The house was part of the Birch Estate and later historic mapping shows the hall stood within a park and gardens. The estate also included a large corn mill and weir on the brook (HER9732.1.0), the latter surviving into the 19th century.
- 4.3.7 Platt Hall was located off Wilmslow Road to the northwest of the Site (HER1237.1.0). The house is referred to in the 17th century as timber and plaster and there could have been a hall here before then; the lands of Platt with its 'appurtenances in Withington' were granted to the Knights Hospitaller by Henry II (BHO).

Table 2 Non-designated Heritage Assets within 1km of the Site

HER No.	Name / description	Period / date
HER1237.1.0	Platt Hall (Old Hall) (site of)	AD 17th Century to AD 18th Century
HER1238.1.0	Stone axes (Neolithic) (antiquarian finds)	Neolithic
HER1362.1.0	Coin hoard (Roman)	AD 3rd Century
HER1396.1.0	Birch Hall Mansion and alleged moat (site of)	Medieval to Early 20th Century
HER1396.2.0	Birch Hall (grounds) (site of)	Post Medieval to Early 20th Century
HER1399.1.0	Holt Hall (site of)	Medieval to AD 18th Century
HER1404.1.0	Nico Ditch Platt Fields	Late Saxon
HER1404.1.11	Nico Ditch in Platt Fields (Scheduled Monument details)	Late Saxon
HER1404.1.12	Nico Ditch, Platt Fields 1997 excavation	Late Saxon
HER2079.1.0	Lady Barn Gate (site of)	Post Medieval
HER8452.1.0	166 and 168 Ladybarn Lane	AD 19th Century to 21st Century
HER8489.2.0	Former grounds to Behrens House (formerly The Oaks)	AD 19th Century to Edwardian

HER No.	Name / description	Period / date
HER8659.1.0	Brighton House (Liverpool Victoria Insurance)	AD 19th Century to 21st Century
HER9097.1.0	Stone figurine (findspot)	Iron Age
HER9123.1.0	The Firs (park)	AD 19th Century to 21st Century
HER9134.1.0	Grounds to Slade House (site of)	AD 19th Century to Early 20th Century
HER9732.1.0	Watermill (site of)	AD 14th Century
HER9733.1.0	Slade House (Slade Hill) (site of)	AD 19th Century to Early 20th Century
HER9747.1.0	Fallowfield Station (former)	AD 19th Century to 21st Century
HER9751.1.0	Birch Fold (site of)	AD 18th Century to Early 20th Century
HER9752.1.0	Slade Farm (site of)	AD 19th Century to Mid-20th Century
HER9753.1.0	Burnage Hall (site of)	AD 18th Century to Early 20th Century
HER9772.1.0	Ashfield House (site of)	AD 19th Century to Early 20th Century
HER9773.1.0	Fallowfield settlement	AD 18th Century to 21st Century
HER1237.2.0	Platt Fields (Platt Fields Park)	AD 18th Century to 21st Century
HER11760.1.0	Birch School/ St James' School (site of)	AD 19th Century to AD 20th Century
HER17106.1.0	Bowling pavilion, Platt Fields Park (site of)	Early 20th Century to Late 20th Century
HER17181.1.0	9 and 11 Norman Road	AD 19th Century to 21st Century

Post-medieval – Modern Periods (mid-16th – present)

4.3.8 In 1764 a new Platt Hall was built close to the old one for the Worsley family (NHL1246947). The house stood in a landscape designed by William Emes which was purchased by the Corporation in 1908 and maintained as a recreational park with bridges, sports pitches and yachting pool, becoming known as Platt Fields (HER1237.2.0). A small group of buildings are shown on Yates map of Lancashire of 1786 on the southern boundary of the study area (HER2079.1.0). On the southeast limits of the study area is the site of Burnage Hall, which may also be shown on Yates map (HER9753.1.0).

4.3.9 Birch is shown on historic mapping from this period, surrounded by formal gardens (HER1396.2.0). Birch Fold Cottage was reported to be the oldest house in Rusholme when it was demolished in 1912, possibly identifiable on Yates Map of 1786 and reported to have had a moat (HER 9751.1.0). Buckley's history (Buckley 1910) includes a photograph of Birch Fold Cottage showing a timber framed range.

- 4.3.10 Rusholme Lodge was originally called Birch Hall Houses and in 1910 was reported to be at least 300 years old (Buckley 1910). The tithe apportionment shows it was owned by Wilbrahim Egerton and tenanted by a Miss Brooke, who also rented the Site from Mr Egerton as meadow.
- 4.3.11 The Tithe Award Map of 1848 shows a cluster of buildings to the south of the Site known as Fallowfields (HER 9773.1.0), which is also named on the Yates Map. Another 18th century building called Rose Cottages (NHL1197942) is located to the south of Fallowfields and represents an unusual survival of industrial dwellings. The adjacent 96 & 98 Ladybarn Lane are a pair of 18th century cottages (NHL1219280) and 174–178 Ladybarn Lane are a pair of late 18th century cottages (NHL 1291533).
- 4.3.12 During the 18th century the township was largely rural, with a considerable wild fowl population with plenty of ponds and presumably wetland areas (Royle 1905), although probably possessed a population of weavers as the 'putting out' system (domestic weaving of textiles) developed through the 17th and 18th centuries in Manchester. Settlement seems to have been scattered along the Wilmslow Road except for a few farms (ibid.). From the middle of the 19th century larger houses began to appear within their own gardens or small parklands, a phenomenon driven by the rise of the wealthy middle classes during the industrial revolution. The study area contains several 19th century domestic buildings (HER17181.1.0, NHL1282989, HER8452.1.0, NHL1219999, NHL1220030, NHL1197927, NHL1246273, NHL1246986, NHL1271116, HER8659.1.0, NHL1270510, NHL1270605, NHL1219295, NHL1197934). The Victoria Park Hotel is group of three former houses dated c.1840 (NHL1271228). Ashfield House was a villa of 1835 in its own pleasure gardens which, when the house was demolished, were incorporated into Platt Fields (HER 9772.1.0). Slade House (HER 9733.1.0), now demolished, stood within a park and garden situated to the southwest of the Site (HER9134.1.0). Behrens House (formerly The Oaks) once stood in a park and garden on the opposite side of the road to the west of the Site (HER8489.2.0). The Firs was a house in a park to the east of Whitworth Lane (HER9123.1.0); The Lodge associated with The Firs still exists at the former entrance to the park (NHL1254834). Slade Farm appears on the 1st Edition OS mapping with cottages to the south (HER9752.1.0). Non-designated farm buildings of the 19th century Firs Farm are located directly to the north of the Site.
- 4.3.13 There are several religious buildings of 19th century date including the Church of Holy Trinity (NHL1246948), the Church of Holy Innocents and St James (NHL1270568), former Church of St. James (NHL1200848) and associated school (HER11760.1.0) and Platt Chapel and associated cemetery (NHL1270509) as well as the school to the former Church of the Holy Innocents (NHL1254889).
- 4.3.14 A pair of early 19th century brick cottages are located at 166-168 Ladybarn Road (HER8452.1.0).
- 4.3.15 A station was established at Fallowfields in the 19th century serving the Manchester, Sheffield and Lincolnshire Railway. A datestone on the entrance building to the station records a date of 1891 (HER9747.1.0). By the end of the 19th century the township was developing into a suburb of Manchester; considerable new development springing up along the Wilmslow Road.

4.3.16 The Fallowfields Stadium (shown on historic mapping as the Manchester Athletics Stadium) which once occupied part of the Site was constructed in 1892, hosting the FA cup final in 1893 and other prestigious events through the early 20th century. Between 1907 and 1922 a tennis ground was built on the Site. The stadium was renamed the Reg Harris Stadium in 1955 after the new owner. The stadium was bought by Manchester University in 1960 and demolished in 1994 and the halls of residence constructed (Inglis 2004).

4.3.17 Ashburne Hall of Residence, across the road from the Site, was established in the early 20th century (NHL1401670). Other early 20th century assets include a Synagogue (NHL1254890), and the site of a former bowling pavilion (HER17106.1.0). A First World War memorial is situated at Fallowfield (NHL17005.1.0). Later 20th century assets include The Former Hollings Building (NHL1119722) and the Appleby Lodge flats (NHL1096151).

4.4 Map Regression

Map of the County Palatine of Lancaster, Yates 1786 (Figure 4)

4.4.1 Locating the Site is problematic though it would appear to be in the area called Fallow Field.

Map of the County Palatine of Lancaster, Greenwood 1818 (Not Shown)

4.4.2 Similarly, the location is only approximate though is in the area called Fellow (sic) Field.

Survey of Rusholme, Johnson, 1818 (in Royle, 1905) (not shown)

4.4.3 There is no development on the Site.

Map of the County Palatine of Lancaster, Hennet 1828 (Not Shown)

4.4.4 This map presents similar problems as those above, but no development is shown in the area of the Site.

Rusholme Tithe Map 1848 (Figure 5)

4.4.5 The Site spans two fields. The northern field is meadow in the apportionment, known as Front Meadow, owned by Wilbraham Egerton and tenanted by John Mellor who occupied Birch Fold Farm to the north. The southern field is owned and occupied by Joseph Whitworth.

Ordnance Survey 1848 (1:10560) (Figure 6)

4.4.6 No significant change.

Ordnance Survey 1893 (1:2,500) (Figure 7)

4.4.7 Buildings labelled as Firs Farm have been erected. A small outbuilding is located within the Site and the field boundaries have been rearranged. Trees are shown on the Site.

Ordnance Survey 1907 (1:2500) (Figure 8)

4.4.8 Further buildings have been erected within the Site.

Ordnance Survey 1922 (1:2500) (Figure 9)

4.4.9 No significant change.

Ordnance Survey 1934 (1:2500) (Figure 10)

4.4.10 The buildings and the field boundaries have been removed and the land appears to be part of the University of Manchester.

Ordnance Survey 1958-88 (1:1250) (Figure 11)

4.4.11 The mapping is suggestive of areas of hardstanding within the Site forming paths.

Ordnance Survey 1976 (1:10,000) (Figure 12)

4.4.12 Oddly, this map does not show the adjacent sports hall.

4.5 Historic Landscape Characterisation and Site Visit

4.5.1 The Historic Landscape Character of the Site is described as early 20th century sports ground, previously enclosed land and woodland of post-medieval date (HGM11085).

4.5.2 The Site is currently mostly comprised of tarmac carparking associated with the sports hall with soft landscaping along the western boundary. The ground slopes very gently from north to south. to the north of the Site is a range of former late 19th century farm buildings which formed part of Firs Farm.

5.0 Assessment

5.1 Proposed Development

5.1.1 The Proposed Development will comprise a portal steel frame, single-storey solution (ceiling height of 3m), with a GIA 400-500m² (TBC). The solution will ensure a fully operational bar and events space, within the approved budget and critical timeline, providing a lifespan of 10 years which gives the University the opportunity to re-purpose beyond 2028.

5.2 Assessment of Significance

Chancellors Hotel and Conference Centre (formerly The Firs and Attached Annexe)

5.2.1 The National Heritage List description for the Chancellors Hotel (NHL1270605) is as follows:

Large house. 1851, by Edward Walters for Sir Joseph Whitworth; altered. Stucco on brick, slate roofs. Irregular linear plan on east-west axis. Two and 3 storeys over cellars. The entrance front to the north, which is asymmetrical, with 4:2:1 windows at 1st floor, the 2-window portion projected and the one-window portion to the right with a projected ground floor, has a diamond-patterned string-course, modillioned eaves, and 12-pane sashed windows with moulded architraves. The 2-window projection, which contains the porch to the left and the staircase to the right (and formerly had a turret over the left bay), has a round-headed doorway with moulded head and volute keystone, side-windows, panelled and glazed door, fanlight with radiating glazing bars, and inner door with 2 round-headed glazed panels which have gold ornament; banded pilasters at 1st floor of the left bay; and to the right at ground floor a glazed false window. The 4-window range to the left has a curved single-storey link to the Annex (former coach-house and office); and set back at the left end is a 3-storey service wing. The south front (to the garden), 3:3:2 windows, the centre projecting and the right-hand end (the service wing) set back and 3-storeyed, has windows with moulded architraves (those at ground

floor shouldered) including single-storey canted bays to the projection and in the centre of the left range (with French windows), 4-pane sashes at ground floor and windows with altered glazing at 1st floor; and the 2nd floor of the service wing has low tripartite windows with console-shaped mullions. Main range has gable chimneys and 2 ridge chimneys; service wing has hipped roof with 2 chimneys (one very large). Interior: fine generously-proportioned open-well staircase with ornamented cast-iron balusters.

- 5.2.2 The greater part of the significance of the asset lies in its architectural, aesthetic and historical values. The significant views of the asset are from the south and from within the grounds of the asset. Late 20th century extensions to the east of the asset have largely obscured the asset from any views to the east and the Site makes no contribution to the significance of the asset.
- 5.2.3 The range of non-designated late 19th century farm buildings to the north of the Site are brick built with slate roofs and of Local importance. These agricultural buildings were part of Firs Farm and as such make a minor contribution to the setting of the designated asset of the Chancellor Hotel, along with the cottage to the west. This contribution relies on their historical association more than good intervisibility with the designated asset. Appreciation and understanding of the non-designated farm buildings does not rely on any relationship with the Site.

Effects of proposed development

- 5.2.4 There are no designated heritage assets located within the Site. The introduction of the new building will not impact significantly on the setting of the Chancellors Hotel (NHL1270605) and its interposition partially between the asset and the non-designated farm buildings will not significantly affect any views between the designated and non-designated assets. The overall effect on the significance of the Chancellors Hotel will be Negligible.
- 5.2.5 There is no intervisibility with any other designated heritage asset and there would be no impact on the setting of the scheduled monument, conservation area or other listed buildings.

Enhancement/Avoidance of Harm

- 5.2.6 There are no recommendations.

5.3 Archaeological Potential

- 5.3.1 The study area contains limited evidence for prehistoric or Roman activity, and while the presence of remains of these periods cannot be discounted the potential is considered Low.
- 5.3.2 The possible mid-late Saxon Nico's Ditch runs to the north though there is no indication that anything associated with this asset lies within the Site and the potential for remains of this period is Low. Similarly, there is no evidence for medieval activity within the Site.
- 5.3.3 From the early 19th century, the Site was partly meadow, probably later became associated with Firs Farm, containing late 19th century/early 20th century agricultural buildings. Buildings within the Site were demolished and the Site became part of the University of Manchester Experimental Grounds and then land ancillary to the sports hall. Any remains of the post-

medieval structures would be of Negligible importance. The post-medieval development and the creation of the carpark will have also had a significant impact on any earlier remains and the potential for any significant archaeological remains to have survived is very Low.

6.0 Conclusions

6.1.1 The proposed development will have no direct effect on any designated assets. The effect on the setting of the designated Chancellors Hotel will be Negligible. There will be a Negligible effect on the setting of the non-designated 19th century farm buildings.

6.1.2 The Site has a very Low potential for significant archaeological remains and no further work is recommended.

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Ordnance Survey 1:10,560 1848

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Hennet's Map of the County Palatine of Lancaster 1828

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<http://www.heritagegateway.org.uk/gateway/>

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<https://historicengland.org.uk/listing/the-list/>

<http://www.magic.gov.uk/>

www.pastscape.org/homepage/

8.0 Figures

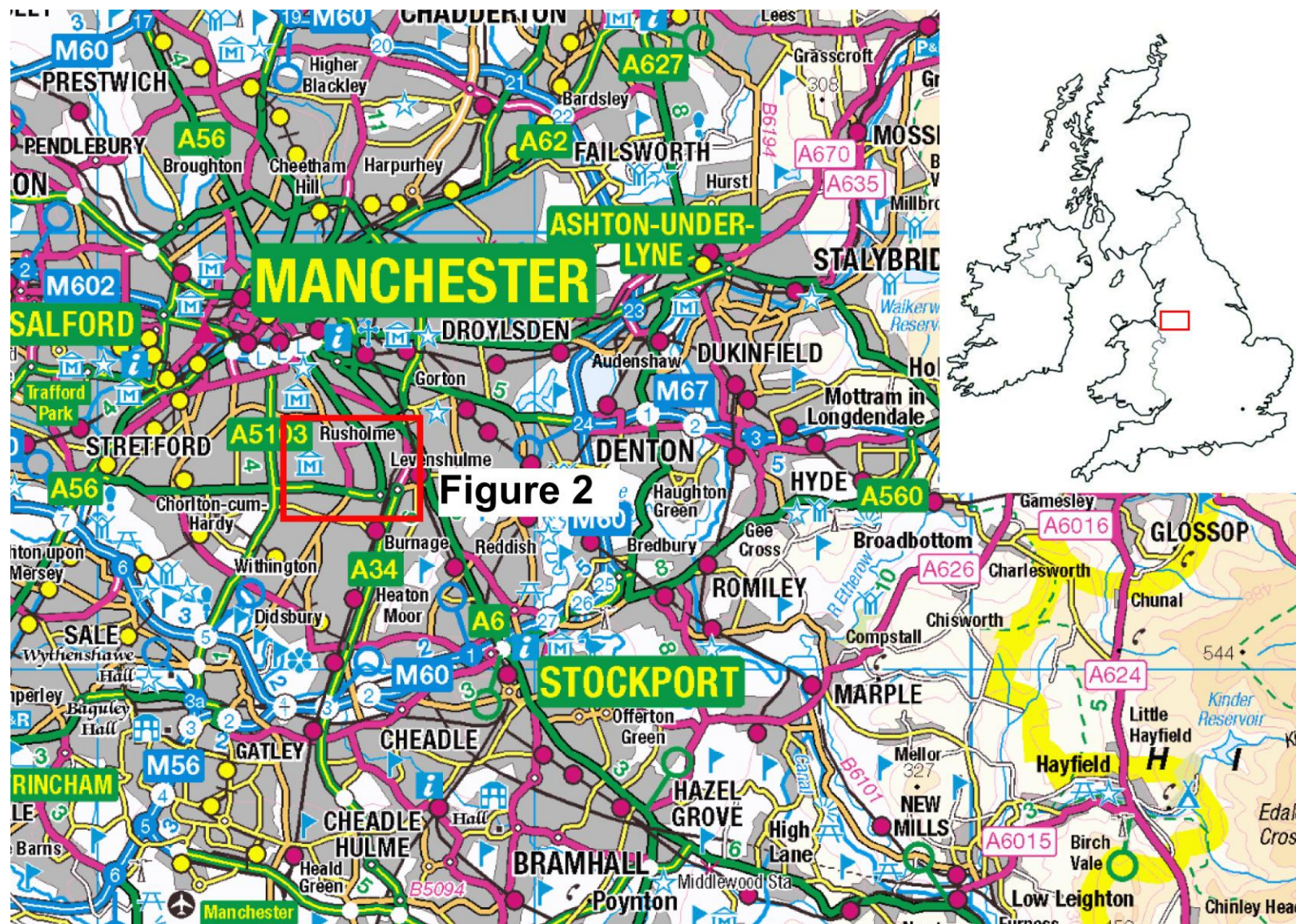


Figure 1: Site Location Map (source OS Opendata)

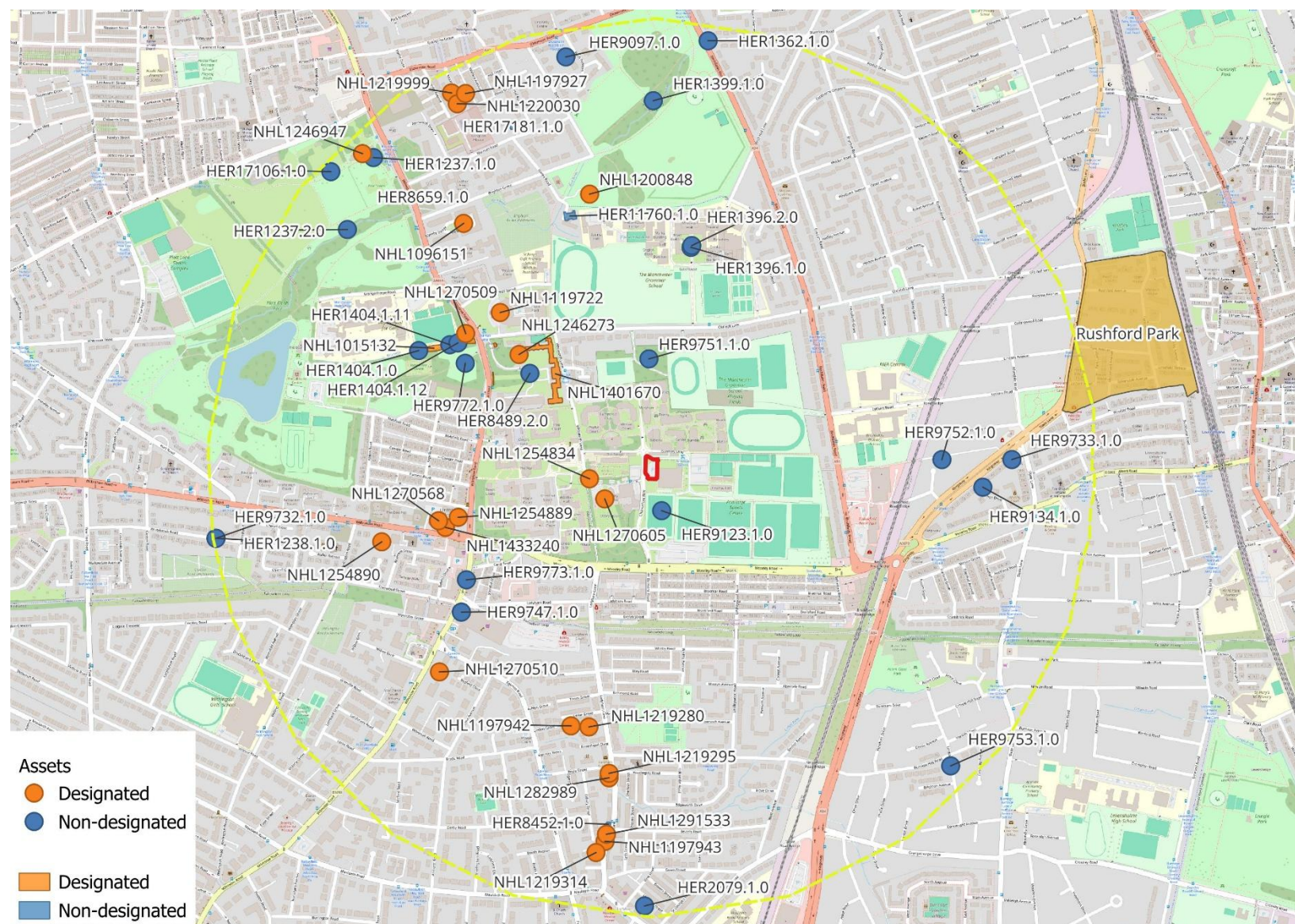


Figure 2: Heritage assets (Greater Manchester HER)

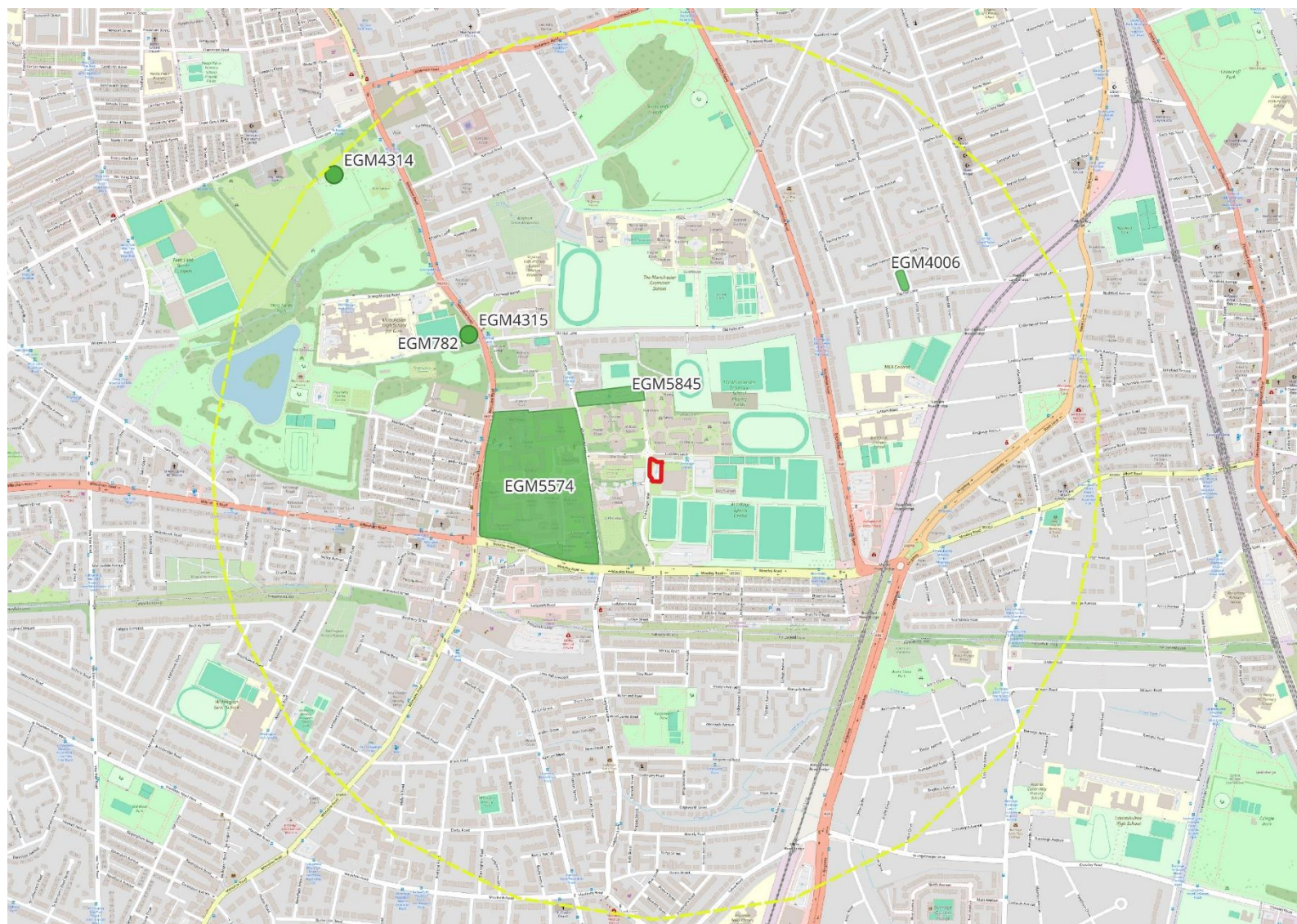


Figure 3 Events (Greater Manchester HER)



Figure 4 Yates Map of the County Palatine of Lancaster 1786



Figure 5 Rusholme Tithe Map 1848

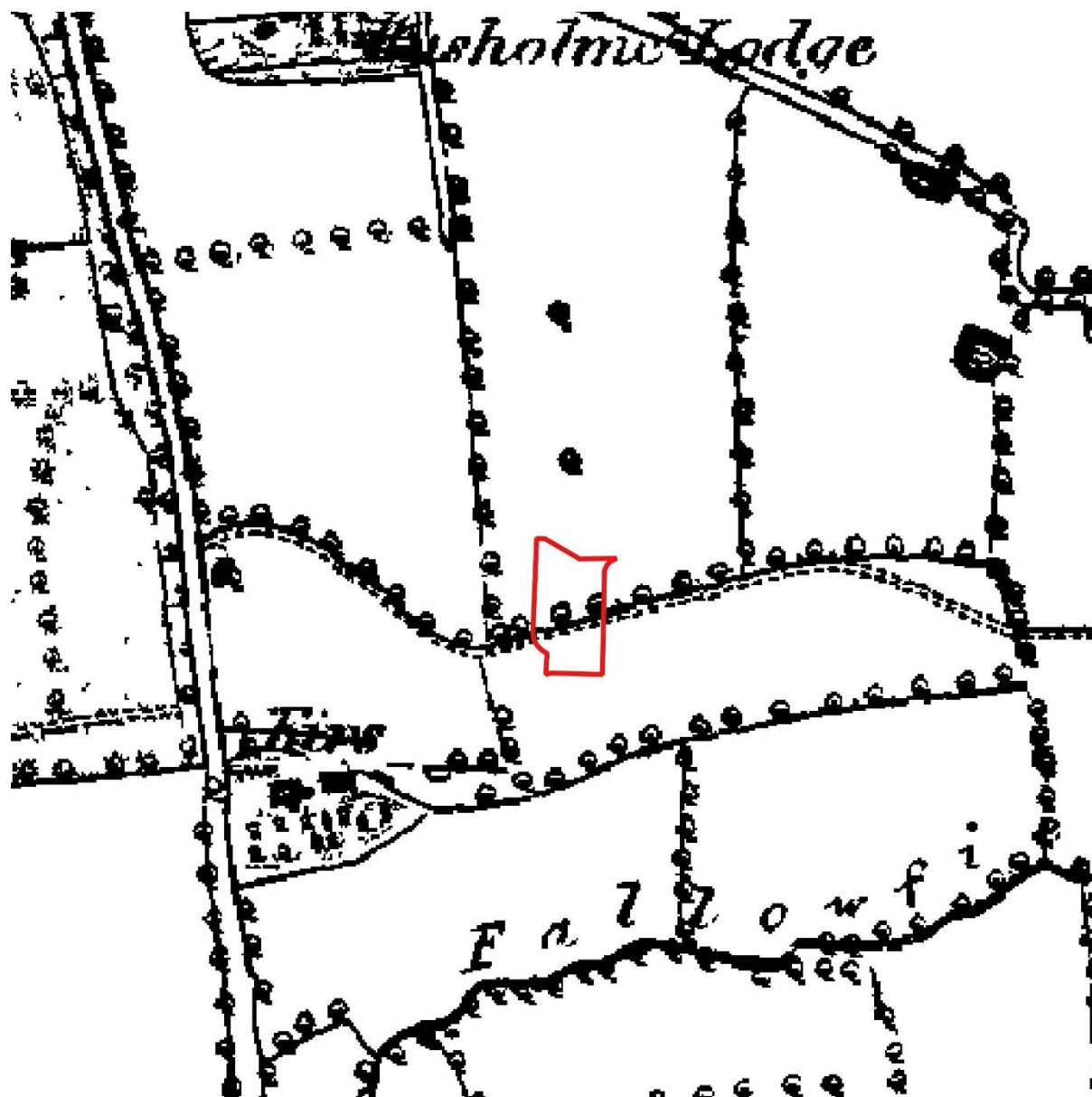


Figure 6: Ordnance Survey 1848, 1:10560

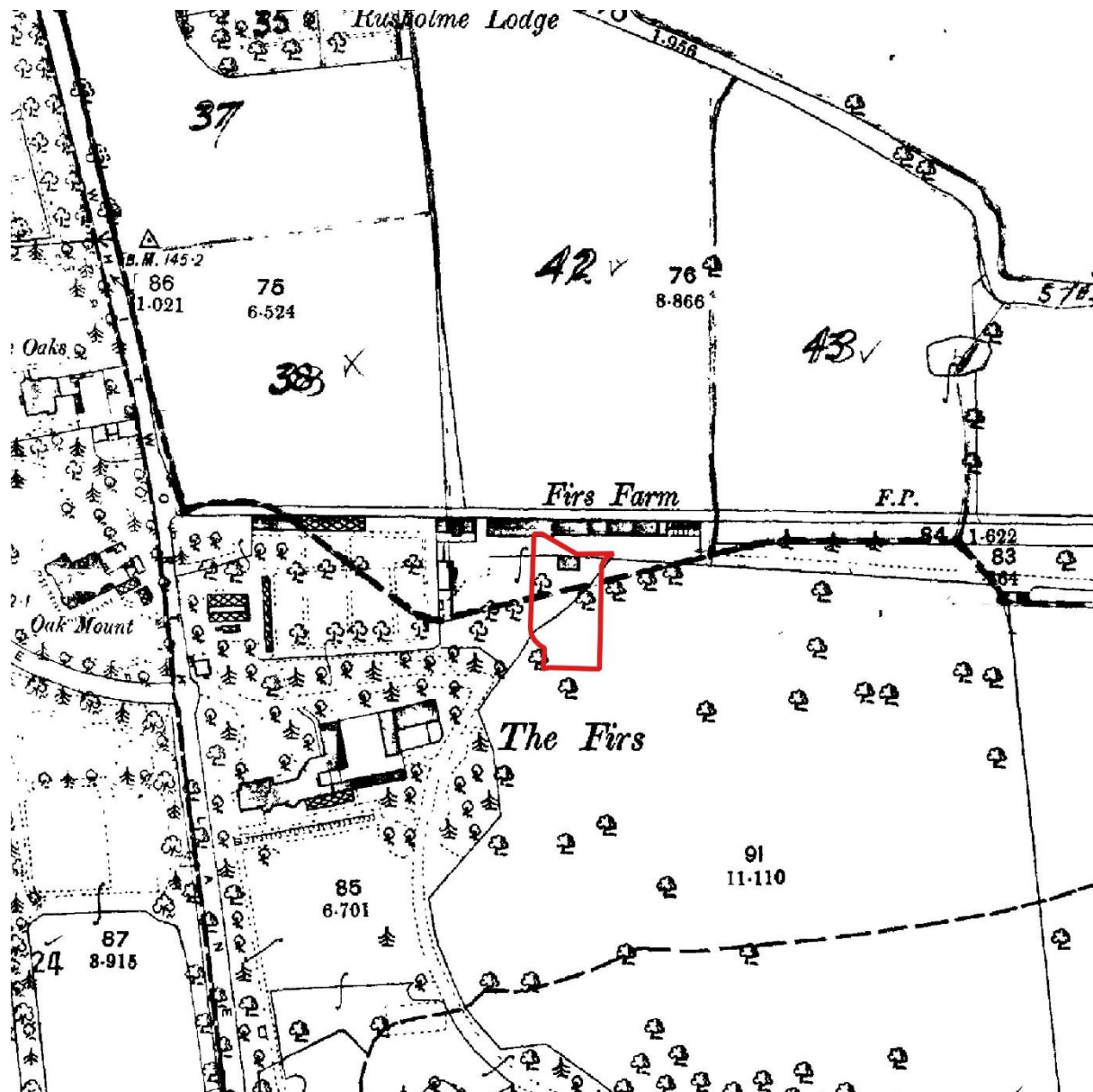


Figure 7: Ordnance Survey 1893 1:2500

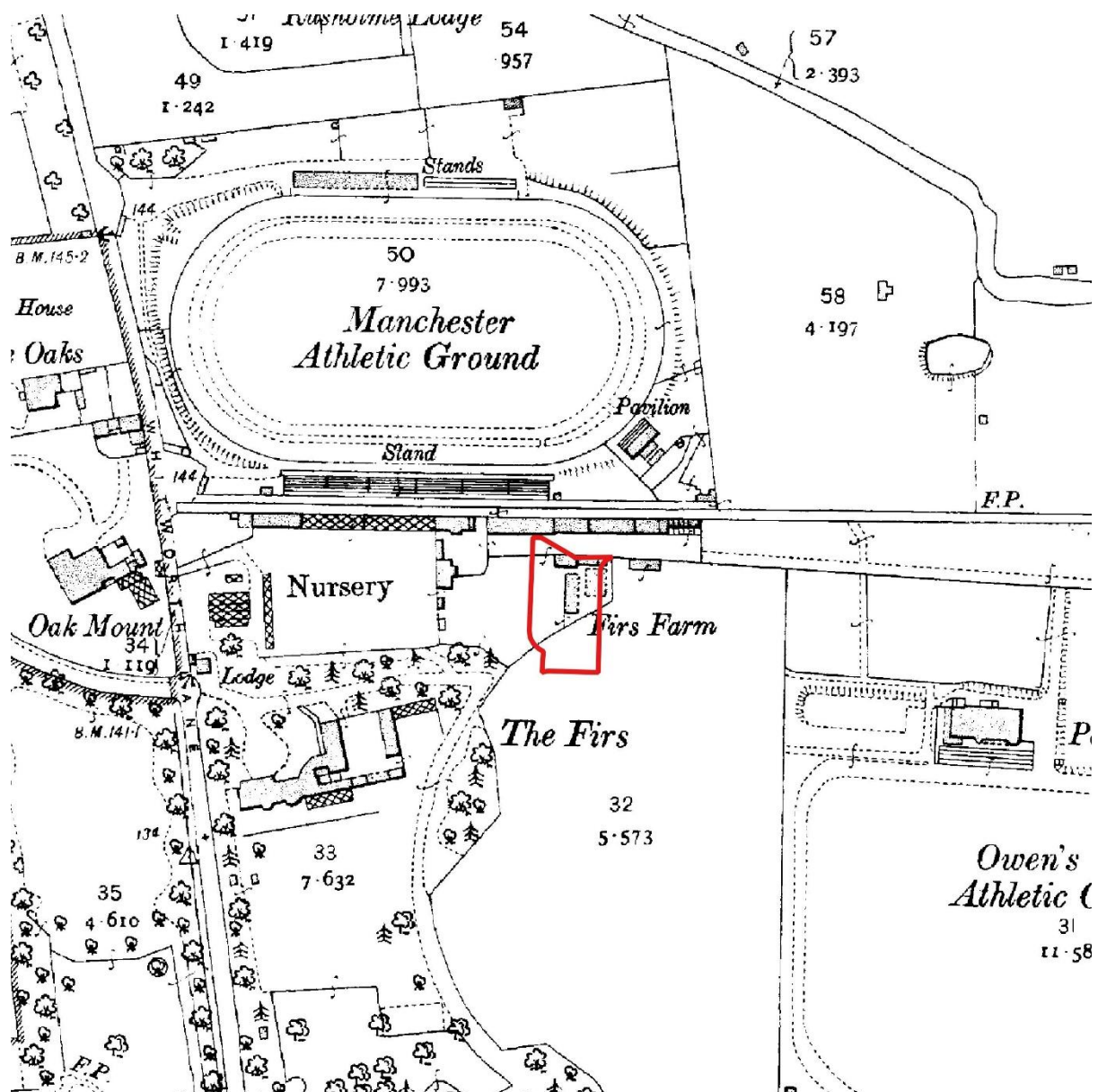


Figure 8: Ordnance Survey 1907, 1:2500

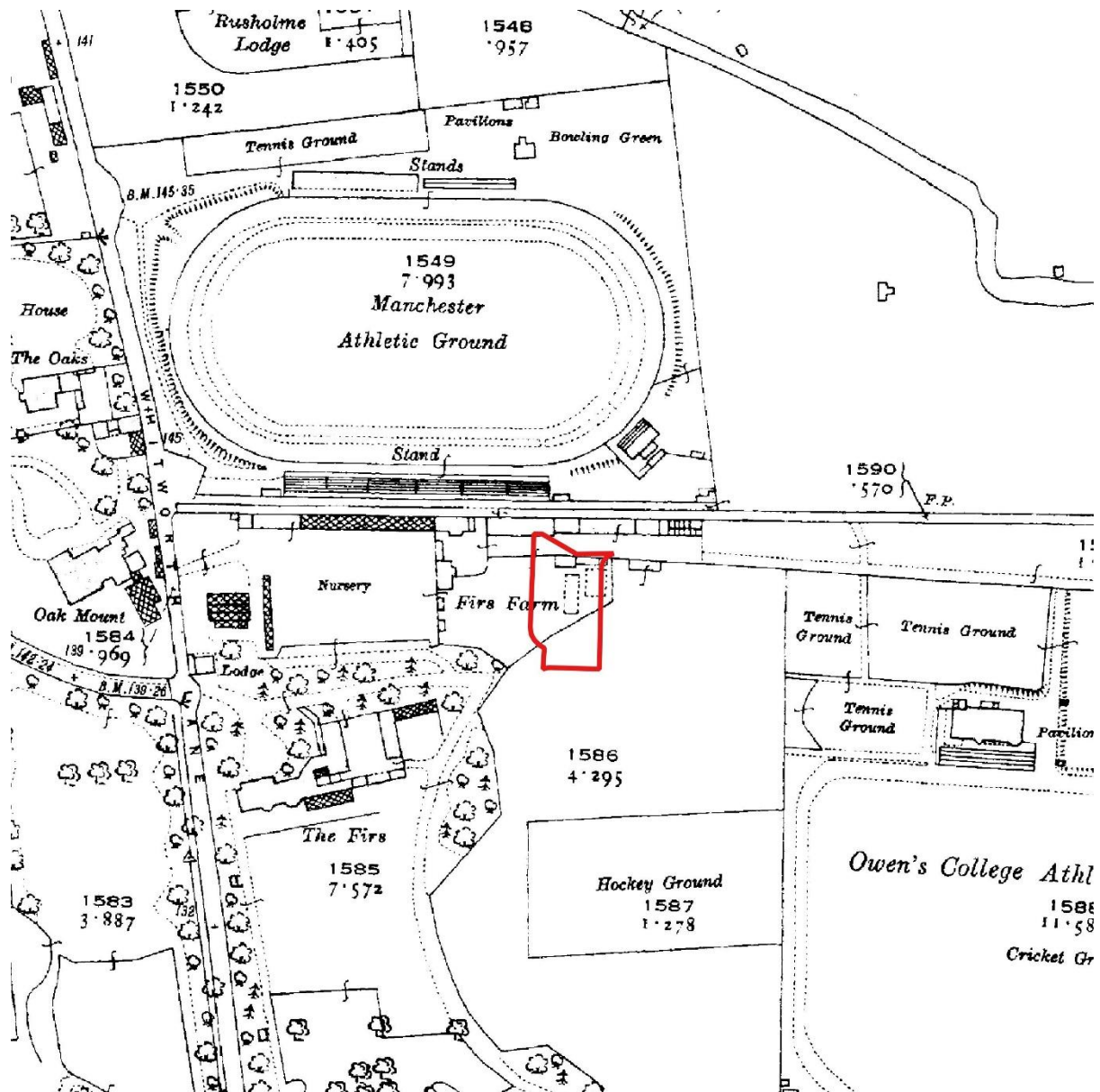


Figure 9: Ordnance Survey 1922, 1:2500

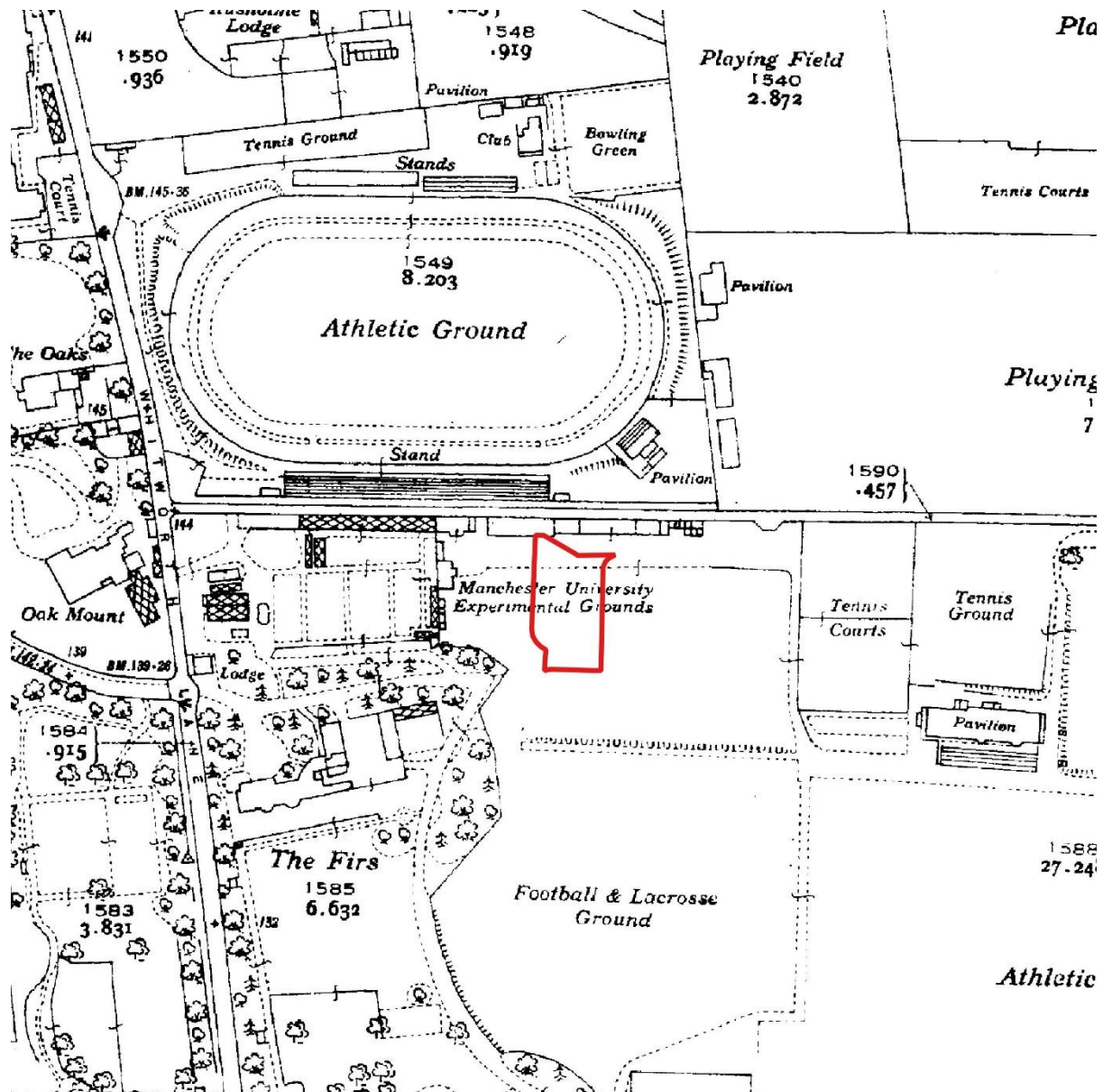


Figure 10: Ordnance Survey 1934 1:2500

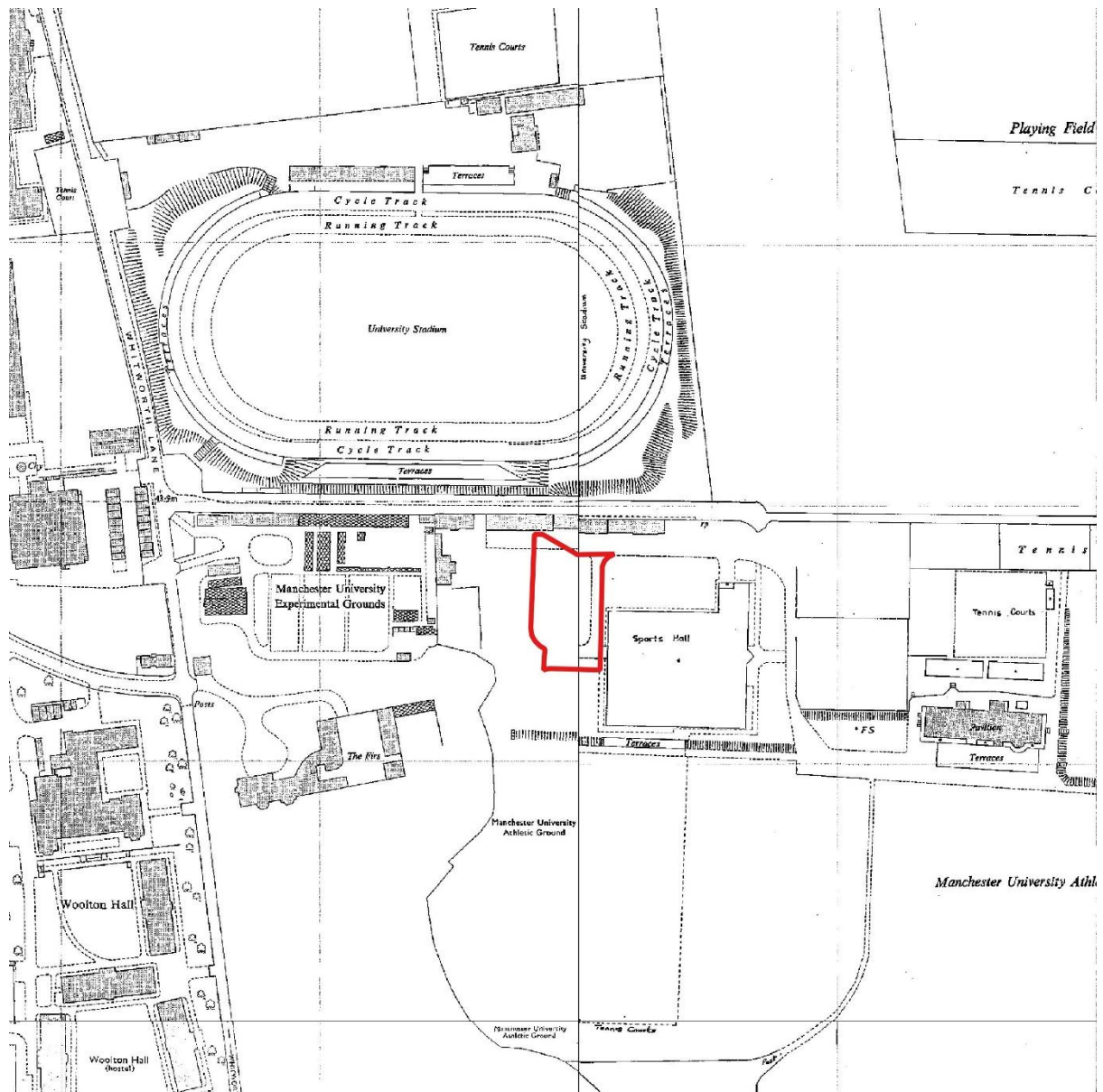


Figure 11: Ordnance Survey 1958-88 1:1250

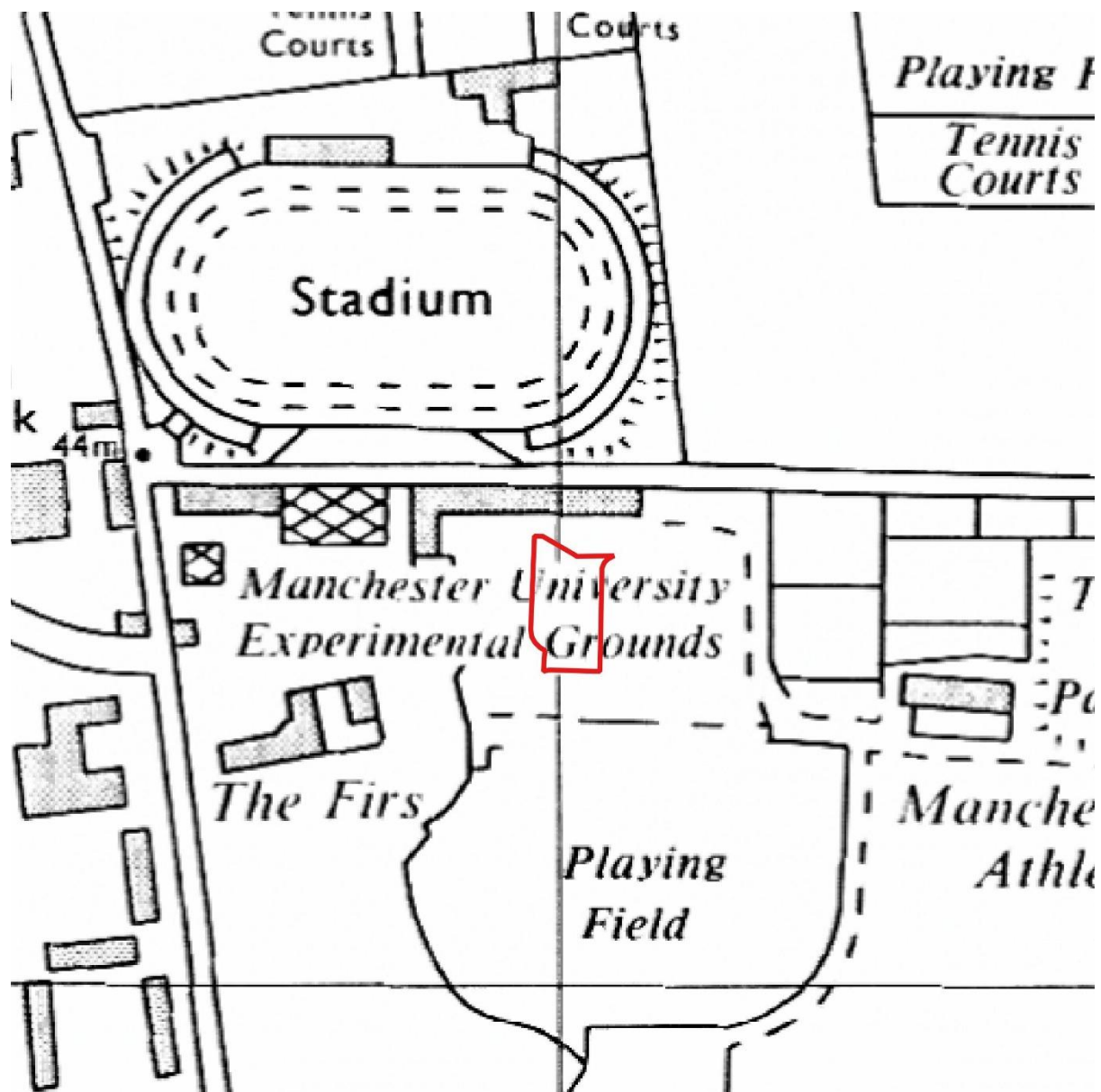
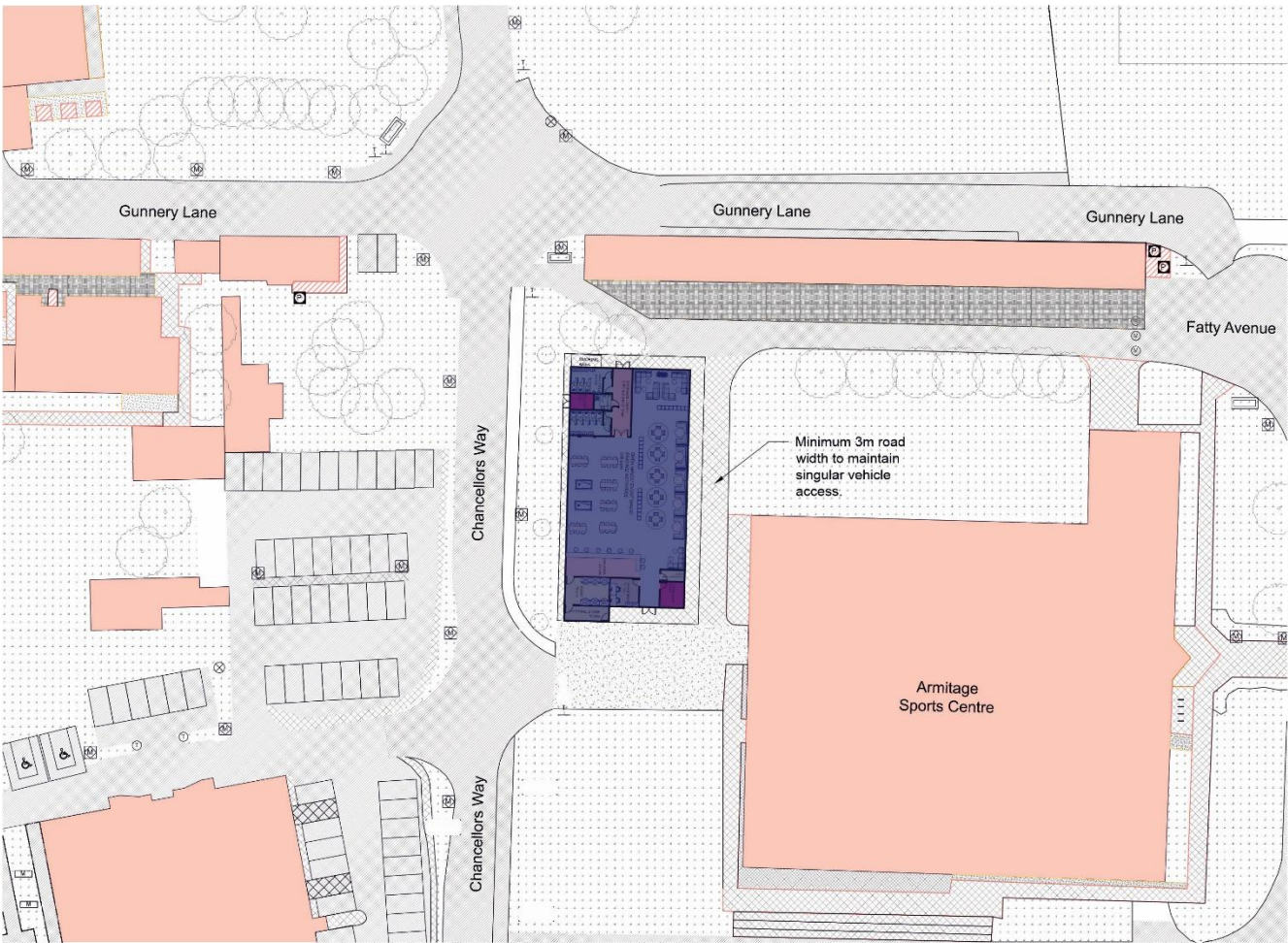


Figure 12 Ordnance Survey 1976 1:10,000



PROPOSED SITE LAYOUT

SCALE: 1:500



Figure 13: Development Master Plan

LEGEND

- PROPOSED SQUIRRELS BAR
- EXISTING SURROUNDING BUILDINGS
- SOFT LANDSCAPE
- EXISTING PROPOSED FOOTPATH/ROAD
- HARD LANDSCAPE

Rev	Description	Date
P01	Final issue	06/03/2025
P02	Updated internal layout	18/03/2025
P03	Updated internal layout	20/03/2025

Client:

UOM

Project Title:

SQUIRRELS BAR
REPROVISION

RLB ID:

004150

Drawing Number:

03

Drawing Title:

PROPOSED SITE LAYOUT

Stage:	Status:	Revision:
PLANNING	S0	P01
Date:	Size:	Scale:
26/03/2025	A3	1:500



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1:500

9.0 Plates



Plate 1: View across the Site, looking south. Councillors Hotel (NHL1270605) complex to the right



Plate 2: View across the Site to the Councillors Hotel complex, looking southwest



Plate 3: View across the Site looking north toward the former farm buildings



Plate 4: View across the Site, looking northeast

Appendix 1: Legislation and Planning Policy Context

Ancient Monuments and Archaeological Areas Act 1979 (AMAAA)

The Act is the primary legislation protecting archaeological remains within the United Kingdom. It identifies as a duty of the Secretary of State the need to compile and maintain a schedule of ancient monuments of national importance, to allow for their preservation, so far as possible, in their current (at the time of scheduling) state.

A statement setting out current Government policy on the identification, protection, conservation and investigation of nationally important (both scheduled and nationally important non-scheduled) ancient monuments was published in October 2013 (DCMS 2013).

Where works to scheduled monuments are proposed for development-related purposes, the Secretary of State has particular regard to the following principles:

Only in wholly exceptional cases will consent be granted for works could result in substantial harm to, or loss of, the significance of a Scheduled Monument; and

In cases that would lead to less than substantial harm to the significance of a Scheduled Monument the harm will be weighed against the public benefits of the proposal (DCMS 2013, para 20).

This legislative position is directly reflected in the National Planning Policy Framework (NPPF) which states that “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...” (NPPF, para 195), and “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” (NPPF, para 196).

Where consent is granted for works that could result in harm to, or loss of, the significance of a Scheduled Monument, conditions are expected to be imposed that provide for recording of information that adds to our understanding of the significance of that monument. Those conditions are likely to be designed to ensure that:

- the project design seeks to further the objectives of relevant international or national research frameworks;
- use is made of appropriately skilled teams with the resources to fully implement the project design to relevant professional standards (such as those published by the Institute for Archaeologists);
- the project design provides for the full analysis, publication and dissemination of the results, including the deposition of reports in the relevant Historic Environment Record (HER), to a set timetable; and
- provision is made in the project design for the conservation and deposition of the site archive with a local museum or other public depository willing to receive it (DCMS 2013, para 21).

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

“With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The National Planning Policy Framework (NPPF) Feb 2025

This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and revises the NPPF Dec 2024 2023.

Section 16 provides policy on ‘Conserving and enhancing the historic environment’. Planning decisions have to be made from a position of knowledge and understanding with respect to the historic environment. Paragraph 213 states:

“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 impacts 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”.

In paragraph 216, it is made clear that a balance must be sought, on the one hand sustaining and enhancing the significance of heritage assets and the positive contribution that they can make to communities, and on the other in considering the positive contribution that a new development could make to local character and distinctiveness.

The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. Any harm to, or loss of, the significance of a designated asset should require clear and convincing justification. Where substantial harm or loss is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be ‘wholly exceptional’ (para 213). In all cases the harm must be weighed against the public benefit (para 215).

As a footnote to para 213 the NPPF states that:

“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”

As is reflected in the DCMS 2013 statement on Government policy, it is made clear that non-designated heritage assets of national importance should be afforded the same consideration as designated assets of equivalent significance:

“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 affect directly or indirectly 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” (para 216);”

In addition, para 205 states that:

“Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs).”

Among the core planning principles, provision is made to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” (CLG 2012, para 17).

National Planning Practice Guidance (2014)

The National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in March 2014 and provides guidance for planners and communities which will help deliver high quality development and sustainable growth in England. In terms of heritage, guidance entitled ‘Conserving and enhancing the historic environment’ sets out information with respect to the following:

- what the main legislative framework for planning and the historic environment is (Planning (Listed Buildings and Conservation Areas) Act 1990; Ancient Monuments and Archaeological Areas Act 1979; and Protection of Wrecks Act 1973);
- a definition of ‘significance’;
- why significance is important in decision-taking;
- the considerations of designated and non-designated assets;
- the identification of non-designated heritage assets; and
- the considerations for when applications for planning permission are required to consult or notify Historic England.

Non-Statutory Guidance

Historic England Conservation Principles Policies and Guidance (EH 2008) defines the setting of historic assets as:-

“...the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape...”

EH draws a distinction between ‘setting’ and ‘context’ (paragraphs 76 and 77) and the document makes it clear that whereas ‘setting’ involves a localised area, ‘context’ is a wider concept involving “any relationship between a place and other places, relevant to the values of that place”.

- Heritage values are considered under four main headings
- Evidential Value derives from the potential for a place to yield evidence about past human activity

- Historical Value derives from the ways in which past, people and events can be connected through a place to the present
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it.

Local Policy Guidance

The Manchester's Local Development Framework Core Strategy Development Plan Document Adopted July 2012, has the following policies on the historic environment:

Policy EN 3

Heritage

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

The document *Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039, Adopted 21 March 2024* also contains the follow policy:

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.

Appendix 2: Events

Ref No.	Description
EGM782	Evaluation of Nico Ditch, Platt Fields
EGM4006	Watching Brief at Brynton Road/ Old Hall Lane
EGM4314	Building Recording, Bowling Pavilion, Platt Fields Park
EGM4315	Building Recording, Platt Chapel
EGM5574	Desk-based Assessment, Fallowfield Campus
EGM5845	Desk-based Assessment, Fallowfield Campus