

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Crabtree Forge, Clayton, Greater Manchester.

ARS Report N°: 2024/173



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CRABTREE LANE, CLAYTON, GREATER MANCHESTER:

REVISED ARCHAEOLOGICAL DESK-BASED ASSESSMENT

ARS LTD REPORT 2024/173



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Planning Reference: N/A (Pre-Planning)
Local Authority: Manchester City Council
Site central NGR: SJ 88772 98011

EXECUTIVE SUMMARY

Project Name:	Crabtree Lane, Clayton, Greater Manchester
Planning Authority:	Manchester City Council
Planning Reference:	N/A (Pre-planning)
Location:	Crabtree Lane, Clayton
Parish:	Clayton
Bedrock Geology:	Manchester Marls Formation - Mudstone
Superficial Geology:	Till, Devensian - Diamicton
Soils:	Slowly permeable seasonally wet acid loamy and clayey soils
Site central NGR:	SJ88772 98011
Date of Report:	March 2025

In 2021 Archaeological Research Services Ltd was commissioned by Kathryn Sather & Associates on behalf of Euan Kellie Property Solutions to produce a Historic Environment Desk-Based Assessment of an area of land at Crabtree Lane, Clayton, Greater Manchester HER Event EGM5868). This revised assessment was commissioned by Keepmoat Homes as the result of the proposed development area (PDA) being extended to the east to incorporate the former Acre Works and an adjacent field. This was in advance of the submission of a planning application for a proposed residential development.

This assessment has identified that Greater Manchester HER records two heritage assets within the boundary of the site: Crabtree Forge of Eva Brothers Ltd (latterly Eyre Forgings Ltd), dating to 19th-20th century (HER 17336.1.0) and the Acre Works, identified as an Iron Foundry in 1894, and occupied by a linen manufacturer and paper merchants in 1911 (HER 9792.0.0). A historic building recording of Eva Brothers, Crabtree Forge, conducted in 2003 recorded structures (HER Event EGM3711) and a tramway is also identified on historical maps. The demolition and redevelopment of the PDA would impact any extant buildings, structural remains or below ground features relating to Crabtree Forge on site.

The PDA previously formed part of the agricultural hinterland for Manchester. The Ashton Canal passes along the northern site boundary, which could have been the catalyst for the transformation of the PDA from its pre-existing historical landscape as part of the agricultural hinterland of Manchester to an industrialised area in the late 19th century to early 20th century. Any intrusive ground works could impact upon below ground deposits or features relating to its pre-industrial land use, if present.

It was recommended by the Greater Manchester Archaeological Advisory Service (GMAAS) that as the historic building report was produced in 2003, a rapid photographic record was conducted on extant structures and above ground features relating to Crabtree Forge for an up-to-date record prior to any structural demolition or redevelopment and included within this assessment. Archaeological and structural monitoring in the form of a watching brief should be carried out during future site investigation works, in order to record any possible further above ground architectural features relating to Crabtree Forge as well as to better understand the depth and construct of made-ground and the level of truncation of any below-ground deposits below modern street level for all parts of the site.

Furthermore, a programme of trial trenching and/or test pit evaluation could also be conducted in order to assess the level of preservation of any below ground deposits relating to the pre-industrial land use of the site and further our understanding of development across the site, as well as the tramway and associated structures depicted on the 1935 OS map, briefly recorded in the 2003 building recording report.



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CONTENTS

1	Introduction	1
1.1	Project and Planning Background	1
1.2	Site description	1
1.3	Geological Landforms Assessment	1
2	Aims and Objectives.....	1
3	Method Statement	2
3.1	Approach.....	2
3.2	Study Area.....	2
3.3	Information Sources.....	2
4	Baseline Assessment	3
4.1	Archaeological and Historical Background	3
4.1.1	Prehistoric (1,000,000 to 43 AD).....	3
4.1.2	Romano-British (43 to 410 AD)	3
4.1.3	Early Medieval – Medieval (410 to 1540)	4
4.1.4	Post-Medieval (1540 to the present day)	4
4.2	Designated Assets	8
4.3	Undesignated/Other Heritage Assets	8
4.3.1	Archaeological Remains	8
4.3.2	Historic Built Environment	10
4.4	Previous Investigations	10
4.4.1	Archaeological Events	10
4.4.2	Historic Landscape	11
5	Assessment of the Significance of Affected Heritage Assets.....	11
6	Assessment of Potential Impacts	13
7	Recommendations	13
8	Statements and Acknowledgements.....	14
8.1	Archive Deposition	14
8.2	Publicity, Confidentiality and Copyright	14
8.3	Statement of Indemnity.....	14
8.4	Acknowledgements.....	14
8.5.1	Primary Sources	15
	Secondary Sources	16
Appendix I	Gazetteer of HLC units	18
Appendix II	Figures	24
Appendix III	Photographs.....	32
Appendix IV	Envirocheck Historic Map Report	54

LIST OF TABLES

Table 1: Droylsden and Openshaw Tithe Apportionments.....	5
Table 2: Areas/buildings referenced in the 2003 survey of Crabtree Forge.....	7
Table 3: Listed Buildings within the wider study area	8
Table 4: Known archaeological sites within the PDA.....	9
Table 5: Other potential archaeological remains identified by the DBA	9
Table 6: Known archaeological sites located within the wider study area.....	9
Table 7: Elements of the historic built environment located within the wider study area	10
Table 8: HLC types Located within the PDA	11
Table 9: Research Questions for Industrial Technology and Production in the North-West Relevant to Crabtree Lane.....	12

LIST OF FIGURES

Figure 1: Site location	25
Figure 2: Heritage Assets	26
Figure 3: Archaeological Events	27
Figure 4: Historic Landscape Characterisation Units	28
Figure 5: Crabtree Forge 1991 (after Champness 2003).....	29
Figure 6: 1847 Tithe Map of Droylsden	30
Figure 7: 1847 Tithe Map of Openshaw.....	31

LIST OF PHOTOGRAPHS

Photograph 1: 2021 view of site from towpath looking east	33
Photograph 2: 2021 view of site from towpath looking west	33
Photograph 3: 2021 view towards PDA from Crabtree Lane looking northeast	34
Photograph 4: Crabtree Forge. 2021 view of gateway from Crabtree Lane looking east	34
Photograph 5: Crabtree Forge. 2021 view of Area 8 buildings from centre of site looking north	35
Photograph 6: Crabtree Forge. 2021 view of Area 6 and Area 4 buildings from the north of the site looking west	35
Photograph 7: Crabtree Forge. 2021 view of Area 9 and Area 7 yards looking south, Area 9 building to the left and Area 6 building to the right.	36
Photograph 8: Crabtree Forge. 2021 view of Area 13 building from the south of the site looking north	36
Photograph 9: 2021 Crabtree Forge. View of tramway looking east across Area 15, Area 8 building to left, Area 16 building to right.....	37
Photograph 10: 2021 Crabtree Forge. View of tramway looking west	38
Photograph 11: Crabtree Forge. 2021 view of possible demolished structure looking south from towpath.....	38
Photograph 12: Crabtree Forge. 2021 view of structure remains in the north of the site looking northeast.....	39
Photograph 13: Crabtree Forge. 2021 view of structural remains in the north of the site looking east	39
Photograph 14: Crabtree Forge. 2021 view of brick flooring looking north.....	40
Photograph 15: Crabtree Forge. 2021 view of brick flooring in demolished Area 11 building north, Surviving wall of Area 11 building to right.....	40
Photograph 16: Crabtree Forge. 2021 view of possible stone sett path in the north of the site looking west.....	41

Photograph 17: Crabtree Forge. 2021 view of a continuation of the same possible stone sett path looking west	41
Photograph 18: Crabtree Forge. 2021 view of possible stone edged drainage channel in the north of the site looking west	42
Photograph 19: Crabtree Forge. 2021 view of possible depression in the northeast of the site looking north	42
Photograph 20: Crabtree Forge. 2021 view of possible drainage ditch/boundary in the east of the site looking north.....	43
Photograph 21: Acre Works. 2024 site entrance looking east	43
Photograph 22: Acre Works. 2024 northern site boundary and interior looking east with areas of floor surfaces visible	44
Photograph 23: Acre Works. 2024 interior of site view to west	44
Photograph 24: Acre Works. 2024 north-east corner of the site – view to north-east.....	45
Photograph 25: Acre Works. 2024 elements of otherwise demolished buildings forming part of the south-eastern site boundary with, in the foreground and to the left, made ground and superimposed floor surfaces demonstrating the survival of the remains of different structural phases in the north-eastern part of the site - view to south east.....	45
Photograph 26: Acre Works. 2024 stone sett flooring extending under later concrete surfaces – view to east	46
Photograph 27: Field. 2024 northern part of the field. View south east towards the allotments.....	46
Photograph 28: Field. 2024 southern part of the field. View south towards Higher Openshaw Community School	47
Photograph 29: Field. 2024 north-western corner. Informal seating probably area related to recent use as a play area – view to north	47
Photograph 30: Field. 2024 boundary with the Acre Works site – view to north	48
Photograph 31: Crabtree Forge 2025. Area 13 building, view from the south	48
Photograph 32: Crabtree Forge 2025. Interior of Area 13 building in 2025, looking to the	49
Photograph 33: Crabtree Forge 2025. Interior of the northern part.....	49
Photograph 34: Crabtree Forge 2025. View east towards the Area 6 building.	50
Photograph 35: Crabtree Forge 2025. Interior of Area 16 building. View to south.	50
Photograph 36: Crabtree Forge 2025. View north towards the Area 8 building.....	51
Photograph 37: Crabtree Forge 2025. View of Area 6 and Area 4 buildings from the north of the site looking west	51
Photograph 38: Crabtree Forge 2025. East wall of otherwise demolished Area 11 building in the	52
Photograph 39: Crabtree Forge 2025. View west towards Area 15, Area 16 building to left and Area 8 building to right. Tramway visible on the left.....	52
Photograph 40: Crabtree Forge 2025. Northern part of frontage in to Crabtree Lane. View to south.	53

I INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Keepmoat Homes to produce a revised Desk-Based Assessment (DBA) of an area of land at Crabtree Lane, Clayton, Manchester, the original DBA (HER Event EGM5868; Rigby 2021) having been produced in 2021 for a smaller proposed development area (hereafter PDA) This revision is in advance of the submission of a planning application for a proposed residential development.

1.2 Site description

The 'red line boundary' of the proposed development area (hereafter 'PDA') is depicted by a red polygon on Figure 1, is c.3.83ha in area, and is centred at NGR SJ 88772 98011. The PDA is bounded to the north by the Ashton Canal, to the east by an area of allotments, separated from the PDA by a strip of and to the south by Higher Openshaw Community School and housing along Eastern By-Pass, and to the west by Crabtree Lane. The western part of the site, the location of the former Crabtree Forge, is currently occupied by a cluster of buildings, an assessment of which has been carried out within a separate report (Kathryn Sather & Associates 2022). The eastern part of the site consists of two elements. The northern one, the location of the former Acre Works, is separated from a field to the south by a tree line adjacent to a former stream course representing a branch of the Clayton Brook which appears on historic mapping.

The area surrounding the six extant buildings in the western part of the site is currently largely overgrown with vegetation. The *in situ* buildings, relating to Crabtree Forge (HER 17336.1.0), are of brick-built construction and have the appearance of being adapted and modified for different functions. The PDA has been partially cleared with evidence of structural remains possibly relating to a structure towards the northeastern boundary of the former Crabtree Forge have been identified. Demolition rubble suggests that most of this building no longer exists, yet the foundations and some above and below ground remnants could still be present.

1.3 Geological Landforms Assessment

The underlying solid geology of the PDA comprises mudstone of the Manchester Marls Formation, sedimentary bedrock formed approximately 252 to 272 million years ago in the Permian period when the local environment was previously dominated by lakes and lagoons. This is overlain by superficial deposits of Devensian Till - Diamicton (BGS 2021). The soils of the PDA are classified by the *Soilscapes* interactive online viewer as belonging to the Soilscapes 17 soils unit. These soils are described as '*Slowly permeable seasonally wet acid loamy and clayey soils*' (Cranfield University 2023).]

2 AIMS AND OBJECTIVES

The principal aims of this assessment are to produce a report detailing the archaeological potential of the PDA, and to assess the potential impacts of the proposed development upon any buried and upstanding archaeological remains, the historic built environment, the historic landscape, and to assess their significance where possible. The following objectives will contribute towards accomplishing this aim:

- ♦ To collate and assess existing information about the historic environment within the study area and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains and any upstanding buildings/structures within the PDA.

- ◆ To provide an assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular investigative techniques in order to aid the formulation of any necessary evaluation or mitigation and/or preservation of archaeological remains.
- ◆ To assess, where possible from the available sources, the extent of any ground disturbance associated with any previous intrusive development.
- ◆ To provide an initial assessment of potential impacts of the proposed development to the settings of cultural heritage assets, and make recommendations for any further detailed assessment should this be considered necessary.

3 METHOD STATEMENT

3.1 Approach

The DBA was undertaken in accordance with the guidelines set out in The Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk Based Assessment* (CIfA 2020).

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential*, *historical* (either *illustrative* or *associative*), *aesthetic* or *communal*. It is further outlined in Annex 1 of *Scheduled Monuments & Nationally Important but Non-Scheduled Monuments* (DCMS 2013) which states that 'monuments can have both archaeological and historic interest and derive significance from both their physical presence and their setting. The following principles should be used to gauge the importance of heritage assets: *period, rarity, documentation/finds, group value, survival/condition, fragility/vulnerability, diversity, and potential*' (DCMS 2013, 10-11).

Reference is also made to 'heritage significance' as described in the *National Planning Policy Framework (NPPF)*, which is defined as the '*value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*' (MHCLG 2024, 78).

3.2 Study Area

The study area adopted for this assessment was agreed with the Senior Planning Archaeologist for the Greater Manchester Archaeological Advisory Service (GMAAS) and comprises a 500m radius off-set from the PDA. This study area is depicted by a dark blue outline on Figure 1 and subsequent figures.

3.3 Information Sources

The following sources of information were consulted to inform this assessment:

- ◆ The Greater Manchester Historic Environment Record (HER), maintained by GMAAS, for information regarding heritage assets, details of previous fieldwork, and Historic Landscape Characterisation (HLC) mapping.
- ◆ The National Heritage List for England (NHLE) maintained by Historic England for information regarding designated assets.
- ◆ The Manchester City Archives at Manchester Central Library for historic maps, plans and other documents relevant to the study area.
- ◆ Envirocheck Historic Mapping Report for historic Ordnance Survey maps.
- ◆ The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).

- ◆ Cranfield University's Soilscape free interactive online viewer for a simplified version of the 1:250,000 scale Digital National Soil Map for England and Wales.
- ◆ Google Earth and Bing online historical satellite imagery.
- ◆ Various other relevant books, journals and publications identified during the course of the assessment, details of which can be found in the references section of the report.
- ◆ A site walkover to Historic England (2017a) Level 1 standard was undertaken in light rain on 13th December 2021 for the original PDA and on 14th November 2024 to include the additional eastern part of the PDA, which was undertaken in dry and sunny conditions.

4 BASELINE ASSESSMENT

4.1 Archaeological and Historical Background

In the discussion that follows, where sites recorded on the Greater Manchester HER are described, the relevant HER reference number is provided in parenthesis. Any designated assets are referred to by their unique NHLE number, and any other sites identified as part of this assessment are referenced by their unique ARS numbers. All of these identification numbers can be found in the tables in sections 4.2 and 4.3 below, or in the Appendices at the end of the report.

4.1.1 Prehistoric (1,000,000 to 43 AD)

Evidence for prehistoric settlement in the Manchester region is scarce. There are small Mesolithic campsites in the Pennines to the north of Manchester, though Mesolithic remains closer to the city are rare (Nevell 2008, 11). Neolithic and Early Bronze Age remains within the Manchester region are restricted to isolated finds of worked stone tools, the majority being residual in later contexts. To the south of the city, a Neolithic farmstead was uncovered at Oversley Farm (now part of Manchester Airport), with evidence of occupation continuing on the site through to the Late Bronze Age (Nevell 2008, 15). Finds of Iron Age date, including quern stones and metal finds, have also been identified as isolated findspots. Within the city centre, there is little evidence of prehistoric activity as a whole, although whether this is the result of poor preservation due to the intensive later developments and redevelopments of the city or a reflection of a genuine settlement pattern is difficult to ascertain. The evidence that has been recovered has generally been centred around the location of the later Roman fort (in Castlefield) and around the Cathedral and Hanging Ditch (Nevell 2008, 12). No remains of prehistoric date are recorded by the Greater Manchester HER within the wider 500m study area.

4.1.2 Romano-British (43 to 410 AD)

The first Roman military occupation of Manchester was established during the governorship of Agricola in the AD70s, with a fort, known as *Mamucium*, founded in the area now known as Castlefield (Miller 2016). The original fort was a square, timber and turf structure, replaced in the late 2nd century by a slightly larger, rectangular timber fort, and finally rebuilt in stone in the first half of the 3rd century. A civilian settlement or *vicus* developed around the fort, though the full extent of it is unknown. Several excavations around the Castlefield area have produced evidence of domestic and industrial buildings as well as a shrine, with occupation beginning soon after the building of the original fort and continuing throughout its life. The *vicus* seems to have declined by the middle of the 3rd century although the evidence for these later phases of the fort and *vicus* are not clear since later activity has truncated the remains, although the presence of later coins suggests that the fort probably remained in use until the Roman army's withdrawal from Britain (Nevell 2008, 21-31). No remains from the Romano-British period are recorded by the Greater Manchester HER within the wider 500m study area.

4.1.3 Early Medieval – Medieval (410 to 1540)

Following the Roman army's withdrawal, evidence is again lacking for settlement activity. Archaeological remains in the Castlefield area show that the Roman fort area was abandoned from the end of Roman occupation until the early industrial period. It is possible that there were four sunken floored buildings adjacent to the fort, post-dating the Roman period; however, the interpretation of them is unclear (Morris 1983, 6). There is limited evidence of Saxon settlement elsewhere in Manchester, mainly in the form of isolated pottery and coins in the Cathedral area around the junction of the rivers Irk and Irwell (Nevell 2008, 36). In 919, there is a reference that King Edward the Elder sent an army to occupy Manchester, Manchester being located on the border between Anglo-Saxon Mercia and Viking Northumbria, suggesting that there was some form of settlement here at this time (Nevell 2008, 35).

The PDA is located beyond the extent of medieval Manchester, which was centred around the Parish Church (now the cathedral) and Manchester Castle (probably beneath what is now Cheetham's School of Music) (Morris 1983, 15). The medieval city comprised a number of burgage plots along Hanging Gate, Withy Grove, Fennel Street, Millgate, The Shambles, Market Street, and Deansgate (Nevell 2008, 48), with Hanging Ditch, and two other ditches within the area, likely medieval in origin.

At the time of the 1086 Domesday Survey, Manchester lay within the Hundred of Salford which included all the land between the river Ribble and the Mersey, which had been granted to Roger de Poitu after the Conquest. In 1222, Manchester was granted an annual fair and in 1301, Thomas Grelley (one of the largest landowners within Manchester) was granted the Great Charter of Manchester by Edward I and thus it became a free borough (Hartwell et al 2004).

The PDA is located in Clayton, which means 'settlement on clay, which is located at the boundary of the parishes of Openshaw and Droylsden in Manchester (Cronin *et al*, 2005, 7). According to Higson the name Openshaw is potentially Saxon in origin as is the name Droylsden (Higson 1859, 13) although there is no documentary or archaeological evidence to suggest there was any Saxon activity in the vicinity. The place name of Droylsden possibly derives from the Old English *drȳgewelles denu* "the valley of the dry stream". It is first mentioned as Drilisden in a land charter of 1250 (Ekwall 1960, 152). Another suggestion is that the name derives from the personal name Dreol or Drygel and the suffix den meaning narrow valley or dingle (Ekwall 1922, 36; Higson 1859, 13). No early medieval or medieval remains are recorded within the study area and it is likely that this area of the PDA remained largely undeveloped until at least the 18th century.

4.1.4 Post-Medieval (1540 to the present day)

By the end of the 16th century, Manchester was established as an important centre for the manufacture and trade of textiles with the town still centred around the medieval core of St Mary's Collegiate Church and Cheetham's School. The first planned expansion outside of this traditional centre was St. Ann's Church and Square in the early 18th century, with new buildings soon after developing between the old town at St. Ann's (Hartwell 2001). The first cotton mill was built in the 1780s and the first steam powered mill in 1789. From the late 18th century to the beginning of the 19th century, the number of mills doubled and continued to increase, as did the local population (Trow 2018).

In 1792, the construction of the Ashton Canal (HER 6361.1.0) was authorised by an Act of Parliament, with construction commencing immediately under the direction of Edward Banks. The proposed route of the Ashton Canal is first depicted on Green's 1787-94 plan, with the canal completed between Manchester and Ashton by early 1797. The PDA does not appear on Green's plan, as the plan terminates at Ancoats Hall to the west of site boundary. The Ashton Canal was originally designed to transport coal to Manchester. A number of mills and factories developed along the canal facilitating the supply of coal and raw materials to the mills and the transport of the finished produce back to Manchester (Pennine Waterways, 2019).

In 1794, another Act of Parliament was obtained, creating the Rochdale Canal Company, thus authorising the construction of the Rochdale Canal between 1804-7 (HER 1386.2.0; Hartwell 2001, 218). The Rochdale Canal linked the Bridgewater Canal in Manchester to the Calder and Hebble Canal in Yorkshire, thus creating a complete transport link between Hull and Liverpool. By 1800, the Ashton and Rochdale Canals were joined together (HER 11312.1.0), with this link allowing traffic to connect from the Ashton Canal through to the Bridgewater Canal at Castlefield. The routes of both canal systems are depicted for the first time on Greenwoods 1818 *Map of Lancashire*.

The 1847 Droylsden tithe map (Figure 6) depicts the PDA with the Ashton Canal to its north, as well as two structures to the east of Crabtree Lane. No structures are present within the PDA, and the southern part of the PDA is depicted on the 1846 Openshaw tithe map (Figure 7) as being subdivided into three fields with a brook running along the boundary of two of them before veering off to the north-east into Droylsden parish. The agricultural land use of the PDA is further reflected in the descriptions provided by the tithe information as well as who owned/occupied the different fields (see Table 1).

Table 1: Droylsden and Openshaw Tithe Apportionments

Tithe Map	Owner	Occupier	Plot No	Name and Description	State of Cultivation
Droylsden	George Matthew Hoare	George Caistre	134	Rye Meadow	Orchard
		John Etchells	135	Rye Field	Pasture
		George Caistre	164	Part of Rye Meadow	Orchard
	William Lloyd Horton	John Etchells	165	Lowmost Meadow	Meadow
			166	Middle Field	Pasture
			167	Half Acre	Pasture
			168	Smithy Field	Pasture
	Openshaw	George Cornwall Legh Esq	Michael Horsefall	116	Intack
John Orrell			126	Calf Croft	Oats
			127	Further Rush Croft	Meadow

The 1848 (surveyed in 1845) Ordnance Survey (OS) plan of Manchester shows the continued expansion within the surrounding area (see Appendix VII for historic OS maps). The plan depicts brick kilns in the location where the two earlier structures were depicted along Crabtree Lane, to the north of the PDA. The PDA remains largely undeveloped, and the field boundaries within it remained largely unchanged since the tithe maps. A footpath is depicted, which runs northwest to southeast from Lock No 12 (HER 11707.1.0) and then turns to the northeast towards Lock No 14 (HER 11710.1.0), bisecting the PDA. This possible footpath also has a spur running northwest to southeast, towards Lime Tree Cottage, leading to Openshaw Cotton Mill. This possible footpath could potentially represent a pedestrian access route from Clayton to the settlement of Openshaw and the associated Cotton Mill. The brook depicted on the 1846 *Map of the Township of Openshaw*, is represented as a culvert. To the southwest of the site boundary Clayton Gardens and a sand pit are now illustrated. Clayton Gardens appears to relate to an elongated enclosed area running eastwards from and perpendicular to the Stockport Branch of the Manchester and Ashton under Lyne Canal (HER 14192.1.0). The 1894 OS plan (resurveyed 1888 to 1890) shows that Crabtree Lane has been extended to the south of the Ashton Canal (HER 6361.1.0), across from Ashton Canal lock with swing bridge (HER 11711.1.0), along the western edge of the PDA. The former brick kilns to the north of the PDA have been developed into Hope chemical works (HER 9791.1.0), to the east of Crabtree Lane, and to the west there is now a soap works (HER 9790.1.0). The western part PDA is still undeveloped, but an iron foundry is depicted in

the eastern part (HER 9792.1.0) located adjacent to the canal. Clayton Gardens is still named, and appears to relate to the area to the west and east of Crabtree Lane, extending into the western part of the PDA.

By the time of the 1908 OS map, a building has been constructed in the north-western part of the PDA, to the south of the Ashton Canal, named as 'Iron Works', and the building in the north-eastern part of the PDA identified as 'Iron Foundry' on the 1893 map (HER 9792.1.0) had increased in size, extending westwards. This would indicate that the initial development of the western part of the PDA was between 1890 and 1905. This is consistent with when Eva Brothers Ltd moved to Crabtree Forge in 1898 (HER 17336.1.0). Eva Brothers Ltd at Crabtree Forge was a forge-masters and engineers under the partnership of James Eva, Archibald William Eva, Victor Eva, Arthur Eva and Frank Eva. In 1885 the family established a forge at Grey Mare Lane in Bradford and moved the forging business to Crabtree Lane, Clayton in 1898 (MRIAS, 2003; 1). The partnership is understood to have ended in 1909 but was continued in a similar style by Archibald William Eva, Victor Eva, Arthur Eva and Frank Eva with the company noted in Slater's 1909 Directory of Manchester and Salford.

In the eastern part of the PDA the 1908 OS map shows structures, (named on later maps as the Acre Works) occupying the virtually the whole of the triangular area north of the culverted brook. In 1911 the occupants were Joseph Grave and Co who are listed in Graces Guide as linen manufacturers, paper merchants, packing material dealers, tarpaulin manufacturers and agents for D Smith and Sons linen manufacturers (https://www.gracesguide.co.uk/Joseph_Grave_and_Co). To the south of Clayton Brook, a group of small enclosures containing buildings are depicted within the PDA, and further similar enclosures are shown on the north side of the brook to the west of the PDA, and it is likely that these represent the 'Clayton Gardens', which is labelled on this map within the PDA. The area between the Iron Works and Clayton Brook within the PDA is shown with hachures indicating the location of a large pit, and this appears to be related to an extensive area of excavation extending to the west and south-west of the PDA relating to a 'Brick Field' which is identified c.200m to the south.

The later 1922 map (surveyed 1915 to 1916), shows further development with additional buildings in the western part of the site facing Crabtree Lane depicted and annotated as 'Crabtree Forge' (MRIAS, 2003; 1). These buildings were probably used to house furnaces and forge hammers (MRIAS, 2003; 1). To the south of the forge complex the PDA extends over the line of Clayton Brook which is labelled as rising in the eastern part of the PDA – suggesting that the culvert brook further north drained into it. The group of possible garden plots is shown as having increased in area and number to a dozen.

Between 1916 and 1933, the layout of the buildings at Crabtree Forge remains broadly the same, although some additional/extended buildings are depicted as well as a tramway. The tramway could be potentially of archaeological interest as it is only briefly recorded in the MRIAS building recording report. The footprint of the buildings at the Acre Works remained the same. The area around the PDA continued to be developed with a chemical works constructed to the west of Crabtree Lane, south of the Ashton Canal. By 1949 a regularly shaped area of allotments extended into the eastern part of the PDA from Edge Lane, and the former plots within the PDA thought to be associated with Clayton Gardens are no longer extant, Clayton Gardens having diminished in size and occupying a much smaller area to the west of Crabtree Lane. Much of the area formerly occupied by these garden plots within the PDA is depicted as covered by an extensive refuse tip. The 1949-51 OS map shows the area of Crabtree Forge to have been occupied by fewer, but larger, buildings, with two new large buildings having been constructed to the south of the original range, which had also been extended to the east. A tramway for a travelling crane is depicted running along the north, east and south sides of the two new buildings. The Acre Works buildings at the north-eastern corner of the PDA have been reconfigured or rebuilt, and comprised two large buildings with a different footprint to those buildings previously depicted.

The OS maps published in 1958-72 show a revised layout of buildings within the area of Crabtree Forge, with a new building having been constructed towards the south-western corner of the PDA and

more limited changes to the Acre Works, which been extended further to the south and west. The western end of the allotments south of the Acre Works is truncated to a position closer to the present-day boundary. The 1981 OS plan shows some changes of layout in the southern part of the Crabtree Forge complex, with the rest of the PDA remaining unchanged.

Subsequent OS mapping shows that the present-day western boundary of the allotments and the eastern boundary of the PDA was in place by 1987 and the Acre Works were demolished between 1999 and 2006. Aerial photography demonstrates the clearance of the interior of the Acre Works site by 2000 (see Appendix VII).

In 2003 Champness and Redfern reviewed the history of Crabtree Forge which was by then unused and undertook a photographic survey, describing several of the buildings as being ‘derelict’ (Champness and Redfern 2003). The photographic survey referenced Areas 1-18, based upon a 1991 Manchester Corporation survey plan, and for ease of cross-referencing to the updated photographic survey included as part of this assessment, this plan has been reproduced as Figure ., and the descriptions of the different areas are provided in Table 2 below.

Table 2: Areas/buildings referenced in the 2003 survey of Crabtree Forge

Area	Description
Area 1	A forge containing three gas fired furnaces and two forging hammers
Area 2	A forge containing three gas fired furnaces and two forging hammers
Area 3	A derelict forge with a clearstory roof containing two gas fired furnaces and two, 2ton forging hammers
Area 4	Derelict office block erected circa 1920
Area 5	A yard over 6.7 metres (20 ft) wide yard with vehicle access from Crabtree Lane. At one time it was covered by a traversing electrically powered crane. Rail tracks were laid along the east west centre line.
Area 6	The Machine Shop
Area 7	A yard created by the demolition of a bay circa 1990
Area 8	Two factory bays used to manufacture vehicle wings and high quality vehicleradiators.
Area 9	A covered yard containing three 3 hundredweight forge hammers and scrapvehicle wings. Probably this was part of the building which covered area 8.
Area 10	A derelict two bay building with a toilet and small office in the south west corner.
Area 11	A factory bay measuring 91 by 12.2 metres
Area 12	The stock yard
Area 13	A derelict receiving and stores building
Area 14	A yard accessed from the south with various derelict structures and scrapmachinery primarily used as a car park
Area 15	An access yard connecting area 11 with Crabtree Lane
Area 16	Electric substation and compressor house.
Area 17	A narrow, factory bay covered by corrugated asbestos sheet roof
Area 18	A derelict office building, circa 1960, occupied at one time by the company headquarters of Eva Industries Ltd
Area 19	The southern rough ground with road access from Crabtree Lane connecting with areas 14 and 15. In 2002 large quantities of brick rubble suggested that a building such as a works canteen had once occupied the site

Historic Google Earth images indicate that by 2003 the covered yard comprising Area 9 was no longer covered, and by 2005 the buildings comprising Areas 2 and 3 had been demolished. By 2009, the buildings comprising Areas 1, 10, 11, 17 and 18 had also been demolished.

The site walkover in 2021 identified the part of a tramway within Crabtree Forge (Photographs 9 & 10), but the full extent of the tramway could not be recorded due to demolition rubble and vegetation. The area of Crabtree Forge had been partially cleared, in the northeast of the PDA structural remains

were identified that possibly relate to a structure along the northern boundary of the site depicted on the 1922 OS plan (Photographs 11-13). Demolition rubble suggested that most of the building no longer exists, yet the foundations and some above ground remnants could still be present. Furthermore, brick flooring and a possible set stone path, which could also relate to the tramway, were also identified (Photographs 14-16). Along the eastern boundary of the area of Crabtree Forge, a depression and possible drainage ditch/boundary were recorded of unknown origin (Photographs 19 & 20).

The site walkovers in 2024 and 2025 (Photographs 21-26) demonstrated that the Acre Works site, located in the north-eastern part of the PDA, had been totally cleared of all standing structures, other than outer walls of buildings that also functioned as boundary walls. Areas of flooring associated with demolished buildings, as well as external surfaces and former hard-standing, variously consisting of stone setts, concrete and/or tarmac occupy the cleared area. In the north-eastern part of the site superimposed surfaces were visible that serve to supplement the map evidence of multiple phases of construction on the site.

4.2 Designated Assets

Assessment of potential impacts to designated heritage assets are to be dealt with elsewhere and does not form part of this assessment, but the location of these within the study area have been included for completeness.

On-Site

The PDA does not contain any designated heritage assets.

Study Area

The NHLE records six designated heritage assets within the wider 500m study area beyond the PDA, comprising six Listed Buildings. These are listed in Table 2 below and their locations are depicted in blue on Figure 2.

Table 3: Listed Buildings within the wider study area

NHLE ID	HER ID	Grade	Description
1197793	11739.1.0	II	Ashton Canal Lock No.15
1197794	11709.1.0	II	Ashton Canal Towpath Bridge over Junction with Stockport Branch Canal
1207737	11710.1.0	II	Ashton Canal Lock No.14
1279629	11707.1.0	II	Ashton Canal Lock No.12 between Stockport Junction and Crabtree Lane
1279582	11711.1.0	II	Ashton Canal Lock No.13, at Crabtree Lane swing bridge
1283050	11717.1.0	II	Ashton Canal Lock No.11, at E end of Stockport Junction Basin

Further details are provided in the gazetteer in Appendix II.

4.3 Undesignated/Other Heritage Assets

4.3.1 Archaeological Remains

On-Site

There are two archaeological sites recorded by the HER within the PDA (Table 4; Figure 2).

The first is an Iron Foundry (9792.1.0) recorded on the 1893 OS map in the north-eastern corner of the PDA, the location being known as the Acre Works by 1933.

The second is Crabtree Forge (17336.1.0) which occupied the western part of the PDA. Within the area of Crabtree Forge a tramway is recorded on the 1938 OS MAP, possibly constructed between 1916 to

1933, has been recorded, during the historical map regression and walkover, that could have archaeological potential. Further, structural remains were identified during the walkover, that related to previous buildings at Crabtree Forge, and below ground remains associated with this industrial site are likely to survive.

In the area of the Acre Works the walkover survey noted the existence of brick-built walls on the northern and eastern sides of the site (Photographs 22-25). Most of the walls appear to represent remnants of structures that formerly existed on the site that also formed its boundaries. In addition, much of the site was seen to be occupied by concrete floors, areas of stone setts or tarmac and hard-standing (Photographs 22-26). In the north-eastern part of the site there appeared to be evidence of multiple phases of construction with layers of concrete separated by make-up deposits.

In field to the south of the Acre Works (Photographs 27 & 28) site some possible insubstantial banks were noted in the western part of the area that could relate to a western extension of the present-day allotments that on the evidence of Ordnance Survey mapping occupied part of the field between at least 1938 and 1968 (Appendix VII). The field may have functioned as an outdoor educational facility in recent times, this is suggested by groups of logs positioned to create seating and 'wigwam-type' shelters (Photograph 29), but with no evidence of more substantial structures.

Table 4: Known archaeological sites within the PDA

HER ID	Description
9792.1.0	Iron Foundry and later Industrial Buildings (site of)
17336.1.0	Eva Brothers (Crabtree Forge)

Map regression analysis and the walkover survey identified the potential survival of otherwise unrecorded elements of Crabtree Forge including a tramway, on the 1935 OS plan and partially visible on site, along with the potential for burial structural and other remains. See Table 5 below.

Table 5: Other potential archaeological remains identified by the DBA

ARS ID	Description
ARS1	Old Tramway recorded on 1935 OS plan within Crabtree Forge.
ARS2	Structural remains/Below ground features relating to Crabtree Forge

Study Area

The Greater Manchester HER records eight known archaeological sites within the wider 500m study area. These are listed in Table 6 below and their locations are depicted on Figure 2.

Table 6: Known archaeological sites located within the wider study area

HER ID	Description
2066.1.0	Openshaw settlement
4479.1.0	Openshaw Moss
6386.1.0	Edge Lane Mills (site of)
9790.1.0	Soap works (site of)
9791.1.0	Hope Chemical Works (site of)
9792.1.0	Iron foundry (site of)
9794.1.0	Saw mill (site of) at Old Lane
9843.1.0	Openshaw Canal Iron Works (site of)

HER ID	Description
14192.1.0	Manchester and Ashton under Lyne Canal: Stockport Branch (line of)
19090.1.0	Louisa Street Foundry (site of)

4.3.2 Historic Built Environment

On-Site

The Greater Manchester HER records one element of the historic built environment within the PDA, comprising the remaining buildings associated with the Eva Brothers' Crabtree Forge.

Further details are provided in the gazetteers in Appendix II.

Study Area

The Greater Manchester HER records three elements of the historic built environment within the wider 500m study area. These undesignated assets are listed in Table 7 below and their locations are depicted on Figure 2.

Table 7: Elements of the historic built environment located within the wider study area

HER ID	Description
6361.1.0	Ashton Canal
17336.1.0	Eva Brothers Crabtree Forge (former)
17356.1.0	Manchester Carriage & Tramway Company's Depot (Openshaw) (former)

4.4 Previous Investigations

4.4.1 Archaeological Events

A total of seven archaeological investigations are recorded by the Greater Manchester HER within the 500m study area.

On-Site

Within the PDA building recording for Eva Brothers, Crabtree Forge (HER 17336.1.0) was conducted in 2003 (EGM3711). The building recording report discusses the history of Crabtree Forge from the family to the company and its products.

Notes on the site topography identified test drilling within the PDA, which had been undertaken to establish the subsoils, that tentatively suggests ground levels could have been raised during the construction of Crabtree Forge. Plan drawings and photographs illustrate the layout and appearance of the buildings in 2003 (see Figure 5) as well as the afore-mentioned tramway (ARS1).

In 2021 a Desk-Based Assessment was undertaken on the site of Crabtree Forge (EGM5868; Rigby 2021), the results of which have been integrated to this document.

Study Area

South of the PDA, the site of the former Louisa Street Iron Foundry (HER 19090.1.0) which in more recent years was utilised for warehousing, has been the focus of a series of studies in advance of redevelopment for housing (EGM5446, EGM5447, EGM5552, EGM5835).

To the east of the PDA, a Desk-Based Assessment of Seamark House recorded the former presence of an India Rubber works and later tin ox works, brass foundry and terraced housing that by the 1980s had been replaced by warehouses (EGM5058).

Further details of all the archaeological events can be found in the gazetteer in Appendix IV and are illustrated on Figure 3.

4.4.2 Historic Landscape

On-Site

The site is located entirely within the 'Industrial – Metal Trades (Heavy)' (HGM12149) unit, which represents the former site of Crabtree Forge, an early 20th century forge, and the Acre Works (Table 7). Further details of this HLC unit can be found in the gazetteer in Appendix III and it is illustrated on Figure 4.

Table 8: HLC types Located within the PDA

HLC ID	HLC broad type	HLC primary type	Trevious type	Details
HGM12149	Industrial	Metal trades (heavy)	Piecemeal Enclosure	Crabtree Forge, Crabtree Lane, Openshaw

Study Area

A further 92 HLC units have been mapped within the wider 500m study area, which represent a mixture of residential, industrial and commercial areas of business units. Further details of these HLC units can be found in the gazetteer in Appendix III and they are illustrated on Figure 4.

5 ASSESSMENT OF THE SIGNIFICANCE OF AFFECTED HERITAGE ASSETS

This assessment has identified two certain heritage assets within the boundary of the site. The first is the location of the former late 19th-20th century Eva Brothers Crabtree Forge (HER 17336.1.0), the history and significance of which was detailed within a 2003 building recording prior to the demolition of a number of the structures within the site (EGM3711). The second asset is the sequence of structures within the area of the Acre Works which on the 1894 OS map is described as an Iron Foundry. In 1911 the Acre Works was occupied by Joseph Grave and Co who were linen manufacturers, paper merchants, packing material dealers, tarpaulin manufacturers (https://www.gracesguide.co.uk/Joseph_Grave_and_Co).

Eva Brothers Ltd at Crabtree Forge was established in 1898. The 1922 OS plan (surveyed 1915 to 1916) illustrates further developed within the PDA with additional buildings facing Crabtree Lane depicted and annotated as 'Crabtree Forge'. Between 1916 and 1933, the layout of the buildings at Crabtree Forge remains similar with some additional/extended building being recorded on OS plans, as well as a tramway recorded in 1935.

The *Updated North West England Regional Research Framework* for the Industrial and 20th century period (Nevell 2021) identifies that further work is needed for those industries that have received little archaeological attention. Little documented buildings and industries such as forges and engineering/tool making can have knowledge augmented by archaeological information and would also have significance due to the rarity of records relating to the forge industry. The site of the former Crabtree Forge as a whole is of *historical value* as are, at least, the earliest phases of the Acre Works, as they were constructed and developed during the Industrial period, occupying a site adjacent the Ashton Canal which would have allowed for the easy retrieval of raw materials and export of finished products to Manchester and beyond.

Table 9: Research Questions for Industrial Technology and Production in the North-West
Relevant to Crabtree Lane

Industrial Research Agenda Reference	Research Question	Crabtree Lane
Ind04	How well do we understand the survival and significance of historic water management features for industrial purposes including power and textile processing?	Water sourcing, supply, use and disposal. Social, health and environmental impacts.
Ind04	How well do we understand the survival and significance of historic water management features for industrial purposes including power and textile processing?	Importance of canal system
Ind21	How did industrial period towns affect the pre-existing historic landscape?	Processes of change impacting the local landscape
Ind91	How were transport infrastructures improved and how was this related to the developing urban and market hierarchy during the industrial period?	Longevity of the canal system as a key infrastructure element influencing location of industry.? Impact of transport change: development of railways and subsequently road transport

Whilst the above-ground elements of the former Crabtree Forge site were recorded in 2003, it is unknown what level of demolition the site underwent between 2003-present day, and it cannot be discounted that remains associated with the former Forge complex survive below-ground. These remains have the *potential* to contribute to the wider knowledge of the Crabtree Forge site, as below-ground remains could include elements not recorded as part of the 2003 historic building survey works. Whilst the significance of these assets cannot be quantified or assessed without field evaluation, it is likely that they would be of *local* or *regional* significance, due to the *illustrative historical* and *evidential values* and *archaeological interest* that they could possess.

The Acre Works, while well-attested by the map evidence and historical documentation, are little-known structurally, the small scale of the mapping only serving to demonstrate that the footprint of the buildings on the site changed over time, suggesting the possible presence of the survival of various superimposed or intercut structural remains. Whilst the significance of these assets cannot be quantified or assessed without field evaluation, it is likely that they would be of *local* or *regional* significance, due to the *illustrative historical* and *evidential values* and *archaeological interest* that they could possess. This may be particularly true of the Iron Foundry as it represents an early element in the industrial development of the area.

The historic map regression has noted that the PDA previously formed part of the agricultural hinterland of Greater Manchester until the late 18th century. In 1797, the Ashton Canal was completed, which was an '*engine for change for both the landscape and culture*' that stimulated the growth of Manchester in the 18th and 19th century (Newman *et al* 2007). The Ashton Canal passes along the northern boundary of the PDA and was likely the catalyst for the transformation of the PDA from its pre-existing historical landscape as part of the agricultural hinterland of Manchester to an industrialised area in the late 19th century to early

20th century. Any below ground features or deposits would be of *local* and *regional significance* to their *period* and *rarity* being of *illustrative historical* and *evidential value* as a result of the transformational effect the Ashton Canal had upon the PDA and surrounding landscape.

6 ASSESSMENT OF POTENTIAL IMPACTS

The proposed development would see the construction of a range of properties and associated infrastructure. The potential direct physical impact to any heritage assets during the demolition and construction phases include the following.

- ◆ Removal or truncation of heritage assets during ground works, site clearance and construction (e.g. removal of hard-standing).
- ◆ Damage to buried archaeological remains because of piling and excavation of foundation trenches.
- ◆ Other groundworks associated with the construction of the proposed development which have the potential to damage or destroy below-ground features or deposits of cultural heritage value, should they be present.

As noted, six extant buildings associated with the late 19th-20th century Crabtree Forge are present with the PDA and the demolition and clearance of the site for the development would have a direct physical impact on the heritage asset. Similarly, any structural remains or below ground features relating to Crabtree Forge, such as the tramway, would be directly impacted by any intrusive below ground clearance or groundworks.

Test drilling has been conducted within the western part of the PDA. The 2003 building report does not specify to what depth this ground investigation was conducted, but does tentatively suggest that ground levels could have been raised during the construction of Crabtree Forge, possibly indicating a *low archaeological potential* for surviving below ground deposits and features, relating to the pre-industrialisation of the PDA. Therefore, any below ground features, should they be present, which relate to the pre-industrialisation within the site boundary would be directly impacted by intrusive groundworks associated with below ground clearance and construction. No comparable data exists for the area of the Acre Works.

7 RECOMMENDATIONS

As the original Crabtree Forge building report was produced in 2003, as recommended by the Greater Manchester Archaeological Advisory Service (GMAAS) a rapid photographic record was conducted on extant structures and above ground features relating to Crabtree Forge as part of this assessment.

Furthermore, a programme of trial trenching or test pit evaluations has the potential to increase knowledge of the tramway depicted on the 1935 OS plan, briefly recorded in the 2003 building recording report. The evaluation would also further assess the below ground stratigraphy of the site, ascertaining the level of below ground preservation on both the Crabtree Forge and Acre Works sites. Similarly, structural and archaeological monitoring in the form of a watching brief should be carried out during future site investigation works in order to identify any possible unrecorded above ground architectural features relating to Crabtree Forge. This will also provide a better understanding the depth and construct of made-ground, including the level of truncation of any below-ground deposits. Photographic recording of the boundary walls surrounding the Acre Works site could provide evidence

that might inform an understanding of whether they represent remnants of buildings or freestanding walls and also of their date.

Based on a review of any site investigation (which it would be useful to monitor archaeologically), and in consultation with GMAAS, it may be appropriate to carry out further archaeological works (e.g. evaluation and/or mitigation works) in order to record any significant 18th -19th century remains identified within the PDA.

8 STATEMENTS AND ACKNOWLEDGEMENTS

8.1 Archive Deposition

One digital PDF/A copy of the final report will be deposited with Greater Manchester HER.

A PDF copy of the report will also be uploaded as part of the OASIS online record (<http://ads.ahds.ac.uk/project/oasis/>).

8.2 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

8.3 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

8.4 Acknowledgements

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APPENDIX I GAZETTEER OF HLC UNITS

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM11233	Horticulture	Allotments	Piecemeal Enclosure	Edge Lane, Openshaw
HGM11245	Communications	Canal	Canal	Ashton Canal, Manchester
HGM11255	Ornamental, Parkland and Recreational	Urban Green Space		Former Manchester and Stockport Canal, Openshaw
HGM11643	Industrial	Industrial Works (general)	Piecemeal Enclosure	Fairfield Road, Openshaw
HGM11651	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Brickworks/ Social Housing Development	Sandywell Millennium Green, Cradley Avenue, Openshaw
HGM11652	Residential	Planned Estate (Social Housing)	Brickworks/ Social Housing Development	Chariot Street, Openshaw
HGM11667	Institutional	School	Piecemeal Enclosure/ Landfill	Higher Openshaw Community School, Saunton Road, Openshaw
HGM11726	Residential	Terraced Housing	Other Mineral Extraction & Processing/ Clay Pits/ Brickworks	Cheadle Street, Openshaw
HGM11729	Residential	Planned Estate (Social Housing)	Other Mineral Extraction & Processing/ Vehicle Factory/ Locomotive Works	Reading Close, Openshaw
HGM11789	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Clay Pits/ Brickworks	Hewlett Johnson Playing Fields, Seymour Road South, Clayton
HGM11820	Residential	Planned Estate (Social Housing)	Clay Pits/ Brickworks	Schofield Street, Clayton
HGM11843	Ornamental, Parkland and Recreational	Public Park	Open Fields	Openshaw Park, Parkhouse Street, Openshaw
HGM11853	Industrial	Industrial Works (general)	Reservoir	Stainburn Road, Openshaw
HGM11857	Residential	Social Housing Development	Agglomerated fields	Bob Massey Close, Openshaw
HGM11864	Institutional	School	Agglomerated fields	Seymour Road Primary School, Seymour Road South, Openshaw
HGM11883	Residential	Terraced Housing	Piecemeal Enclosure	Seymour Road South, Clayton
HGM11886	Residential	Planned Estate (Social Housing)	Clay Pits/ Brickworks	High Legh Road, Openshaw
HGM11969	Ornamental, Parkland and Recreational	Urban Green Space	Piecemeal Enclosure	Clayton Lane, Clayton

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM12025	Commercial	Distribution Centre	Piecemeal Enclosure/ Chemical	Claytonbrook Road, Openshaw
HGM12039	Commercial	Distribution Centre	Allotments	Depot, Edge Lane, Openshaw
HGM12052	Institutional	Police Station	Vernacular Cottages	Police Training Unit, Claytonbrook Road, Openshaw
HGM12054	Commercial	Warehousing	Other Mineral Extraction & Processing	Claytonbrook Road, Openshaw
HGM12149	Industrial	Metal Trades (Heavy)	Piecemeal Enclosure	Crabtree Forge, Crabtree Lane, Openshaw
HGM12199	Residential	Terraced Housing	Clay Pits/ Brickworks	Coronation Street, Openshaw
HGM12284	Institutional	Nursing Home / Almshouse/ Hostel	Allotments	Alden Court, Alden Close, Clayton
HGM12530	Industrial	Industrial Works (general)	Chemical/ Clay Pits/ Brickworks	Arbroath Street, Clayton
HGM12531	Commercial	Superstore	Clay Pits/ Brickworks/ Industrial Works (general)	Howgill Street, Clayton
HGM12535	Commercial	Distribution Centre	Clay Pits/Brickworks /Chemical	Crabtree Lane, Clayton
HGM12538	Industrial	Industrial Works (general)	Agglomerated fields/ Other Industry	Crabtree Lane, Clayton
HGM12541	Industrial	Industrial Works (general)	Other Industry/ Clay Pits/ Brickworks	Crabtree Lane, Clayton
HGM12543	Industrial	Food manufactory	Other Industry	Bakery, Bromlow Street, Clayton
HGM12547	Industrial	Industrial Works (general)	Allotments	Claytonbrook Road, Clayton
HGM12550	Ornamental, Parkland and Recreational	Urban Green Space	Terraced Housing/ Piecemeal Enclosure	Ashton New Road, Clayton
HGM12733	Residential	Terraced Housing	Piecemeal Enclosure	Eccleshall Street, Clayton
HGM12746	Industrial	Industrial Works (general)	Piecemeal Enclosure	Oldfield Street, Clayton
HGM12789	Residential	Terraced Housing	Piecemeal Enclosure	Wheler Street, Openshaw
HGM12793	Residential	Private Housing Estate	Terraced Housing	Ettrick Close, Openshaw
HGM12798	Residential	Semi-Detached Housing	School	Welland Street, Openshaw
HGM12799	Residential	Farm Complex	Farm Complex	Clayton Community Farm, Astley Street, Clayton

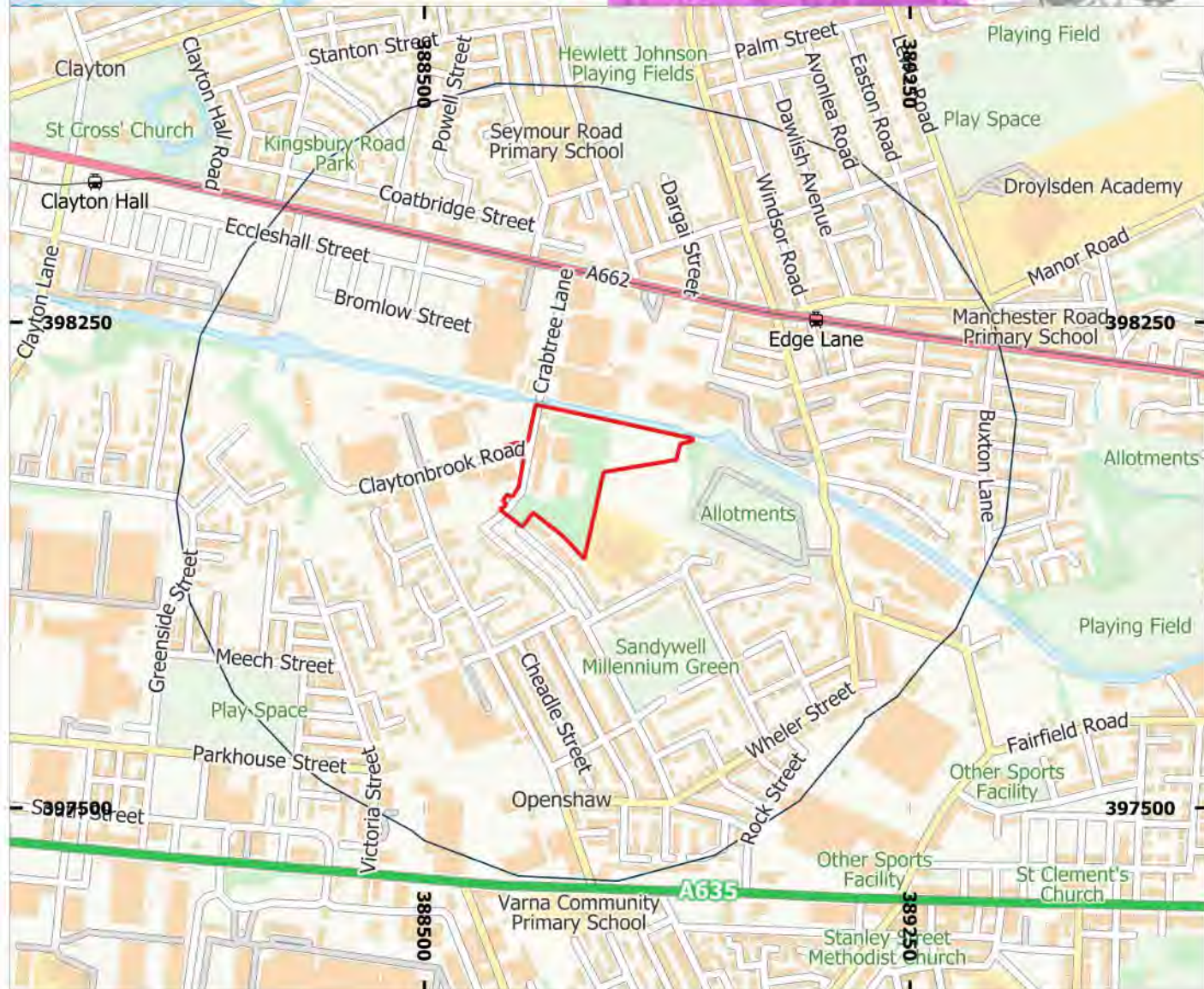
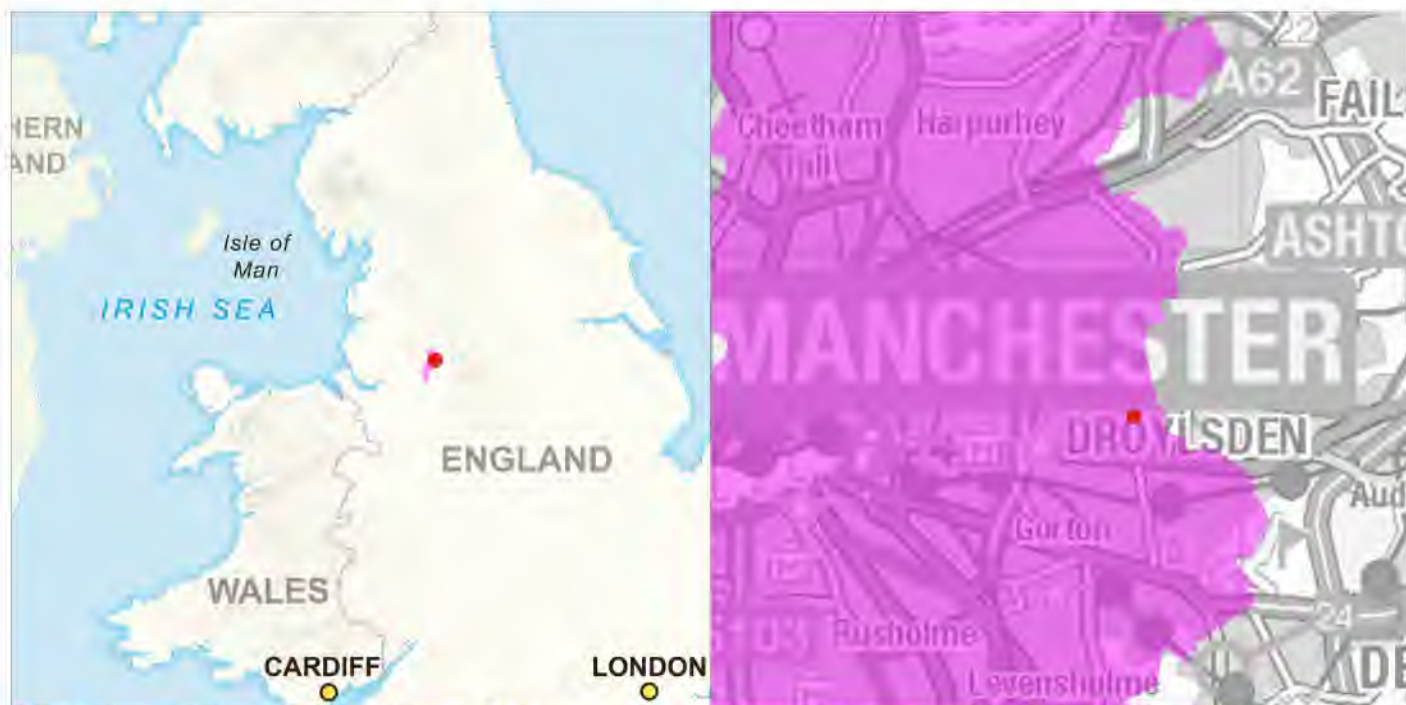
HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM12802	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Terraced Housing/ Piecemeal Enclosure	Bromlow Street, Clayton
HGM12862	Residential	Private Housing Estate	Metal Trades (Heavy)/Open Fields/ Timber Yard/Builders Yard	Nicholas Owen Close, Openshaw
HGM12964	Ornamental, Parkland and Recreational	Urban Green Space	Agglomerated fields	Brigham Street, Openshaw
HGM12988	Residential	Low Rise Flats	Agglomerated fields	Victoria Court, Victoria Street, Openshaw
HGM12990	Industrial	Industrial Works (general)	Terraced Housing/ Timber Yard/Builders Yard	Victoria Street, Openshaw
HGM14567	Industrial	Industrial Works (general)	Metal Trades (Heavy)/Surveyed Enclosure (Parliamentary/ Private)	Industrial Works, Louisa Street, Openshaw
HGM14572	Ornamental, Parkland and Recreational	Urban Green Space	Metal Trades (Heavy)/Surveyed Enclosure (Parliamentary/ Private)	Urban Green Space, Louisa Street, Openshaw
HGM14635	Residential	Low Rise Flats	Surveyed Enclosure (Parliamentary/ Private)	Victoria Street, Openshaw
HGM14640	Residential	Social Housing Development	Piecemeal Enclosure/ Terraced Housing	Eccles Close, Openshaw
HGM14718	Commercial	Warehousing	Agglomerated fields	Warehouse, Edison Street, Openshaw
HGM14769	Industrial	Industrial Estate	Textile Mill	Louisa Street, Openshaw
HGM14795	Industrial	Industrial Works (general)	Piecemeal Enclosure	Old Lane, Openshaw
HGM14888	Commercial	Business Park	Textile Mill/ Metal Trades (Heavy)/Piecemeal Enclosure	Victoria Street, Openshaw
HGM16376	Commercial	Business (General)	Brickworks/ Empty Housing Plots	Ashton New Road, Clayton
HGM16382	Ornamental, Parkland and Recreational	Urban Green Space	Empty Housing Plots/ Entertainment Site	Ashton New Road, Clayton
HGM16385	Institutional	Religious (Worship)	Religious (Worship)	Seymour Road South, Clayton
HGM16389	Residential	Semi-Detached Housing	Sports Ground/ Empty Housing Plots	Ronald Street and Dargai Street, Clayton
HGM16392	Residential	Social Housing Development	Piecemeal Enclosure/ Terraced Housing	Tobermory Close, Clayton

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM16393	Commercial	Commercial Core-Suburban	Terraced Housing	Around Ashton New Road, Ronald Street and Edge Lane Clayton
HGM16394	Residential	Terraced Housing	Clay Pits/ Brickworks/ Empty Housing Plots	Around Ralph Street, Howgill Street and Arbroath Street Clayton
HGM39376	Residential	Terraced Housing	Piecemeal Enclosure	Terraced housing, including 348-402 (even) & 347-75 (odd) Manchester Road and 189-221 (odd) Manor Road, Droylsden, Tameside
HGM39948	Communications	Canal		Ashton Canal, from Edge Lane Bridge to lock & basin at Fairfield, Audenshaw, Tameside
HGM40007	Residential	Semi-Detached Housing	Piecemeal Enclosure	Housing off Eastwood Avenue and Buxton Lane, Droylsden, Tameside
HGM40010	Residential	Private Housing Development	Piecemeal Enclosure	Linden Way and Mulberry Walk, Droylsden Tameside
HGM40013	Residential	Private Housing Development	Textile Mill	Waterside View, off Edge Lane, Droylsden, Tameside
HGM40016	Residential	Semi-Detached Housing	(None recorded)	218 & 220 Edge Lane, Droylsden, Tameside
HGM40018	Institutional	School	Piecemeal Enclosure	Manchester Road Primary School, Manchester Road
HGM40160	Institutional	Religious (Worship)	Piecemeal Enclosure	St Andrew's Church, Sunday School and Rectory, junction of Merton Drive with Edge Lane, Droylsden, Tameside
HGM40161	Residential	Private Housing Development	Piecemeal Enclosure	63-71 (odd) St Andrews Avenue, Droylsden, Tameside
HGM40163	Commercial	Business (General)	Piecemeal Enclosure	Garage, off St Andrews Avenue, Droylsden, Tameside
HGM40272	Residential	Terraced Housing	Piecemeal Enclosure	80-136 (even) Edge Lane, Droylsden, Tameside
HGM40284	Commercial	Retail (General)	Piecemeal Enclosure	339-45 (odd) Manchester Road, Droylsden
HGM40287	Residential	Private Housing Development	Piecemeal Enclosure	1a-5a (odd) Eastwood Avenue, 1-9 (odd) St Andrew's Avenue and 12-18 (even) Buxton Lane, Droylsden, Tameside

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM40289	Institutional	Religious (Worship)	Piecemeal Enclosure	Methodist Church, Edge Lane, Droylsden, Tameside
HGM40291	Residential	Private Housing Development	Terraced Housing	311-27 (odd) Edge Lane, 450-60 (even) Manchester Road and 41-45 (odd) & 46-60 (even) Hamnett Street, Droylsden, Tameside
HGM40296	Residential	Private Housing Development	Piecemeal Enclosure	Thornlea, 2-18 (even) Dawlish Avenue and 222-32 (even) Manor Road, Droylsden, Tameside
HGM40299	Commercial	Commercial Core-Suburban	Piecemeal Enclosure	238-52 (even) Manor Road, Droylsden, Tameside
HGM40301	Ornamental, Parkland and Recreational	Urban Green Space	Piecemeal Enclosure	Land between Manchester Road and Manor Road, Droylsden, Tameside
HGM40303	Residential	Social Housing Development	Piecemeal Enclosure	Area around Palm Street and Lewis Road, Droylsden, Tameside
HGM40935	Residential	Social Housing Development	Piecemeal Enclosure	2-8 (even) Windsor Road and 1-9 (odd) Dawlish Avenue, Droylsden, Tameside
HGM40937	Residential	Semi-Detached Housing	Piecemeal Enclosure	10-16 (even) Windsor Road and 9-15 (odd) Dawlish Avenue, Droylsden, Tameside
HGM40939	Residential	Private Housing Development	Piecemeal Enclosure	1-9 (odd) Windsor Road, Droylsden, Tameside
HGM40941	Industrial	Metal Trades (Light)	Piecemeal Enclosure	Works, Manor Road, Droylsden, Tameside
HGM41072	Residential	Terraced Housing	Piecemeal Enclosure	417-425a (odd) Edge Lane, Droylsden, Tameside
HGM41074	Residential	Terraced Housing	Piecemeal Enclosure	357-93 (odd) Edge Lane, Droylsden, Tameside
HGM41077	Residential	Town Houses	Terraced Housing	388-402 (even) Edge Lane, Droylsden, Tameside
HGM41092	Residential	Terraced Housing	Piecemeal Enclosure	Terraced housing on Edge Lane and nearby, Droylsden, Tameside
HGM42689	Residential	Terraced Housing	Allotments	169a-185 (odd) Edge Lane, Droylsden, Tameside
HGM42691	Industrial	Industrial Works (General)	Piecemeal Enclosure	Stonebridge House, Edge Lane, Droylsden, Tameside

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM43266	Commercial	Public House	(none recorded)	The Yew Tree PH, 74 Edge Lane, Droylsden, Tameside
HGM43267	Commercial	Business (General)	Terraced Housing	Garage, 70 Edge Lane, Droylsden, Tameside
HGM43270	Ornamental, Parkland and Recreational	Urban Green Space	Piecemeal Enclosure	Land of Edge Lane (south of no, 70), Droylsden, Tameside
HGM43277	Ornamental, Parkland and Recreational	Urban Green Space	Business (General)	Land north of Bridge Street, off Edge Lane, Droylsden

APPENDIX II FIGURES



Site name: Crabtree Lane, Clayton
 Date: April 2025
 Drawn by: PW
 Scale: Varies

Site Boundary Manchester District
 500m Study Area



Archaeological Research Services Ltd

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 First Floor
 Dunham House
 Cross Street
 Sale
 M33 7HH
 Tel: 01619 762544
www.archaeologicalresearchservices.com



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**Figure 1:
 Site location**

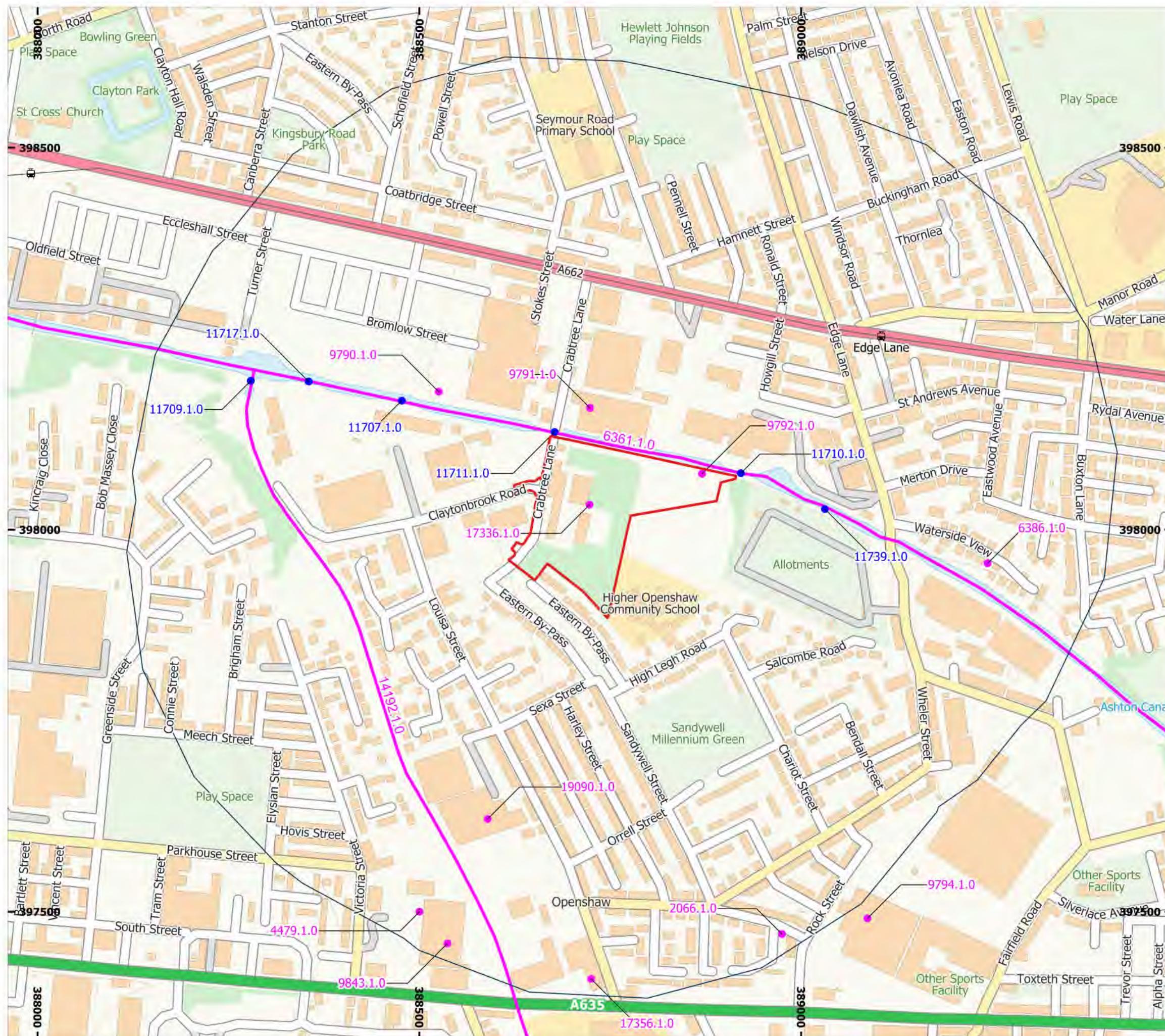
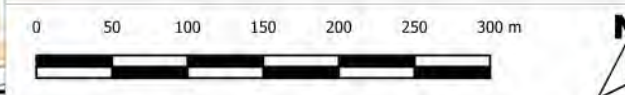


Figure 2: HER entries

- Site Boundary
- 500m Study Area
- HER points - Undesignated Assets
- HER points - Listed Buildings
- HER lines

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Site name: Crabtree Lane, Clayton
 Date: April 2025
 Drawn by: PW
 Scale: 1:5000 @ A3

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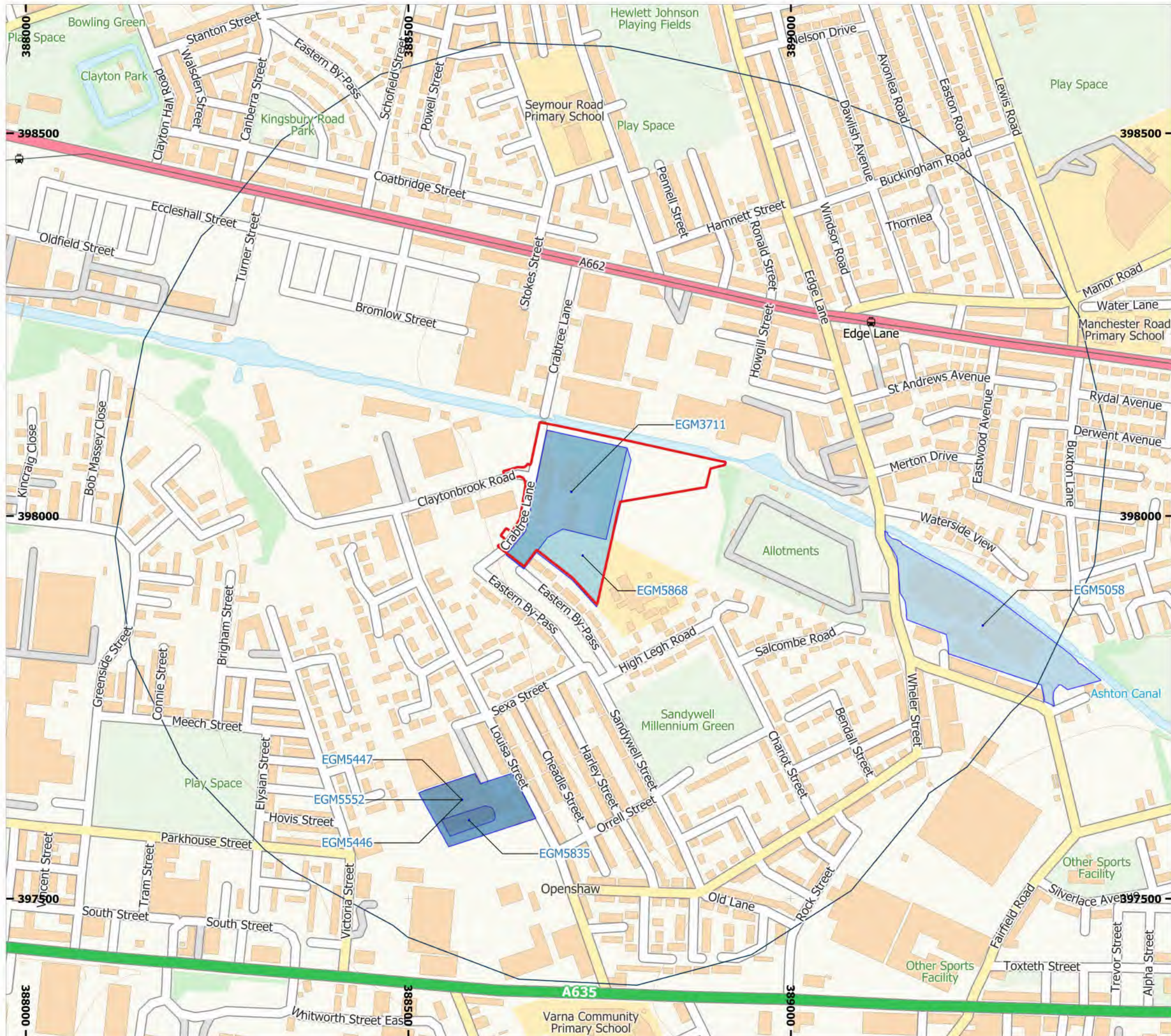
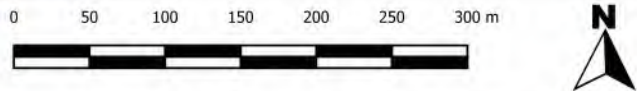


Figure 3: Archaeological Events

- Site Boundary
- 500m Study Area
- HER Events

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Site name: Crabtree Lane, Clayton
Date: April 2025
Drawn by: PW
Scale: 1:5000 @ A3

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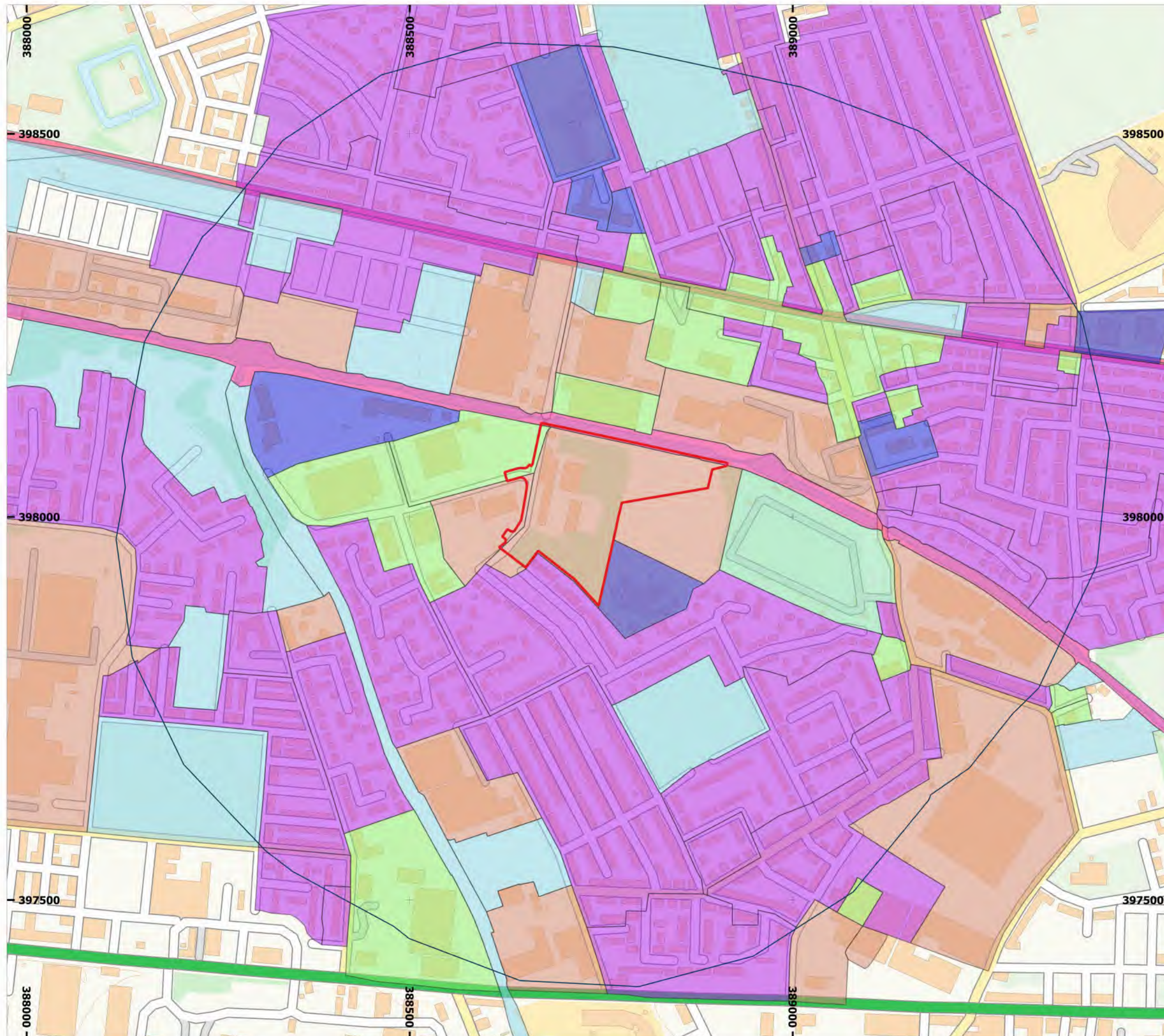
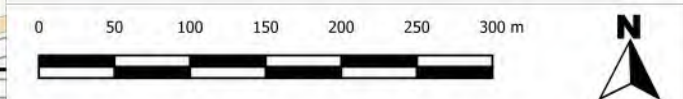


Figure 4: HLC Units

- Site Boundary
- 500m Study Area
- Communication
- Commercial
- Horticulture
- Industrial
- Institutional
- Ornamental, Parkland and Recreational
- Settlement

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Site name: Crabtree Lane, Clayton
 Date: April 2025
 Drawn by: PW
 Scale: 1:5000 @ A3

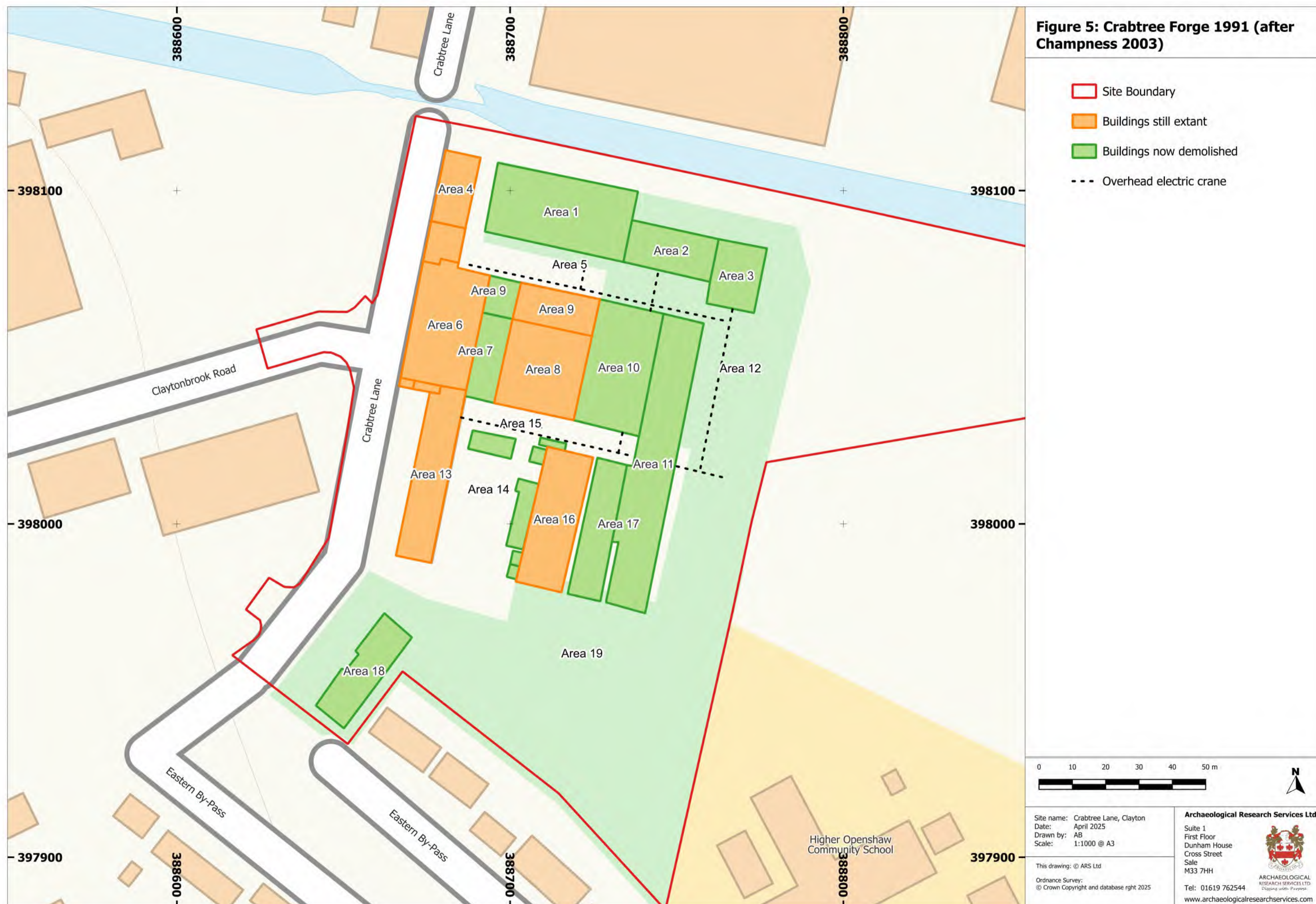
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Figure 5: Crabtree Forge 1991 (after Champness 2003)



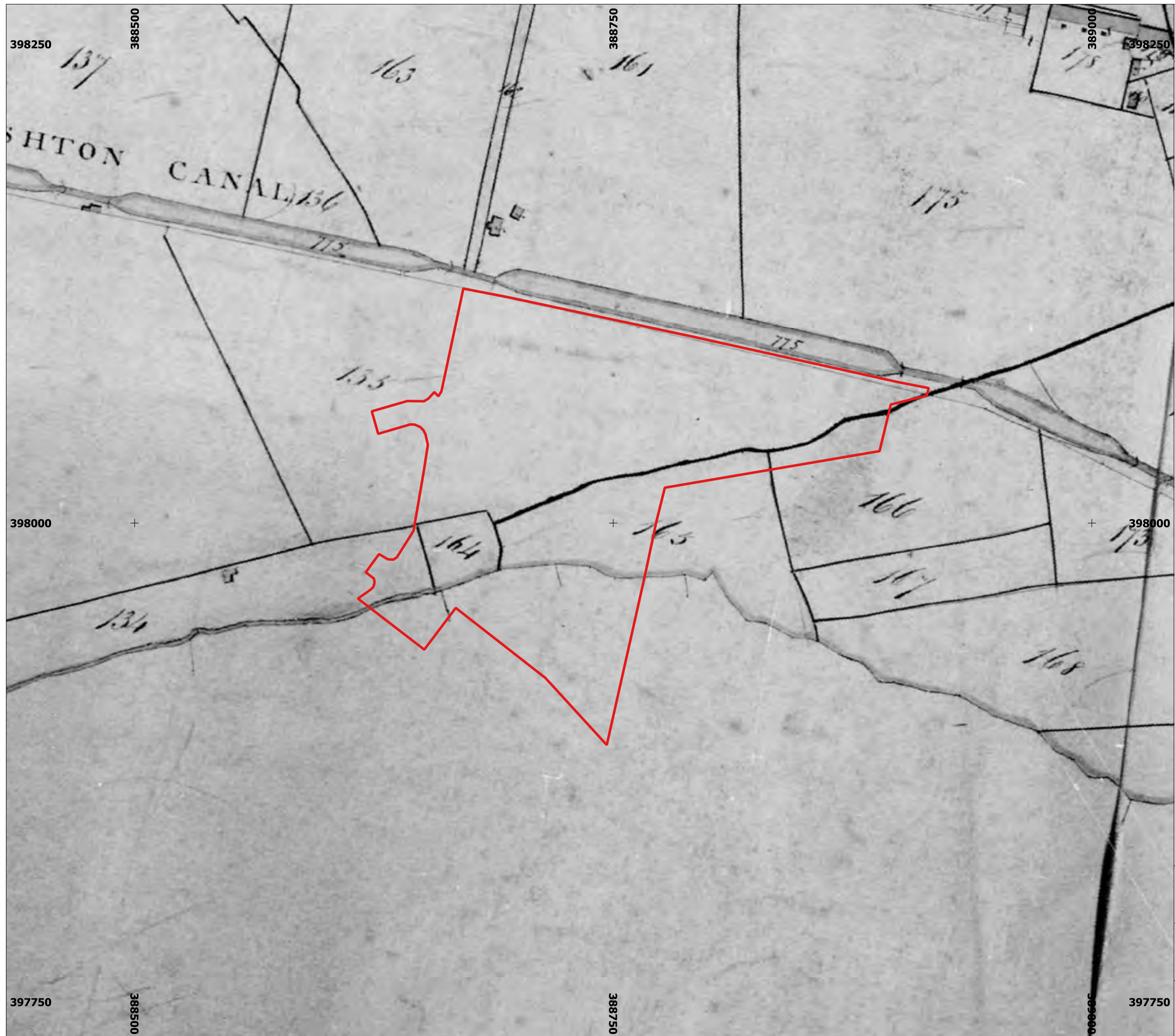
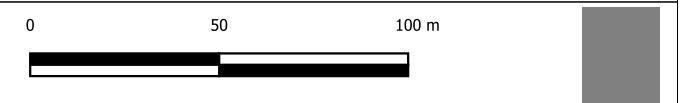


Figure 6: 1847 Tithe Map for Droylsden

 Site Boundary



Site name: Crabtree Lane, Clayton
Date: April 2025
Drawn by: PW
Scale: 1:2000 @ A3

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Contains Tithe map IR18/106/001:
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APPENDIX III PHOTOGRAPHS



Photograph 1: 2021 view of site from towpath looking east



Photograph 2: 2021 view of site from towpath looking west



Photograph 3: 2021 view towards PDA from Crabtree Lane looking northeast



Photograph 4: Crabtree Forge. 2021 view of gateway from Crabtree Lane looking east



Photograph 5: Crabtree Forge. 2021 view of Area 8 buildings from centre of site looking north



Photograph 6: Crabtree Forge. 2021 view of Area 6 and Area 4 buildings from the north of the site looking west



Photograph 7: Crabtree Forge. 2021 view of Area 9 and Area 7 yards looking south, Area 9 building to the left and Area 6 building to the right.



Photograph 8: Crabtree Forge. 2021 view of Area 13 building from the south of the site looking north



Photograph 9: 2021 Crabtree Forge. View of tramway looking east across Area 15, Area 8 building to left, Area 16 building to right



Photograph 10: 2021 Crabtree Forge. View of tramway looking west



Photograph 11: Crabtree Forge. 2021 view of possible demolished structure looking south from towpath



Photograph 12: Crabtree Forge. 2021 view of structure remains in the north of the site looking northeast



Photograph 13: Crabtree Forge. 2021 view of structural remains in the north of the site looking east



Photograph 14: Crabtree Forge. 2021 view of brick flooring looking north



Photograph 15: Crabtree Forge. 2021 view of brick flooring in demolished Area 11 building north, Surviving wall of Area 11 building to right.



Photograph 16: Crabtree Forge. 2021 view of possible stone sett path in the north of the site looking west



Photograph 17: Crabtree Forge. 2021 view of a continuation of the same possible stone sett path looking west



Photograph 18: Crabtree Forge. 2021 view of possible stone edged drainage channel in the north of the site looking west



Photograph 19: Crabtree Forge. 2021 view of possible depression in the northeast of the site looking north



Photograph 20: Crabtree Forge. 2021 view of possible drainage ditch/boundary in the east of the site looking north



Photograph 21: Acre Works. 2024 site entrance looking east



Photograph 22: Acre Works. 2024 northern site boundary and interior looking east with areas of floor surfaces visible



Photograph 23: Acre Works. 2024 interior of site view to west



Photograph 24: Acre Works. 2024 north-east corner of the site – view to north-east



Photograph 25: Acre Works. 2024 elements of otherwise demolished buildings forming part of the south-eastern site boundary with, in the foreground and to the left, made ground and superimposed floor surfaces demonstrating the survival of the remains of different structural phases in the north-eastern part of the site - view to south east



Photograph 26: Acre Works. 2024 stone sett flooring extending under later concrete surfaces – view to east



Photograph 27: Field. 2024 northern part of the field. View south east towards the allotments



Photograph 28: Field. 2024 southern part of the field. View south towards Higher Openshaw Community School



Photograph 29: Field. 2024 north-western corner. Informal seating probably area related to recent use as a play area – view to north



Photograph 30: Field. 2024 boundary with the Acre Works site – view to north



Photograph 31: Crabtree Forge 2025. Area 13 building, view from the south



Photograph 32: Crabtree Forge 2025. Interior of Area 13 building in 2025, looking to the north



Photograph 33: Crabtree Forge 2025. Interior of the northern part of Area 6 building showing *in situ* overhead crane. View to north.



Photograph 34: Crabtree Forge 2025. View east towards the Area 6 building.



Photograph 35: Crabtree Forge 2025. Interior of Area 16 building. View to south.



Photograph 36: Crabtree Forge 2025. View north towards the Area 8 building.



Photograph 37: Crabtree Forge 2025. View of Area 6 and Area 4 buildings from the north of the site looking west



Photograph 38: Crabtree Forge 2025. East wall of otherwise demolished Area 11 building in the north-eastern part of the site. View to north east.



Photograph 39: Crabtree Forge 2025. View west towards Area 15, Area 16 building to left and Area 8 building to right. Tramway visible on the left.



Photograph 40: Crabtree Forge 2025. Northern part of frontage in to Crabtree Lane. View to south.

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
			Pole
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency		
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

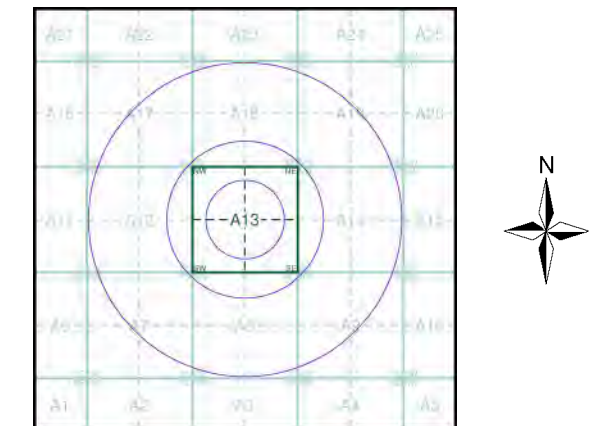
1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
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Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1895	5
Cheshire	1:10,560	1899	6
Lancashire And Furness	1:10,560	1909 - 1910	7
Cheshire	1:10,560	1911	8
Lancashire And Furness	1:10,560	1922 - 1923	9
Lancashire And Furness	1:10,560	1932 - 1934	10
Cheshire	1:10,560	1938	11
Lancashire And Furness	1:10,560	1938	12
Lancashire And Furness	1:10,560	1938	13
Ordnance Survey Plan	1:10,000	1954 - 1956	14
Ordnance Survey Plan	1:10,000	1968	15
Ordnance Survey Plan	1:10,000	1970	16
Manchester	1:25,000	1975	17
Ordnance Survey Plan	1:10,000	1981 - 1982	18
Ordnance Survey Plan	1:10,000	1987	19
Ordnance Survey Plan	1:10,000	1991 - 1993	20
10K Raster Mapping	1:10,000	1999	21
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Historical Map - Slice A



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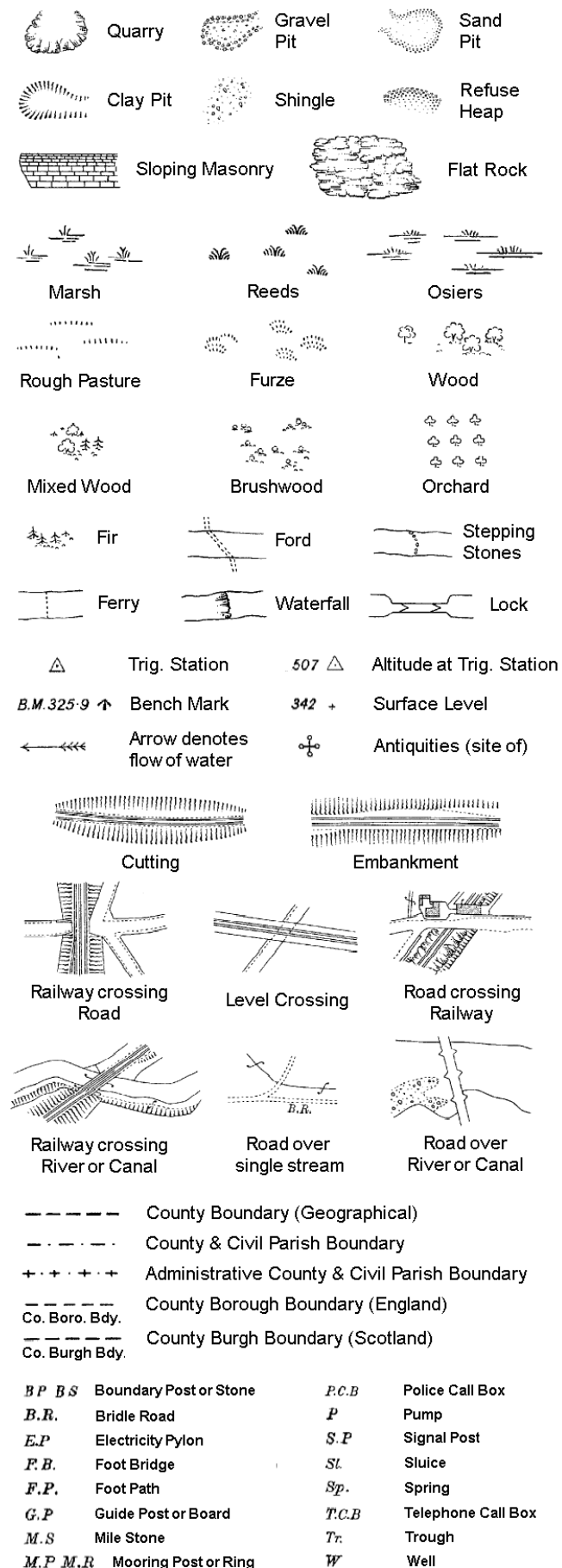
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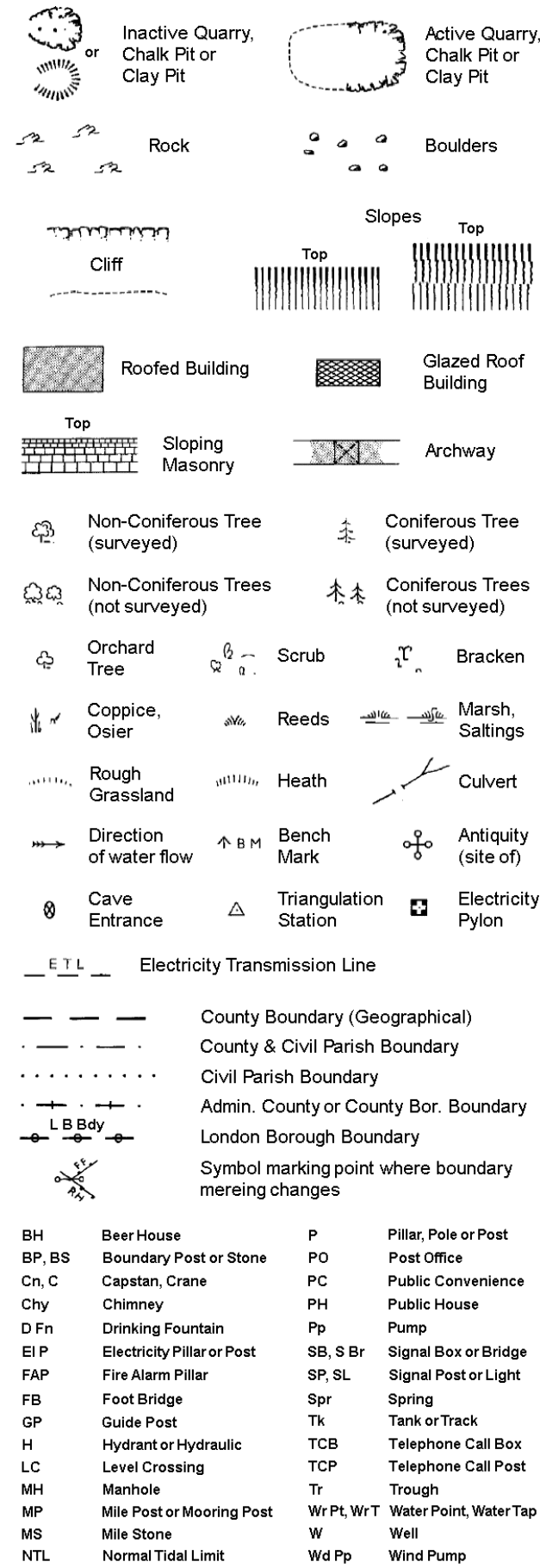
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Historical Mapping Legends

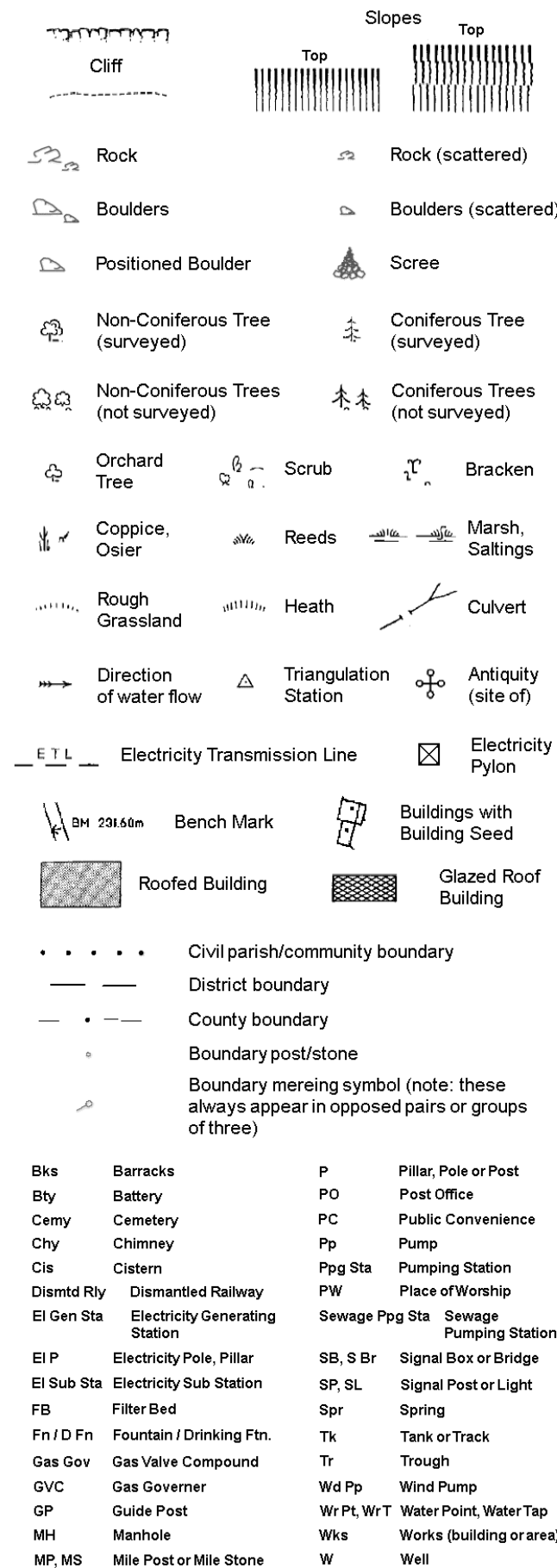
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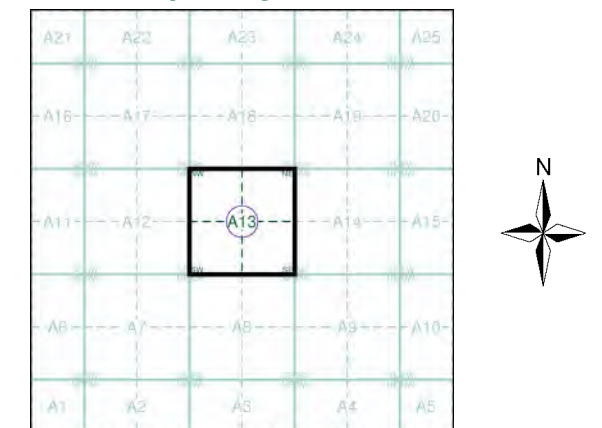
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Historical Mapping & Photography included:

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Ordnance Survey Plan	1:2,500	1951 - 1952	6
Ordnance Survey Plan	1:1,250	1958 - 1972	7
Additional SIMs	1:1,250	1979 - 1985	8
Ordnance Survey Plan	1:1,250	1983 - 1988	9
Additional SIMs	1:1,250	1983 - 1991	10
Additional SIMs	1:1,250	1991	11
Large-Scale National Grid Data	1:1,250	1992	12
Large-Scale National Grid Data	1:1,250	1994 - 1995	13
Large-Scale National Grid Data	1:1,250	1994	14
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Historical Aerial Photography	1:2,500	2000	18

Historical Map - Segment A13



Order Details

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Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



Lancashire And Furness

Published 1894 - 1895

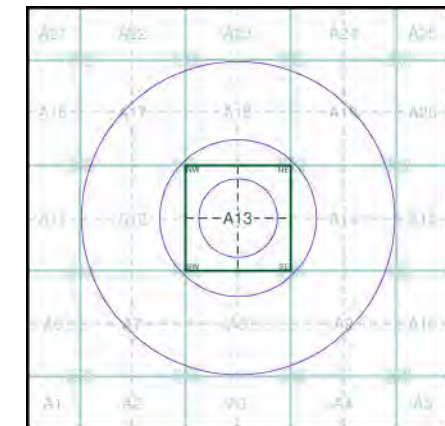
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104NE 1894 1:10,560	105NW 1895 1:10,560
104SE 1894 1:10,560	105SW 1894 1:10,560

Historical Map - Slice A

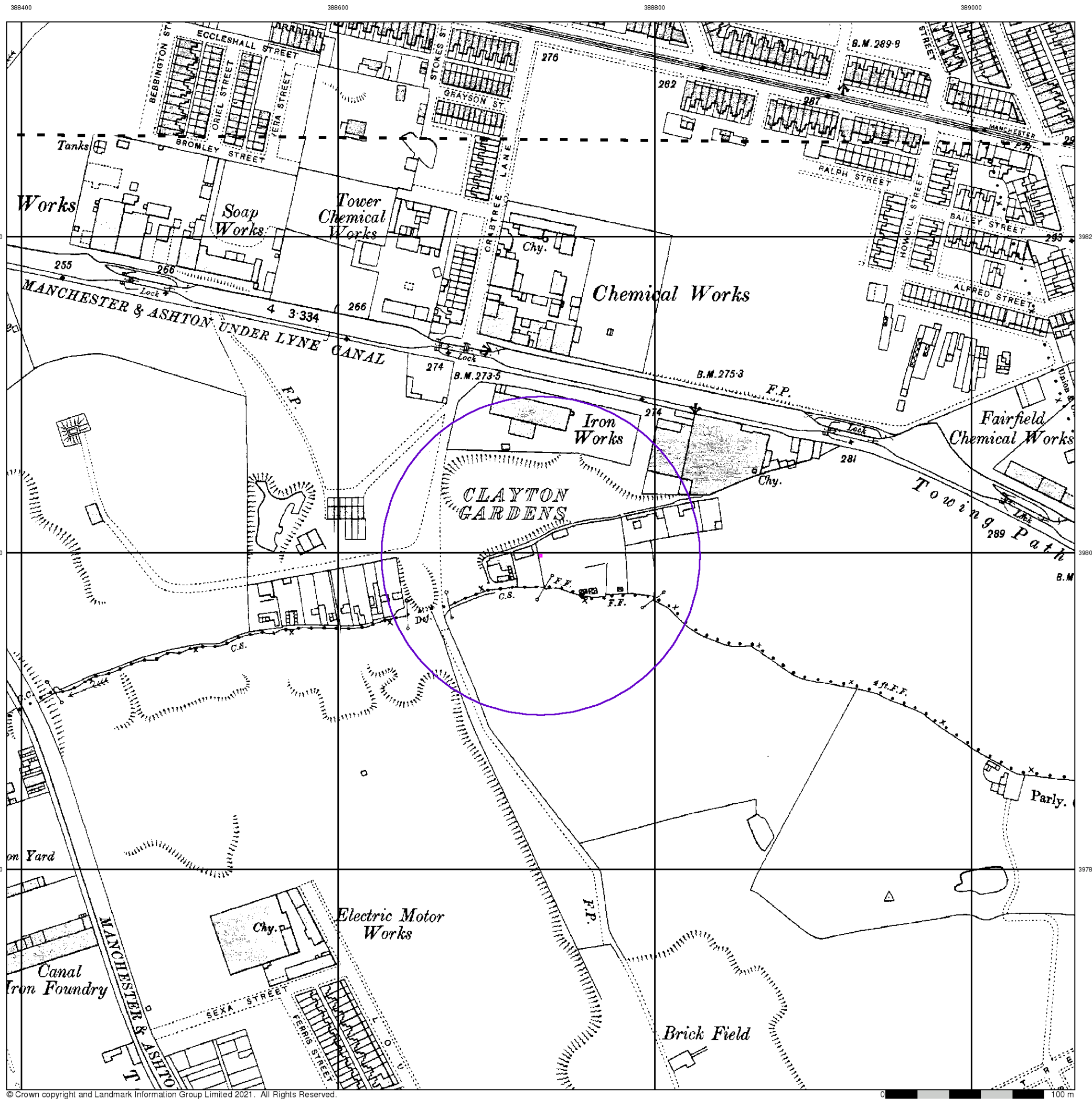


Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



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Lancashire And Furness

Published 1908

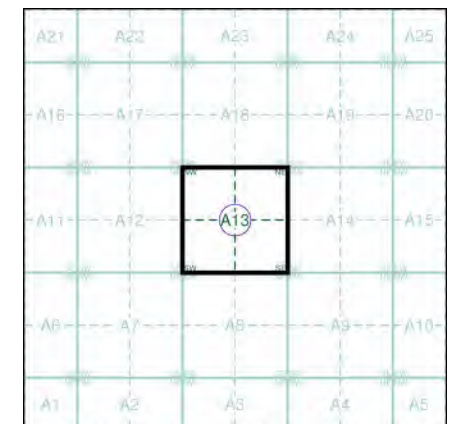
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

104_08
1908
1:2,500
104_12
1908
1:2,500

Historical Map - Segment A13



Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



Lancashire And Furness

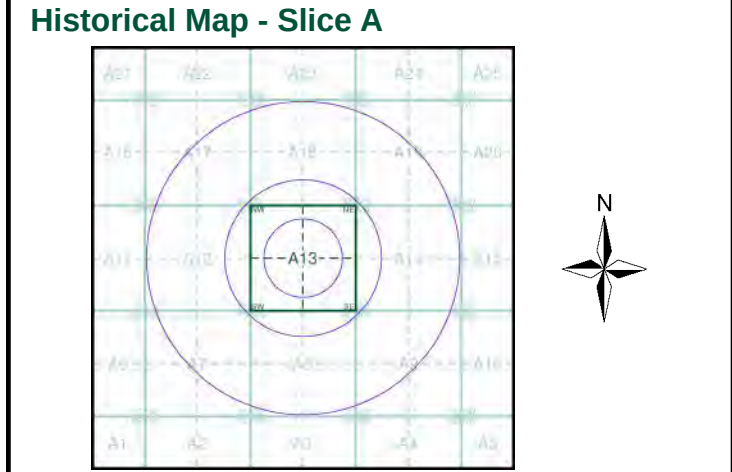
Published 1909 - 1910

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104NE 1909 1:10,560	105NW 1910 1:10,560
104SE 1909 1:10,560	105SW 1910 1:10,560



Order Details

Order Number:	285479478_1_1
Customer Ref:	Crabtree Lane, Openshaw
National Grid Reference:	388730, 398000
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



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Lancashire And Furness

Published 1922 - 1923

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

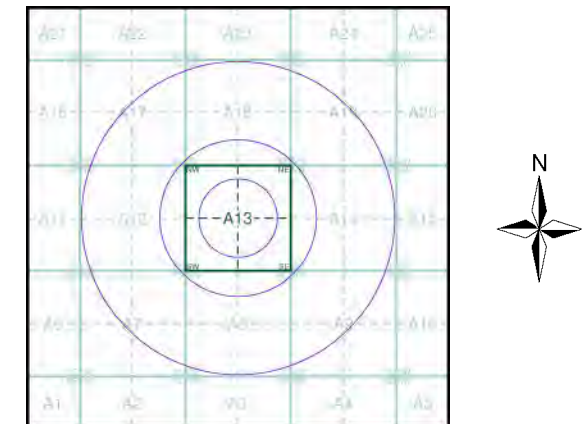
Map Name(s) and Date(s)

A diagram showing a 2x2 grid of quadrants. The quadrants are labeled as follows:

- Top-left: 104NE 1923 1:10,560
- Top-right: 105NW 1922 1:10,560
- Bottom-left: 104SE 1923 1:10,560
- Bottom-right: 105SW 1922 1:10,560

A central green square is overlaid on the grid, centered on the intersection of the dashed lines.

Historical Map - Slice A



Order Details

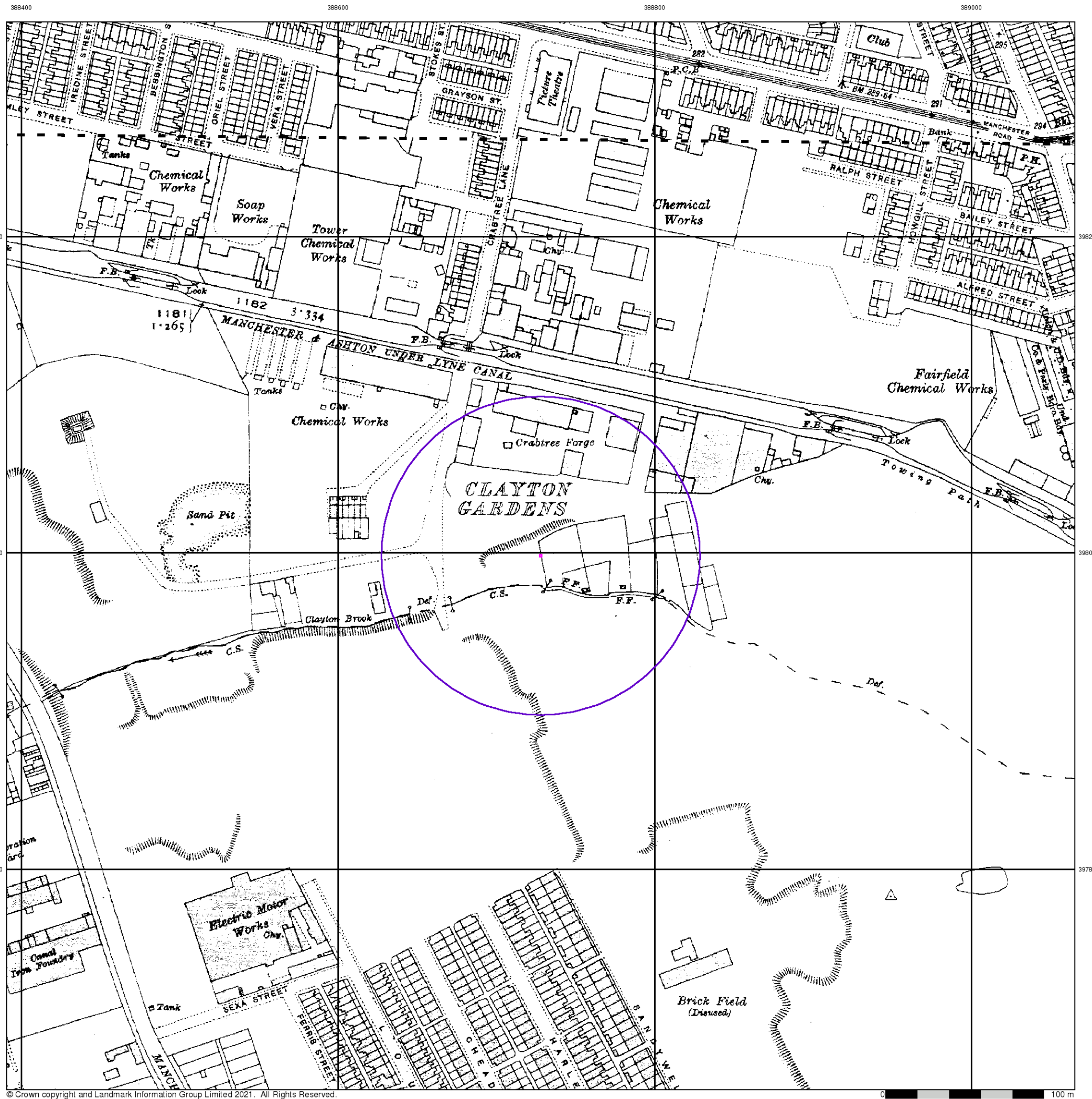
Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU

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Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Lancashire And Furness

Published 1932 - 1933

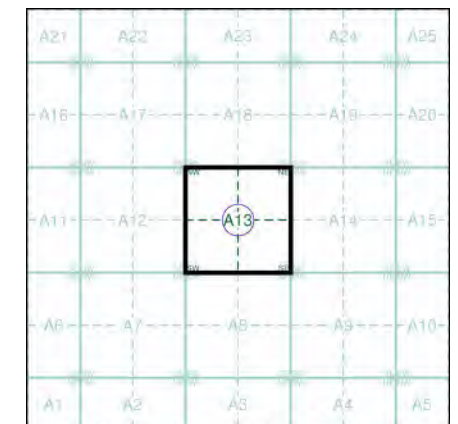
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

104_08
1932
1:2,500
104_12
1933
1:2,500

Historical Map - Segment A13



Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



Lancashire And Furness

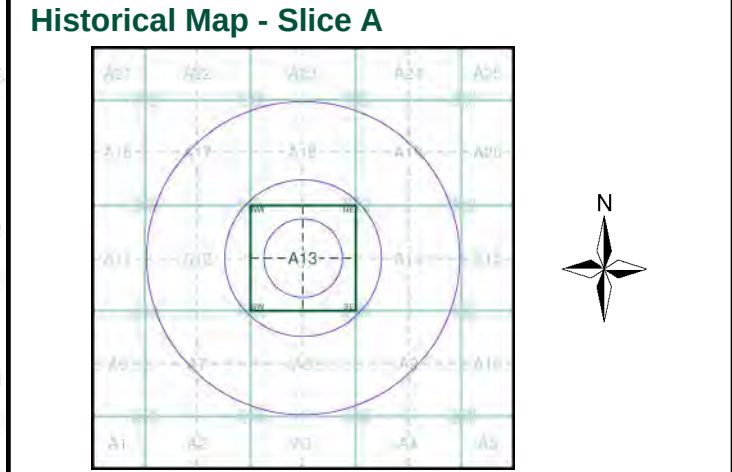
Published 1932 - 1934

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104NE 1932 1:10,560	105NW 1933 1:10,560
104SE 1933 1:10,560	105SW 1934 1:10,560

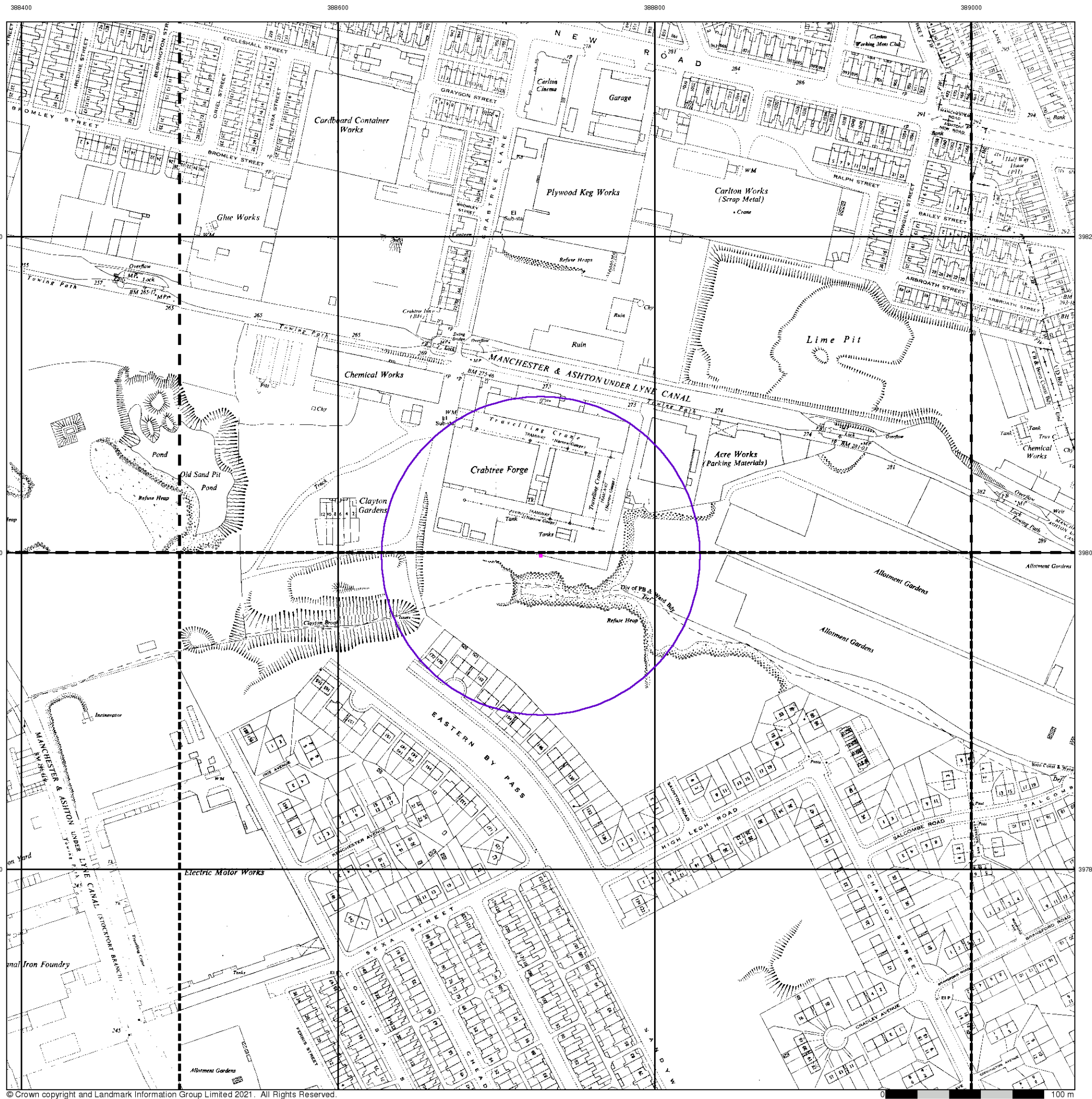


Order Details

Order Number:	285479478_1_1
Customer Ref:	Crabtree Lane, Openshaw
National Grid Reference:	388730, 398000
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



Ordnance Survey Plan

Published 1949 - 1952

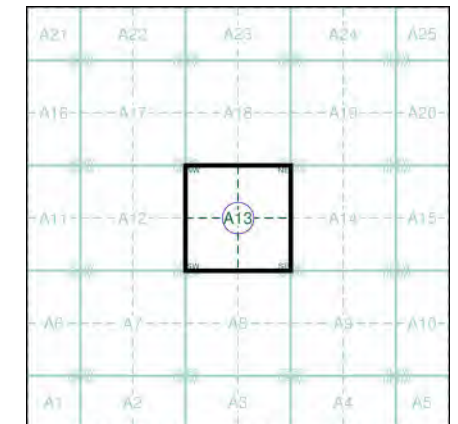
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8898SW 1951 1:1,250	SJ8898SE 1951 1:1,250	SJ8998SW 1952 1:1,250
SJ8897NW 1949 1:1,250	SJ8897NE 1949 1:1,250	SJ8997NW 1950 1:1,250

Historical Map - Segment A13

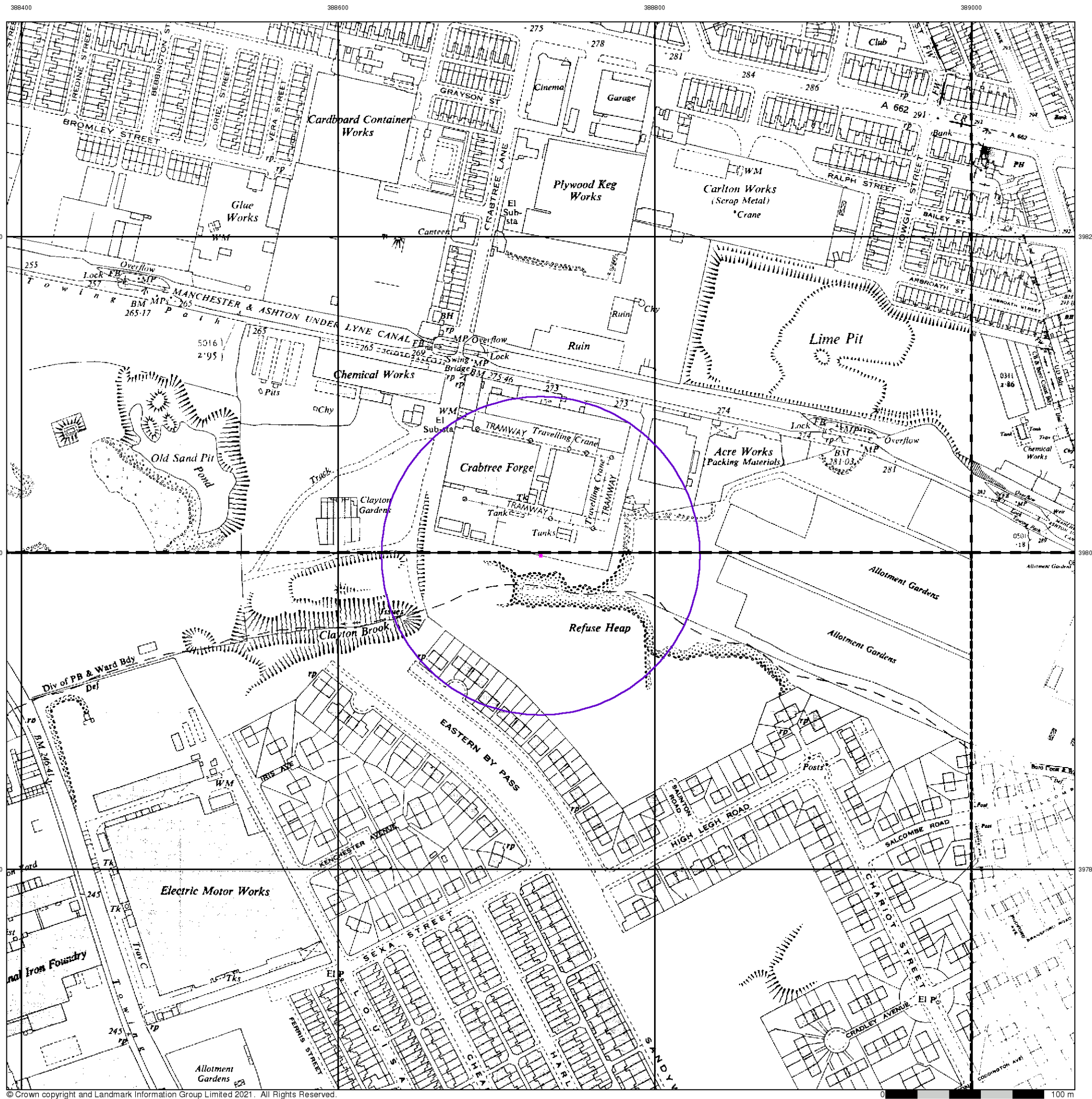


Order Details

Order Number: 285479478_1_1
Customer Ref: Crabbtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Crabbtree Forge, Crabbtree lane, Manchester, M11 4GU



Ordnance Survey Plan

Published 1951 - 1952

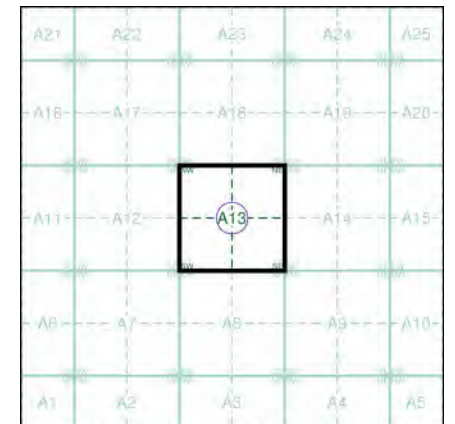
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8898	SJ8998
1952	1952
12,500	12,500
[Green Highlight]	
SJ8897	SJ8997
1951	1951
12,500	12,500

Historical Map - Segment A13

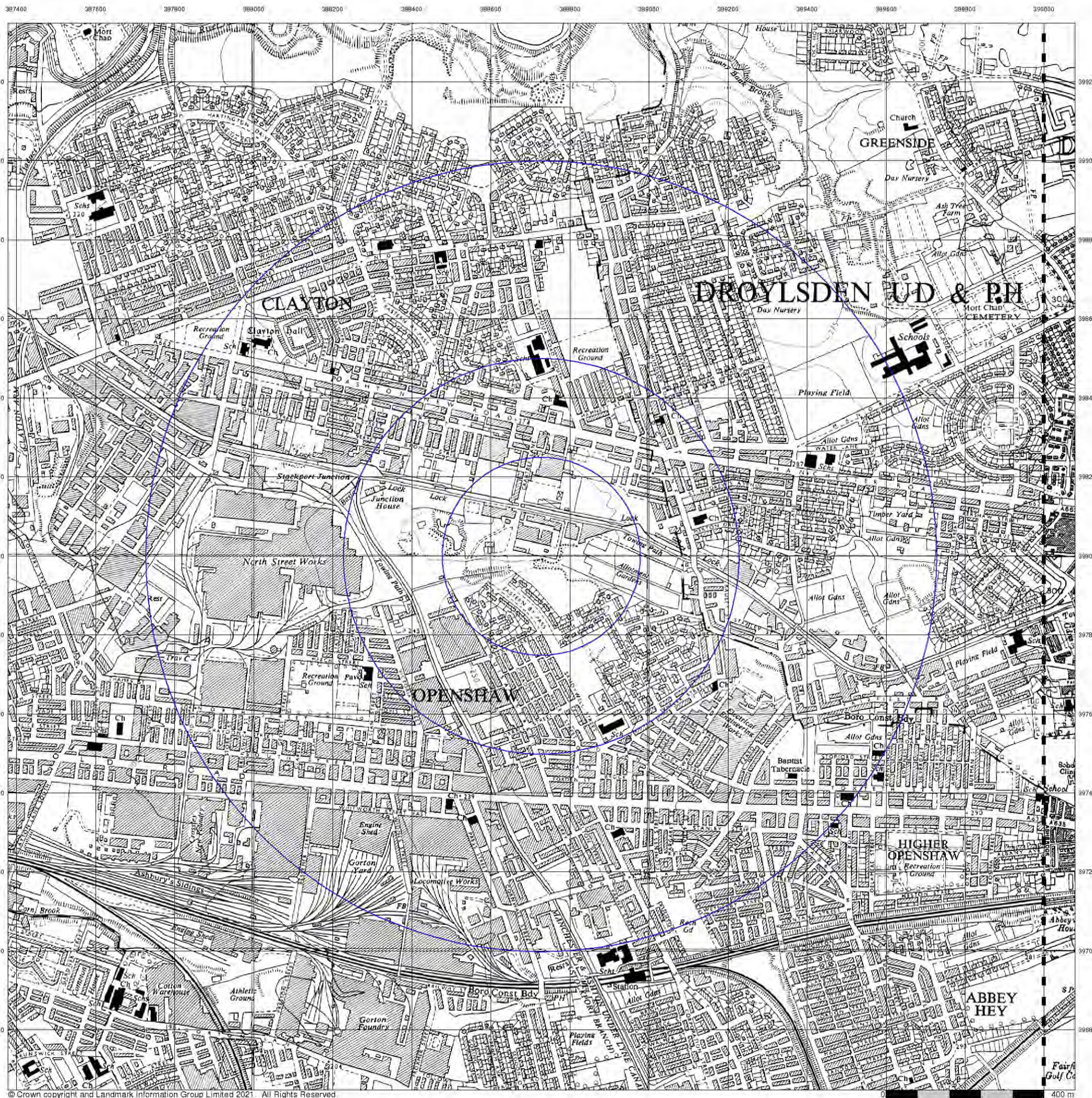


Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



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Ordnance Survey Plan

Published 1954 - 1956

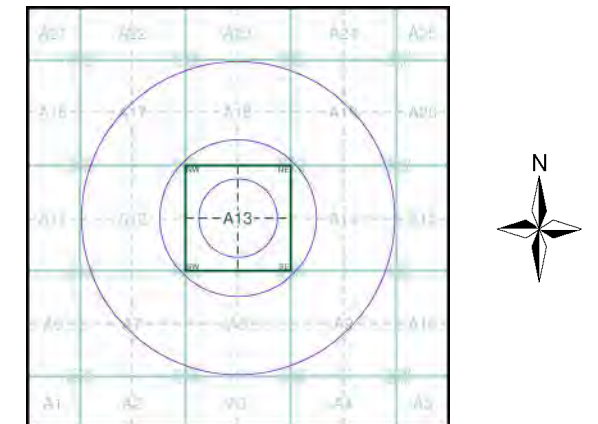
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SJ89NE 1956 1:10,560	SJ99NW 1954 1:10,560
----------------------------	----------------------------

Historical Map - Slice A

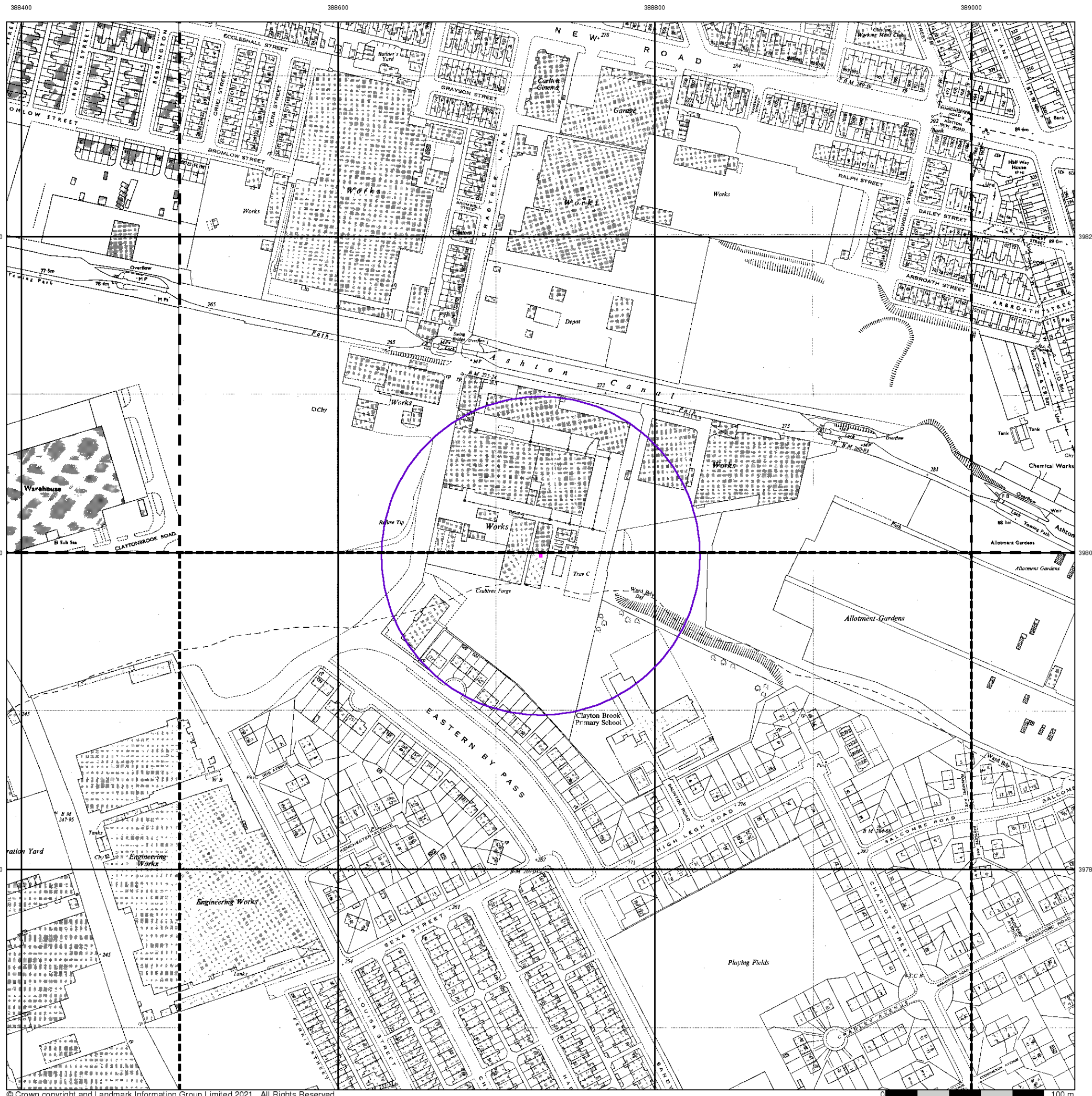


Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



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Ordnance Survey Plan

Published 1958 - 1972

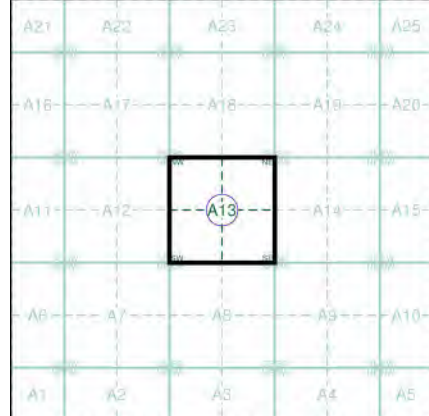
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8898SW	SJ8898SE	SJ8898SW
1972	1964	1972
1:1,250	1:1,250	1:1,250
SJ8897NW	SJ8897NE	SJ8897NW
1968	1968	1958
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13

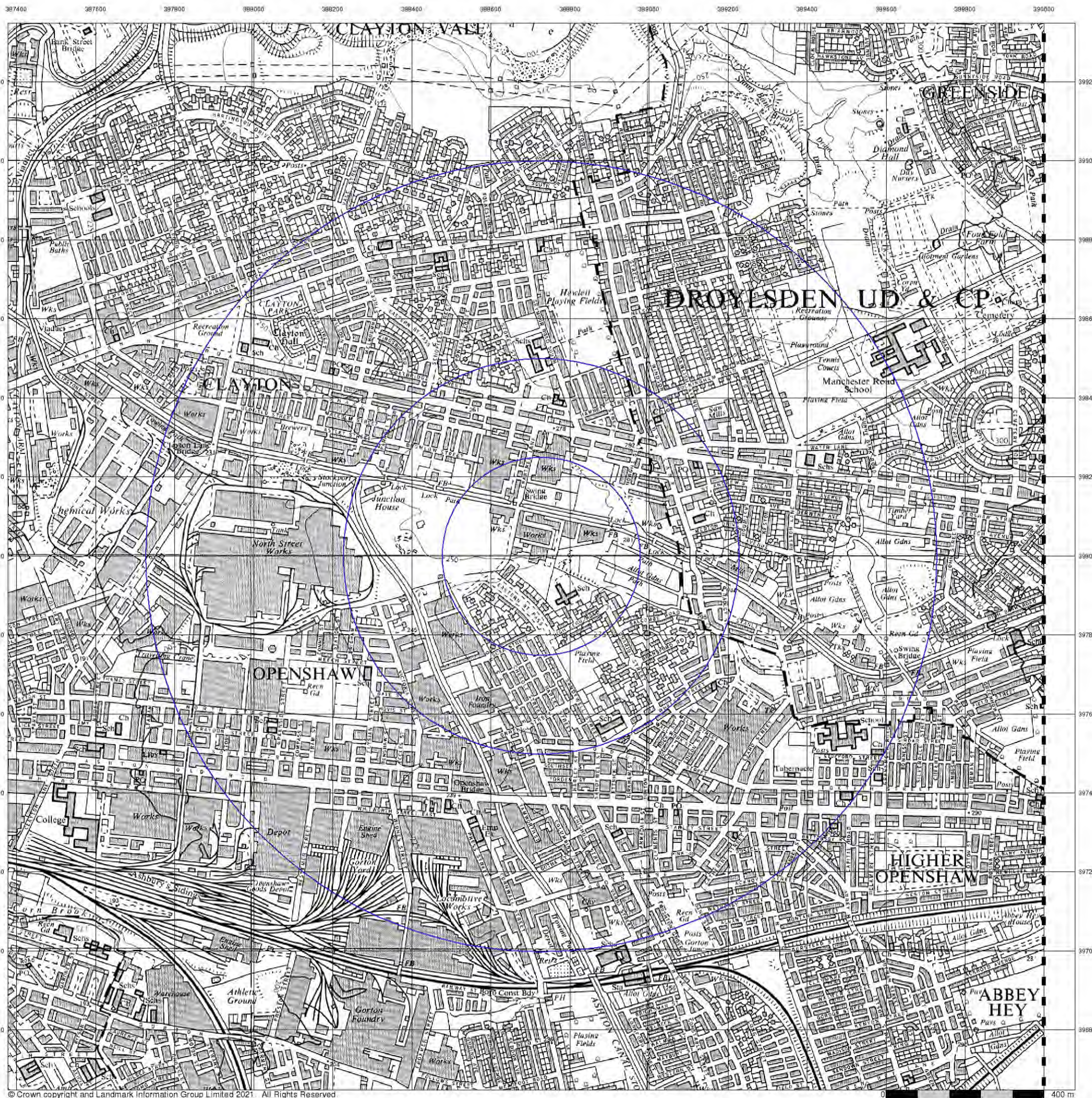


Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



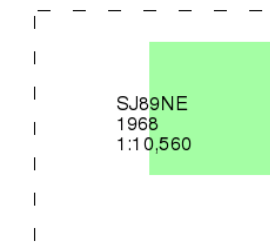
Ordnance Survey Plan

Published 1968

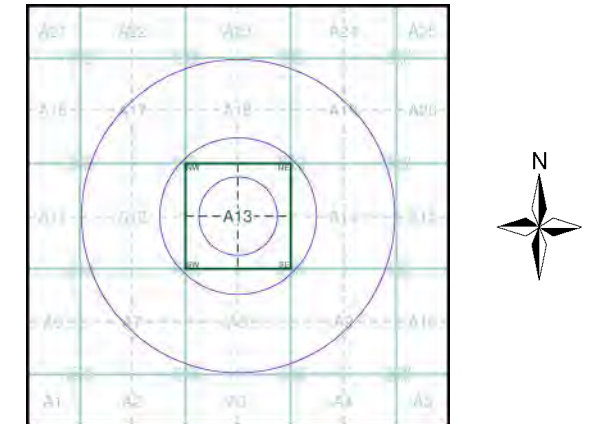
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

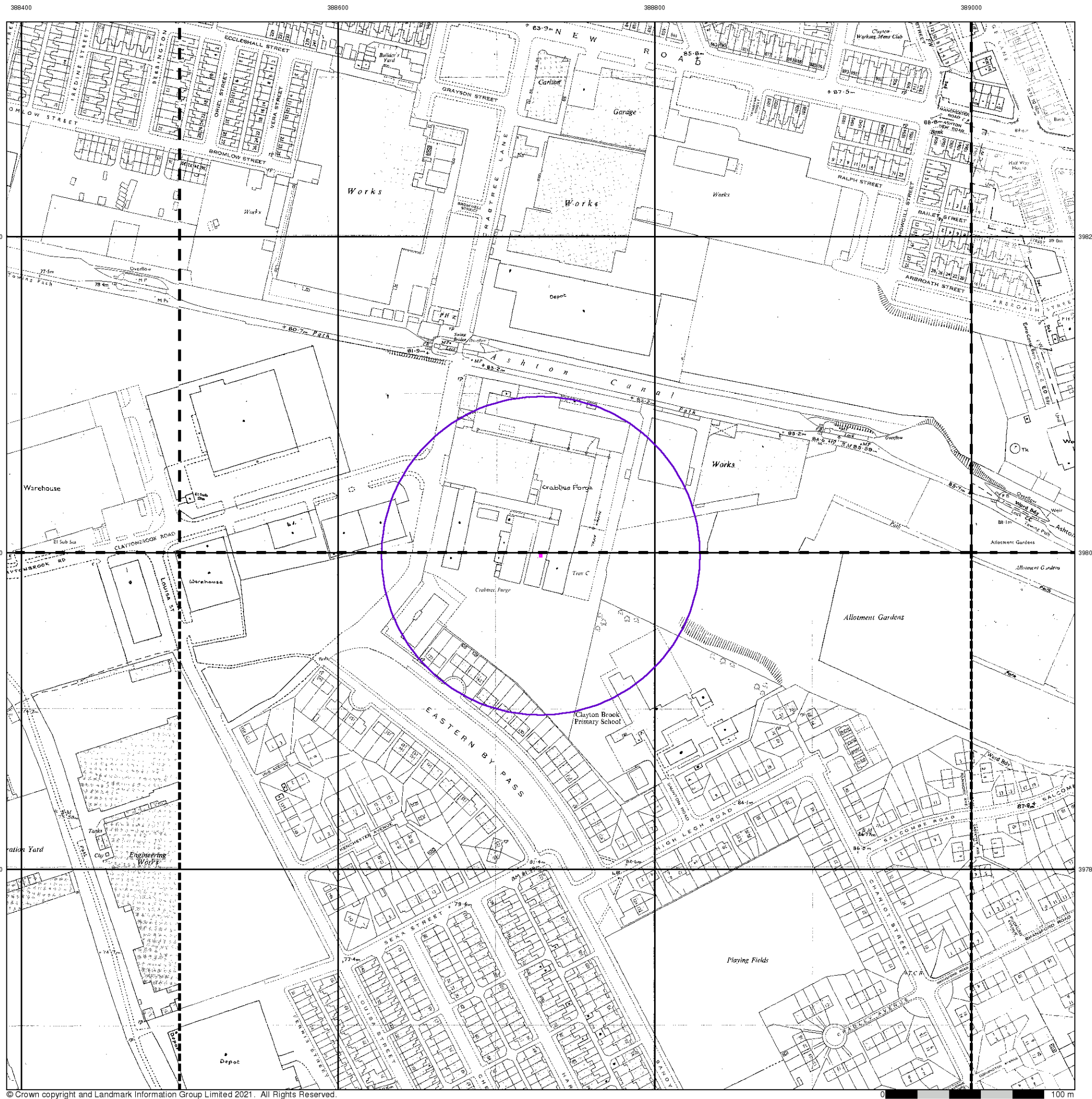


Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

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Additional SIMs

Published 1979 - 1985

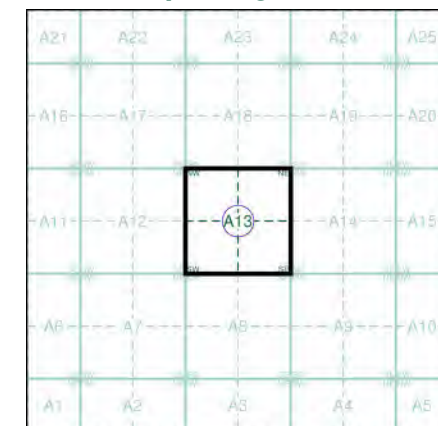
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8898SW	SJ8898SE	SJ8898SW
1979	1980	1985
1:1,250	1:1,250	1:1,250
SJ8897NW	SJ8897NE	SJ8897NW
1979	1985	1979
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13

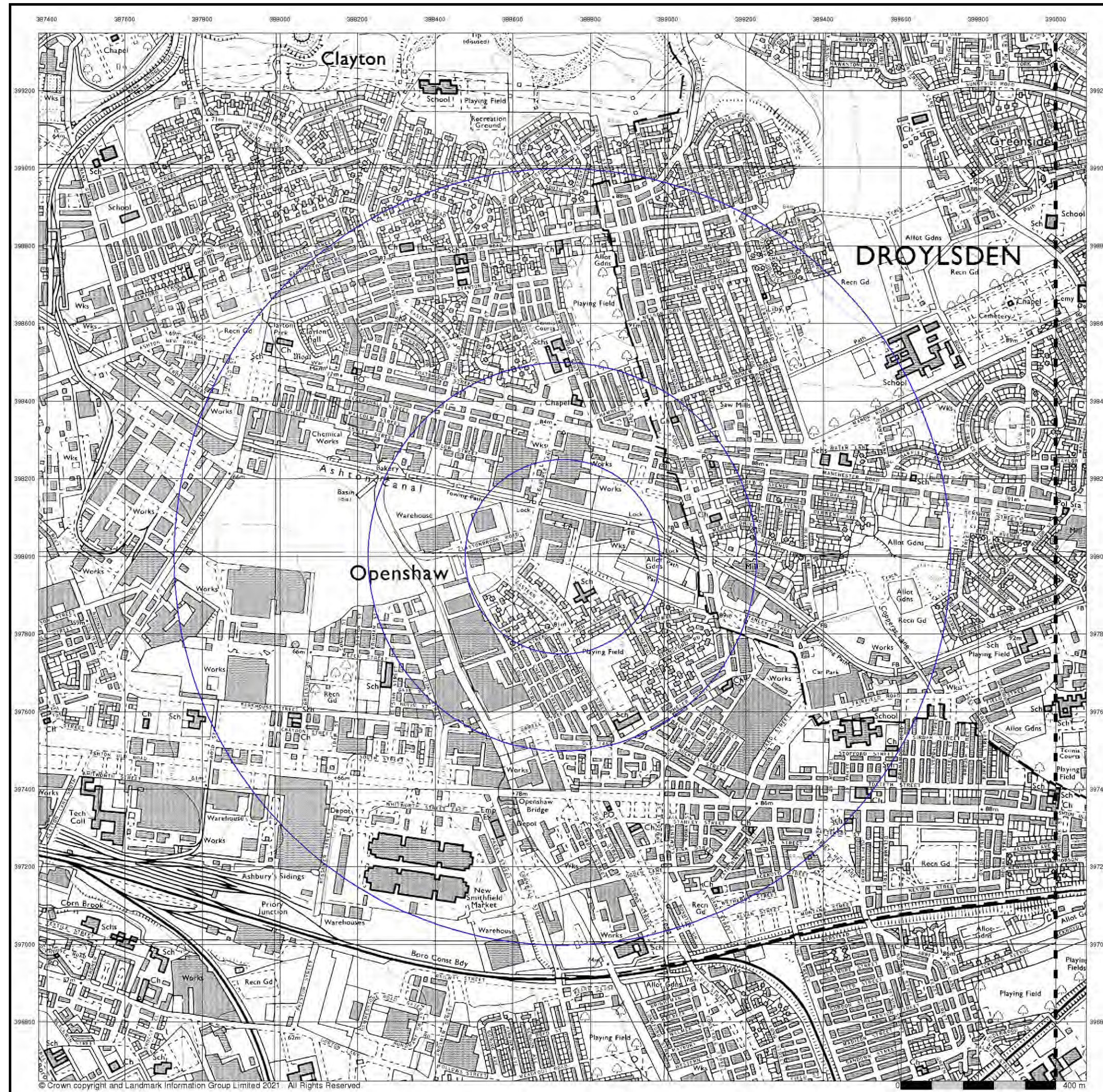


Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

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Ordnance Survey Plan

Published 1981 - 1982

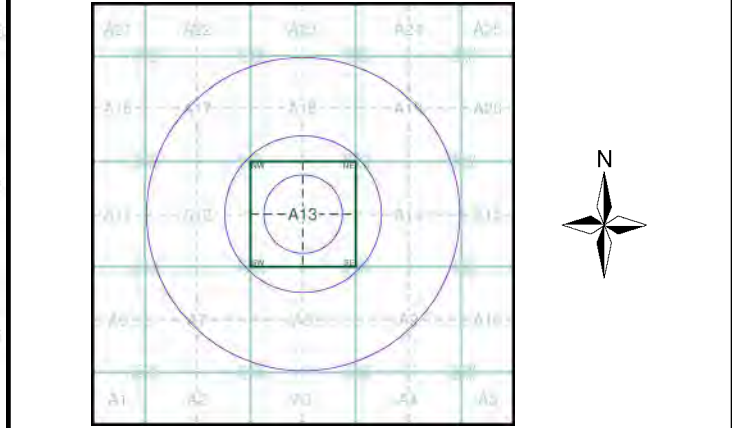
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SJ89NE 1981 1:10,000	SJ99NW 1982 1:10,000
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Historical Map - Slice A

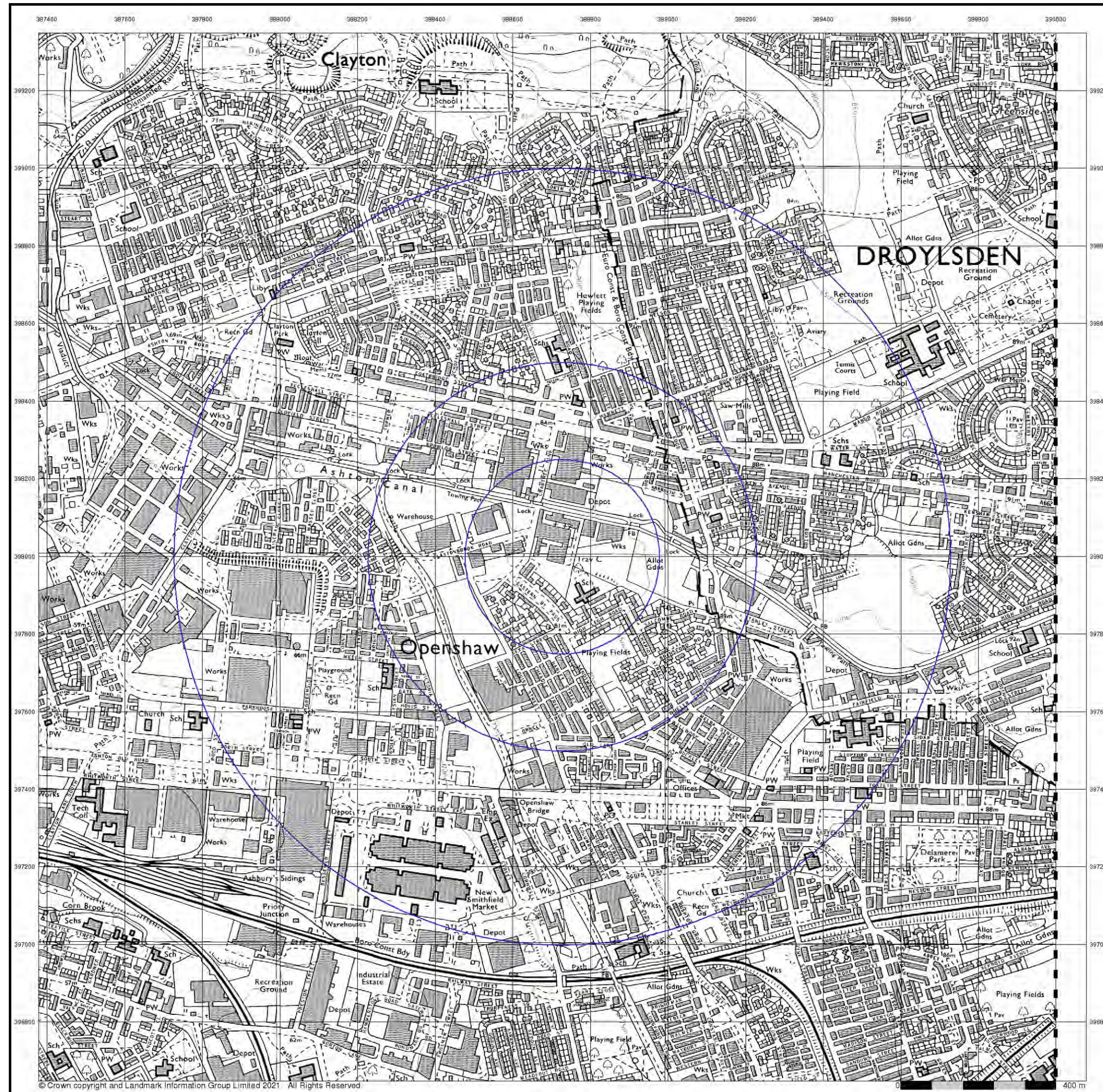


Order Details

Order Number:	285479478_1_1
Customer Ref:	Crabtree Lane, Openshaw
National Grid Reference:	388730, 398000
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



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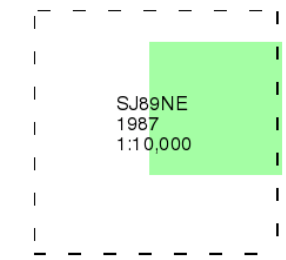
Ordnance Survey Plan

Published 1987

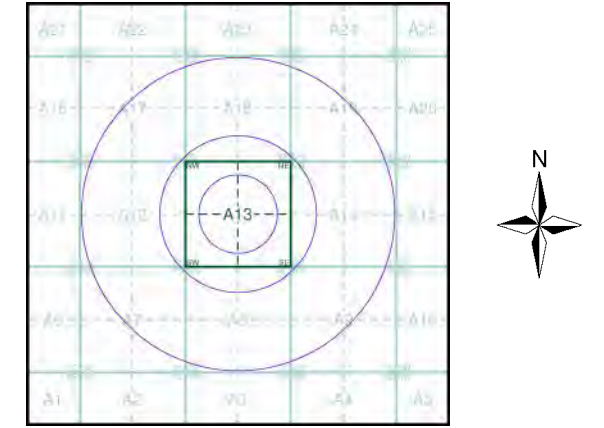
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



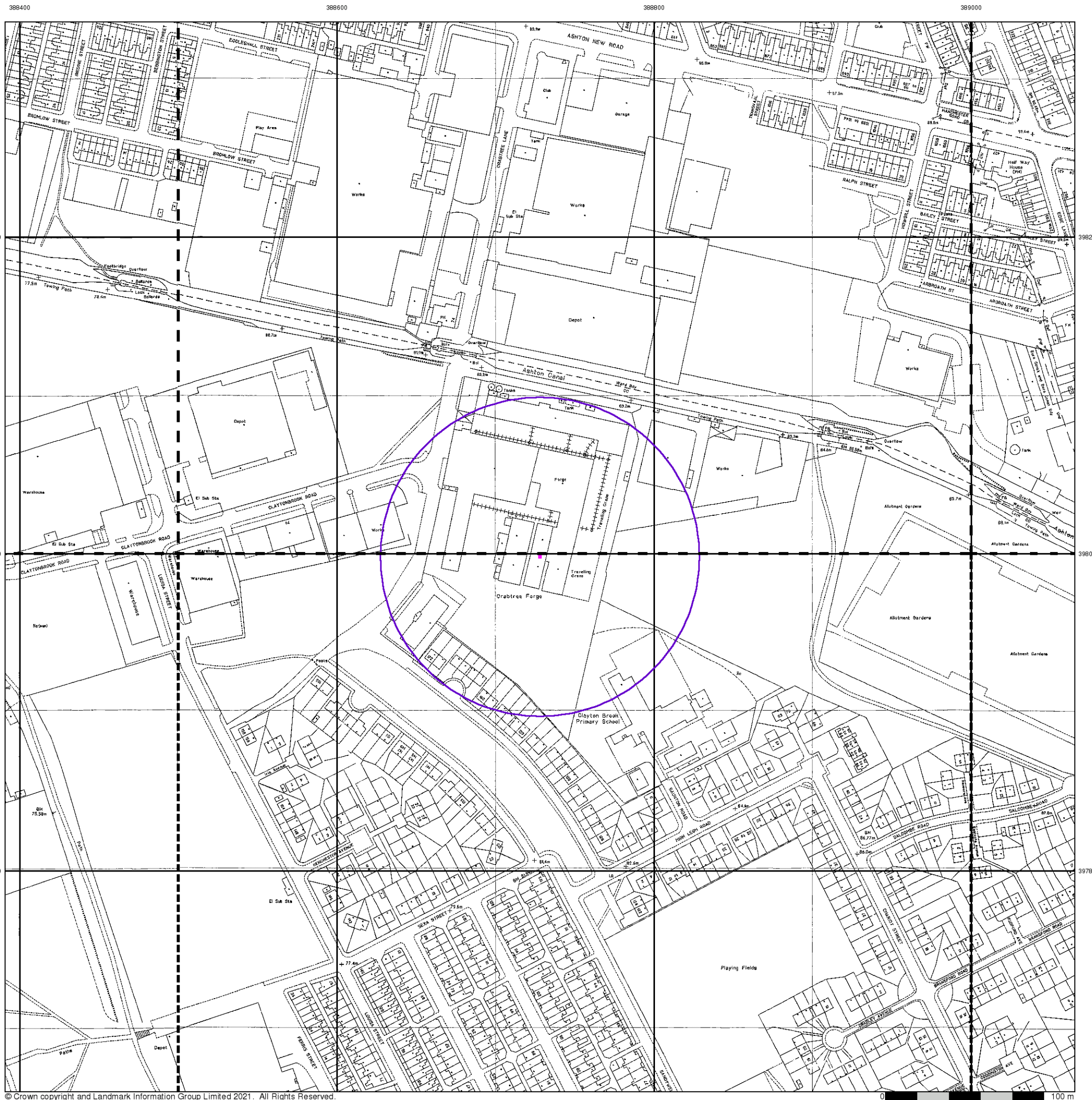
Historical Map - Slice A



Order Details	
Order Number:	285479478_1_1
Customer Ref:	Crabtree Lane, Openshaw
National Grid Reference:	388730, 398000
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

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Large-Scale National Grid Data

Published 1992

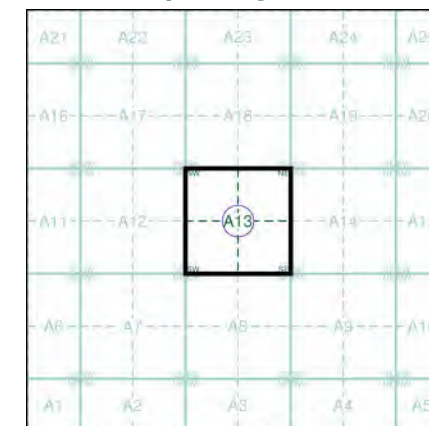
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8898SW	SJ8898SE	SJ8998SW
1992	1992	1992
1:1,250	1:1,250	1:1,250
SJ8897NW	SJ8897NE	SJ8997NW
1992	1992	1992
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13

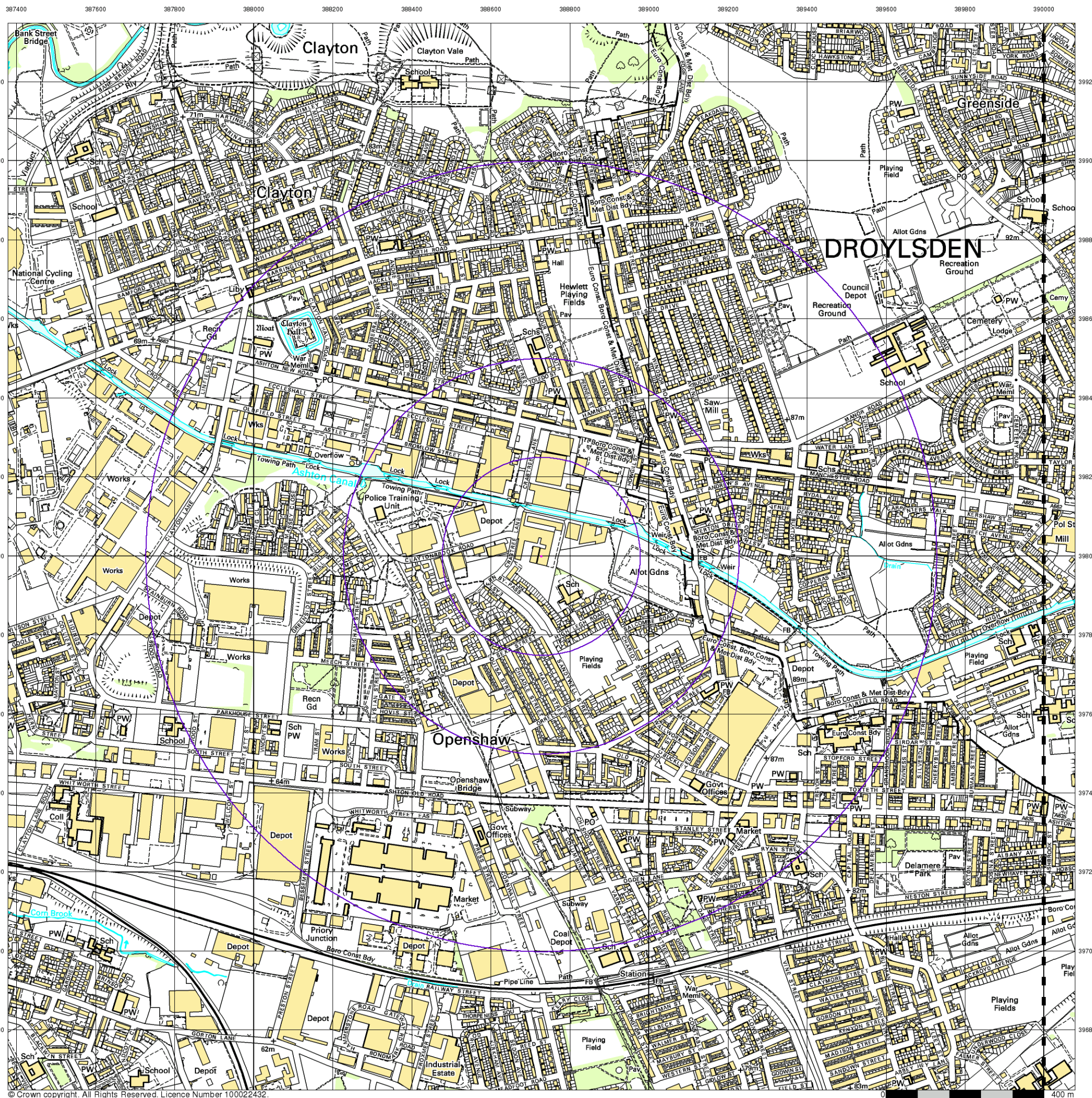


Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU



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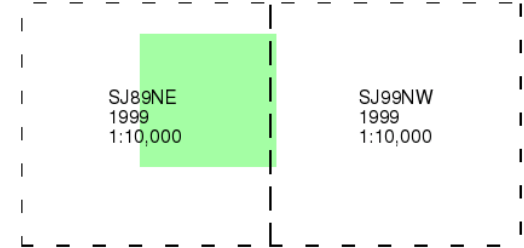
Envirocheck[®]

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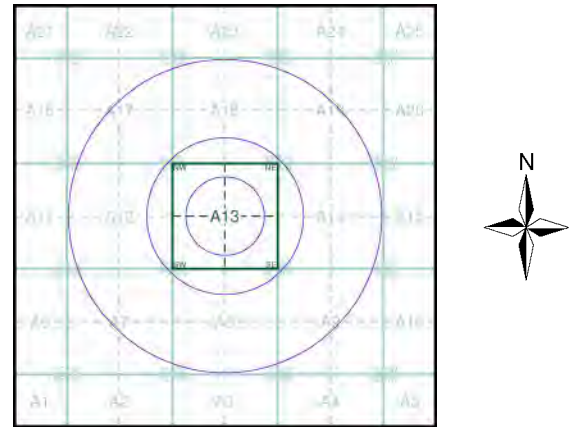
10k Raster Mapping
Published 1999
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU

Landmark
LANDMARK INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

388400

388600

388800

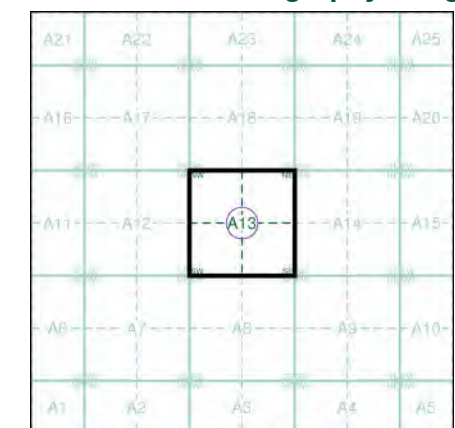
389000

Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 285479478_1_1
Customer Ref: Crabtree Lane, Openshaw
National Grid Reference: 388730, 398000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU

398000

398000

397800

397800



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VectorMap Local

Published 2021

Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SJ89NE 2021 Variable	SJ99NW 2021 Variable
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Historical Map - Slice A

Order Details

Order Number:	285479478_1_1
Customer Ref:	Crabtree Lane, Openshaw
National Grid Reference:	388730, 398000
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Crabtree Forge, Crabtree lane, Manchester, M11 4GU