

Land at 114 Chain Road, Blackley
Archaeological Desk-Based Assessment
November 2024

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Report

Archaeological Desk-Based Assessment

Site

Land at 114 Chain Road, Blackley

Client

World Mission Agency – Winners Chapel International

Date

November 2024

Planning Authority

Manchester City Council

Grid Reference

SD 85623 04618

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land at 114 Chain Road, Blackley (hereinafter referred to as the 'study site'). In accordance with government policy (National Planning Policy Framework 2023), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

The assessment has been prepared to provide initial advice to the commissioning client and in support of an application for planning permission. Built heritage is not considered as part of this assessment.

Based on the information within the Greater Manchester Historic Environment Record, supplemented by historic mapping and documentary research, the study site is considered to have a low potential for archaeological remains of prehistoric to medieval date and a high potential for archaeological remains of post-medieval to modern date. It is considered that any previously unrecorded archaeological remains would be of up to low/local significance.

The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study site.

1.0 Introduction

- 1.1** This archaeological desk-based assessment considers land at 114 Chain Road, Blackley (Figure 1). It has been prepared for the purpose of providing initial advice to the commissioning client and in support of an application for planning permission.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.3** The assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4** The search area used in this assessment is a 1km radius from the study site (Figures 2 and 3).
- 1.5** A site visit was undertaken on 27th September 2024 when the conditions were sunny and visibility was clear.

Location, Topography & Geology

- 1.6** The study site is located at the north end of Chain Road. The study site contains a disused building that formerly housed the Convent of the Good Shepherd, which is proposed for demolition. The remainder of the study site comprises land and vegetation to the south and east of the former convent building, as well as parts of Chain Road. The study site is bound by St Euphrasia's care home to the north, residential development to the east, and school buildings to the south and west.
- 1.7** The study site lies c. 105m above Ordnance Datum (aOD).
- 1.8** The solid geology of the study site comprises:
- Pennine Lower Coal Measures Formation – mudstone, siltstone and sandstone; and
 - Manchester Marls Formation – mudstone.

- 1.9 The study site is overlain with superficial deposits of Till/Devensian glaciofluvial deposits (BGS 2024).

Site Visit

- 1.10 A site visit was undertaken on the 27th September 2024 to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site. The study site contains a disused former convent and surrounding land and road access. No visible features of archaeological interest were noted during the site visit.



Plate 1 View across the study site to the south of the former convent



Plate 2 View across the study site to the west



Plate 3 View of the original former convent building within the study site



Plate 4 View of an extension at the northern elevation of the former convent building

2.0 Aims, Objectives & Methodology

2.1 The principal aims of this desk-based assessment are to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of this archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including National Planning Policy Framework 2023) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 This archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments;
- Examination of material currently held in the Greater Manchester Historic Environment Record for the study site and for a 1km search radius;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a 'bare earth' effect. The Environment Agency National Lidar Programme collected data at 1m resolution in 2020 which covers the site and 1km study area. These data were processed using the Relief Visualisation Toolkit (RVT) version 2.2 and were reviewed using QGIS.

3.0 Statutory & Planning Policy Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1** The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF 2023), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.4** Paragraph 200 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5** Paragraph 209 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.6** *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.7** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 3.8** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.9** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.10** *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 3.11** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- “Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles.’”*

Local Planning Policy

- 3.12** The Core Strategy for Manchester’s Local Development Framework (adopted July 2012) contains the following policy relevant to this assessment:

Policy EN 1 Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

4. Northern Character Area

The character of this area is significantly affected by the topography, with a marked increase in height moving northwards, cut by the River Irk and its tributaries. There is a finer grained, predominantly residential mix of development, broken up by open spaces and significant tree cover also linked to the local topography.

- *Developers should respond to the underlying topography and varied townscape created by the balance between built form and the tree-covered landscape.*

Policy EN 3 Heritage

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

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

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

Policy DM 1 Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- *Effects relating to biodiversity, landscape, archaeological or built heritage.*

Policy PA 1 Developer Contributions

Where needs arise as a result of development, the Council will seek to secure planning obligations in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance. Through such obligations, the Council may seek contributions for the following with priority assessed on a site by site basis:

- *Protection or enhancement of cultural heritage.*

3.13 Within the Core Strategy, the area of the study site is shown to fall within the designated city centre, which is covered by the following relevant policy:

Policy CC 8 Change and Renewal

The City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects elements of this will generally be supported. The approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. Developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. The Council will also provide appropriate support, including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester. Within areas identified for large-scale redevelopment proposals will be expected to be prepared within an approved development framework. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.

Policy CC 9 Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high

density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

3.14 The abovementioned Core Strategy replaced much of the policy in the former Unitary Development Plan. The Guidance to Development in Manchester Supplementary Planning Document outlines the relevant areas of policy derived from the Unitary Development Plan which remain extant.

3.15 The Places for Everyone Joint Development Plan, which pertains to development in nine boroughs of Greater Manchester, including the city of Manchester, was adopted in 2024, and contains the following policy which has partially replaced second paragraph of Core Strategy Policy EN 3, concerning heritage:

Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

3.16 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.0 Archaeological & Historic Baseline

- 4.1** The heritage assets under consideration have been identified by means of a review of the following resources:
- Greater Manchester Historic Environment Record (HER) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - Pastscape;
 - Local studies and record office research; and
 - Review of historic mapping.
- 4.2** This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Designated Heritage Assets

- 4.3** A radius of 1km from the study site has been used as a search area for assessing indirect effects on designated archaeological heritage assets. There are no designated archaeological heritage assets located within this area.
- 4.4** The area beyond this 1km radius was also reviewed and no other designated archaeological heritage assets of archaeological interest were identified as requiring further assessment in terms of sensitivity to the proposed development.

Non-Designated Archaeological Heritage Assets

Previous Archaeological Investigations

- 4.5** There are no previous invasive archaeological investigations recorded within the study site. The north-east of the study site fell within the buffer study area for a revision to a desk-based assessment prepared to support the construction of the M60 motorway (EGM4161). No invasive investigations were undertaken in relation to this assessment.
- 4.6** An evaluation at Nut Bank Farm c. 380m to the east of the site returned no evidence of archaeological features beyond structures associated with the extant farm buildings (EGM1881). An evaluation at Boothroyden Road c. 500m to the north-west of the site returned evidence of surviving structures related to Union Mill, which is no longer extant (EGM5221). No archaeological features with a wider relevance were recorded.
- 4.7** The remaining records of previous archaeological investigations within the search area relate to desk-based assessments (e.g. EGM4457, EGM4953), building recordings (e.g. EGM3647) and archaeological watching briefs (e.g. EGM5249).

Prehistoric and Roman

- 4.8 There are no records of prehistoric or Roman date recorded within the study site or the 1km radius study area.
- 4.9 There is no recorded evidence for prehistoric and Roman activity within the search area. The potential for archaeological remains of prehistoric and Roman date is considered to be low.

Saxon/Early Medieval and Medieval

- 4.10 There are no records of Saxon/early medieval or medieval date recorded within the study site or the 1km radius study area.
- 4.11 Blackley historically comprised parkland belonging to the lord of Manchester. By 1473, the settlement of Blackley had passed to John Byron. Blackley descended through the Byron line until the sale of estates in the early 17th century, which saw land sold to various parties (Brownbill & Farrer, 1911).
- 4.12 There is no recorded evidence for Saxon/early medieval and medieval activity within the search area. The potential for archaeological remains of Saxon/early medieval and medieval date is considered to be low.

Post Medieval to Modern

- 4.13 Frances Legh of Lyme Hall acquired Blackley Hall and the wider estate in 1636. The Legh family retained these lands until their sale in 1814, which saw the hall sold to William Grant. who would eventually demolish it (Brownbill & Farrer, 1911).
- 4.14 The site of Litchford Farm and Hall is recorded in the north-west of the site, however these structures are no longer extant (9618.1.0). The former convent building occupies the site of Litchford Hall (Bornwbill & Farrer, 1911). The path of an 18th-century trackway, which was constructed between Litchford Farm and Litchford Hall, is recorded along the western site boundary (7500.1.0).
- 4.15 Several records of post-medieval date recorded within the wider search area also pertain to buildings and structures which are no longer extant (e.g. 2308.1.0, 2411.1.0, 5173.1.0). Other records relate to extant buildings and structures (e.g. 15473.1.0, 2360.1.0, 8351.1.0), though none are recorded in the immediate vicinity of the study site.
- 4.16 There are no records of modern date recorded within the study site.
- 4.17 All records of modern date recorded within the search area are associated with the First and Second World Wars, including the crash site of the Halifax Bomber (16044.1.0) and three war memorials (16226.1.0, 17022.1.0, 17023.1.0) which are each Grade II listed structures. These records are not located in the immediate vicinity of the study site.
- 4.18 The first map included in this assessment is the 1844 Blackley tithe map (Figure 4) which lists the study site across the following plots of land:

Plot No.	Plot Name	Owner	Occupier	Landuse
845	House	George Withington	George Walker	-
846	Gardens	George Withington	George Walker	-
848	Great Meadow	George Withington	George Walker	Meadow
850	Lawn	George Withington	George Walker	Meadow
859	Old Meadow	George Withington	William Barlow	Meadow

- 4.19** The tithe map shows four buildings or structures associated with Litchford Farm and Hall within the study site, as well as a body of water to the south of these buildings and various areas of vegetation. The trackway through the farm is shown along the western site boundary.
- 4.20** The 1893 OS map (Figure 5) shows the initial phase of the former convent building within the study site, situated to the east of Litchford Farm and Hall. The former convent building is shown to have been built on the footprint of two structures shown in the tithe mapping, which are no longer extant. Landscaping and vegetation are shown within the study site surrounding the former convent building. Other buildings associated with Litchford Farm and Hall are located to the immediate north-west of the study site boundary.
- 4.21** The 1932 OS map (Figure 6) shows the expansion of the footprint of the former convent building, which extends beyond the northern site boundary. Additional buildings and structures are shown adjacent to the site boundary at Litchford Farm.
- 4.22** The 1952 OS map (Figure 7) shows the further expansion of the footprint of the former convent building, as well as more detailed landscaping surrounding the building within the study site. A lodge and presbytery are shown at the southern extent of the study site. Residential development borders the study site to the east.
- 4.23** By the time of the 1992 OS map (Figure 8), the buildings and structures associated with Litchford Farm and Hall are shown to have been demolished. The footprint of the former convent building is shown to have decreased, with St Euphrasia's Care Home now being shown to the immediate north of the former convent building, beyond the site boundary. A school borders the study site to the south.
- 4.24** The 2024 OS map (Figure 9) and satellite image (Figure 10) reflect the current appearance and context of the study site; another school borders the study site to the west. The footprint of the former convent building has decreased further.
- 4.25** The cartographic evidence demonstrates that various buildings have occupied the study site since the early 19th century. These buildings were initially

associated with Litchford Farm and Hall, eventually being replaced by the former Convent of the Good Shepherd building, which expanded in size across the early 20th century, before decreasing in size thereafter.

- 4.26** The potential for archaeological remains from the post-medieval and modern periods is considered to be high with any such remains likely associated with buildings and structures that are either no longer extant or associated with the former convent building.

Aerial Photographs

- 4.27** Google Earth holds clear historic aerial photography from 2000 to 2023 which shows the former convent building and structures within the study site with consistent footprints that reflect their current appearance, as do the aerial images held on Bing. The study site is shown to become increasingly vegetated across recent years.

Portable Antiquities Scheme

- 4.28** The Portable Antiquities Scheme (PAS) encourages the recording of archaeological objects found by members of the public in England and Wales. A search of the online PAS database is appended to this report.
- 4.29** The PAS data is not available to download with spatial data however rough spatial information can be viewed, but not reproduced, using the PAS KML download in Google Earth.
- 4.30** There are no PAS findspots noted within the study site and 1km study area.

LiDAR

- 4.31** The Environment Agency (EA) National Lidar Programme (NLP) collected DTM data in 2020 at 1m resolution which covers the study site. These data were downloaded and processed, though no archaeological features of note were visible within the study site.

Summary of Archaeological Potential and Assessment of Significance

- 4.32** A review of the available evidence has indicated the study site has a low potential for archaeological remains of prehistoric to medieval date and a high potential for archaeological remains of post-medieval to modern date, with any such remains likely associated with buildings that are either no longer extant or associated with the former convent building. Although the significance of previously unrecorded archaeological deposits cannot be fully determined at this stage, available evidence suggests that any such deposits would be of no more than low/local significance.

5.0 Proposed Development & Potential Impact on Heritage Assets

Site Conditions

- 5.1** The study site is comprised of the former Convent of the Good Shepherd building, other associated structures and surrounding landscaping, access and infrastructure.

The Proposed Development

- 5.2** The proposed development comprises the demolition of the existing former convent building and other associated structures within the study site, and the construction of a modern worship centre with community facilities and associated landscaping and parking.

Previous Impacts, Potential Impacts and Mitigation Measures

- 5.3** Previous impacts on the archaeological potential within the study site will have been as a result of the construction and alteration of buildings across the footprint of the study site from at least the early 19th century onwards. It is considered that this would have resulted in the truncation of below-ground archaeological deposits, should they have been present. However, the potential for the survival of archaeological deposits beyond the depths, or outside areas, of previous disturbance cannot be discounted.
- 5.4** A review of the available evidence has indicated that the study site has a low potential for archaeological remains of prehistoric to medieval date and high potential for archaeological remains of post-medieval and modern date, with any such remains likely associated with buildings and structures that are either no longer extant or associated with the former convent building. It is considered that any previously unrecorded archaeological remains would be of low/local significance.
- 5.5** The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study area beyond the depths of previous disturbance or in previously undisturbed parts of the site.
- 5.6** However, such impacts can be mitigated for in advance of, or during construction works. It is recommended that consultation is undertaken with the Greater Manchester Archaeological Advisory Service in order to determine the necessity and scope of any further archaeological work.

6.0 Summary & Conclusions

- 6.1 This archaeological desk-based assessment considers land at 114 Chain Road, Blackley, which is proposed for the demolition of the former Convent of the Good Shepherd building and other associated structures, and the construction of a modern worship centre and community facilities (Figure 1).
- 6.2 The assessment has been prepared to provide initial advice to the commissioning client and in support of an application for planning permission. Built heritage is not considered as part of this assessment.
- 6.3 Based on the information within the Greater Manchester Historic Environment Record, supplemented by historic mapping and documentary research, the study site is considered to have a low potential for archaeological remains of prehistoric to medieval date and a high potential for archaeological remains of post-medieval to modern date. It is considered that any previously unrecorded archaeological remains would be of up to low/local significance.
- 6.4 The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study site. However, impacts can be mitigated for in advance of, or during construction works. It is recommended that consultation with the Greater Manchester Archaeological Advisory Service is undertaken to determine the scope of any required further work.

Sources

General

The National Archives

Greater Manchester Historic Environment Record

Cartographic

1844 Blackley Tithe Map

1893 1:2,500 Ordnance Survey Map

1932 1:2,500 Ordnance Survey Map

1952 1:2,500 Ordnance Survey Map

1992 1:2,500 Ordnance Survey Map

2024 1:10,000 Ordnance Survey Map

Websites

Archaeological Data Service – www.ads.ahds.ac.uk

British History Online – www.british-history.ac.uk

British Geological Society Geology of Britain Viewer -
www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html

HE National Heritage List for England - www.historicengland.org.uk/listing

Heritage Gateway - www.heritagegateway.org.uk

Open Domesday – www.opendomesday.org

North West England Regional Research Framework
www.researchframeworks.org/nwrf

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APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS

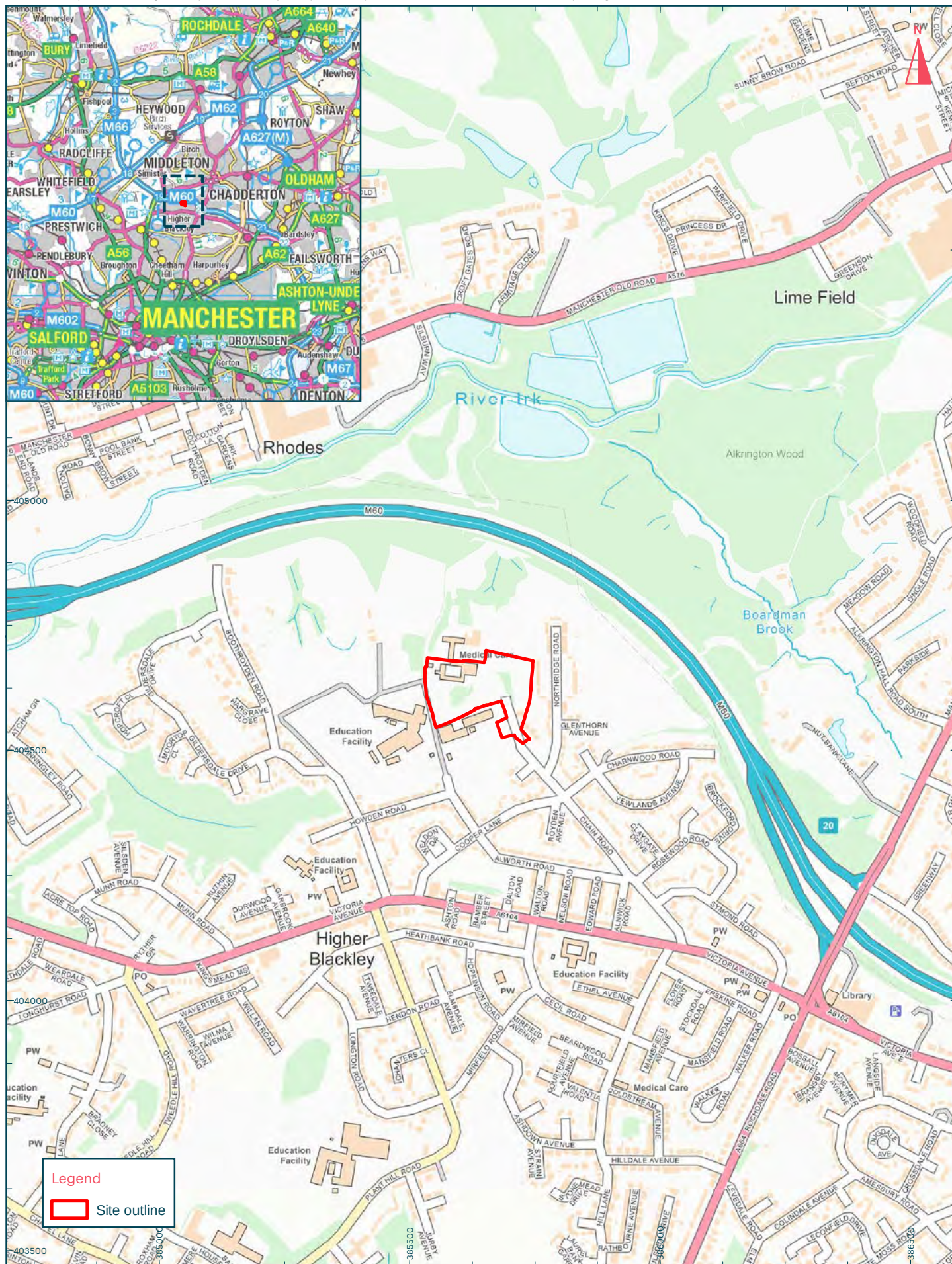
In order to understand the nature and extent of the surrounding archaeological resource, a search area of a 1km radius from the study site was adopted. The following gazetteer represents all of the entries from the Greater Manchester Historic Environment Record.

Abbreviations:

GMHER: Greater Manchester Historic Environment Record

GMHER Number	NAME	PERIOD
Monuments		
5228.1.0	Rhodes settlement	Medieval
11588.1.0	Rhodes School (former)	Post Medieval
15473.1.0	Former Wesleyan Sunday school and site of chapel, Manchester Old Road	Post Medieval
16192.1.0	31â 37 Broad Street	Post Medieval
2308.1.0	Nut Bank Farm/ Nut Bank Cottages (site of)	Post Medieval
2360.1.0	Alkrington Hall	Post Medieval
2411.1.0	Rhodes Printworks (site of)	Post Medieval
2411.2.0	Reservoirs, leats and weirs at Rhodes Print Works	Post Medieval
2633.1.0	Lever Bridge	Post Medieval
5173.1.0	Rhodes Works (site of)	Post Medieval
682.1.0	Boothroyden Bleachworks (Lands End Bleach Works) (site of)	Post Medieval
7498.1.0	Brick Kiln Field (field name; possible kiln site)	Post Medieval
7500.1.0	Trackway	Post Medieval
7501.1.0	Two houses (site of)	Post Medieval
7502.1.0	Booth Bridge Farm (site of)	Post Medieval
8351.1.0	108â 118 Crab Lane	Post Medieval
8352.1.0	136â 142 Crab Lane	Post Medieval
8353.1.0	Pleasant View	Post Medieval
8354.1.0	162â 172 Crab Lane	Post Medieval
8355.1.0	113 Crab Lane	Post Medieval
8356.1.0	127 Crab Lane	Post Medieval
9617.1.0	Yew Tree House (site of)	Post Medieval
9618.1.0	Litchford Farm and Hall (site of)	Post Medieval
9619.1.0	Nut Bank Farm	Post Medieval
9635.1.0	Cooper Fold (site of)	Post Medieval
9725.1.0	Crabtree settlement (Crab Lane Head; now Higher Blackley)	Post Medieval
16044.1.0	Halifax Bomber crash site	Modern
16226.1.0	Garden of Remembrance (including War Memorial), Middleton	Modern
17022.1.0	Church of All Saints War Memorial	Modern
17023.1.0	Alkrington and Providence War Memorial	Modern
Events		
EGM1881	Nut Bank Farm	-

GMHER Number	NAME	PERIOD
EGM3647	Former Wesleyan Chapel	-
EGM4161	M66 Manchester Outer Ring Road Denton to Middleton Section	-
EGM4457	River Irk Rehabilitation Scheme	-
EGM4953	Boothroyden Road	-
EGM5221	Boothroyden Road	-
EGM5249	Boothroyden Road	-

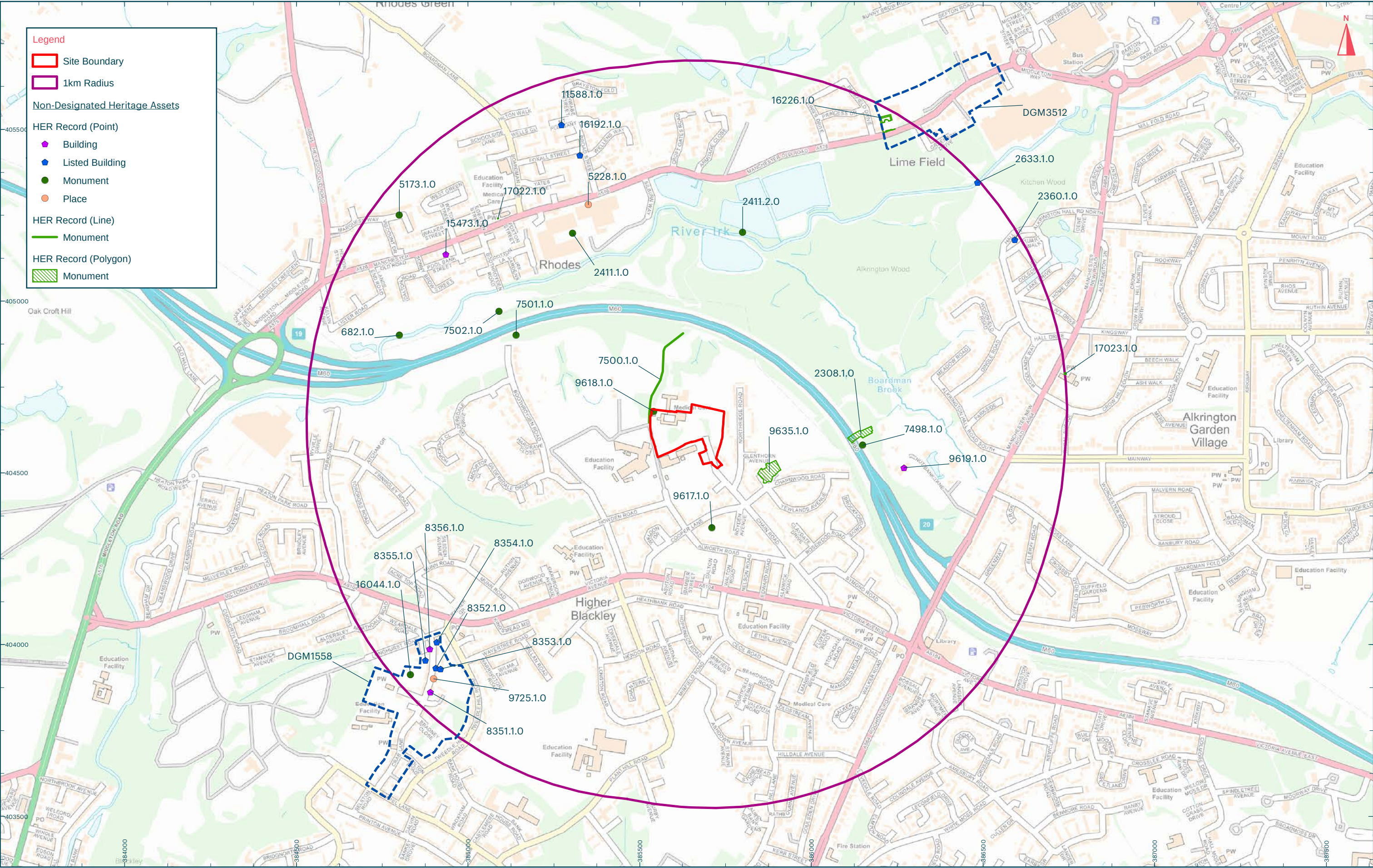


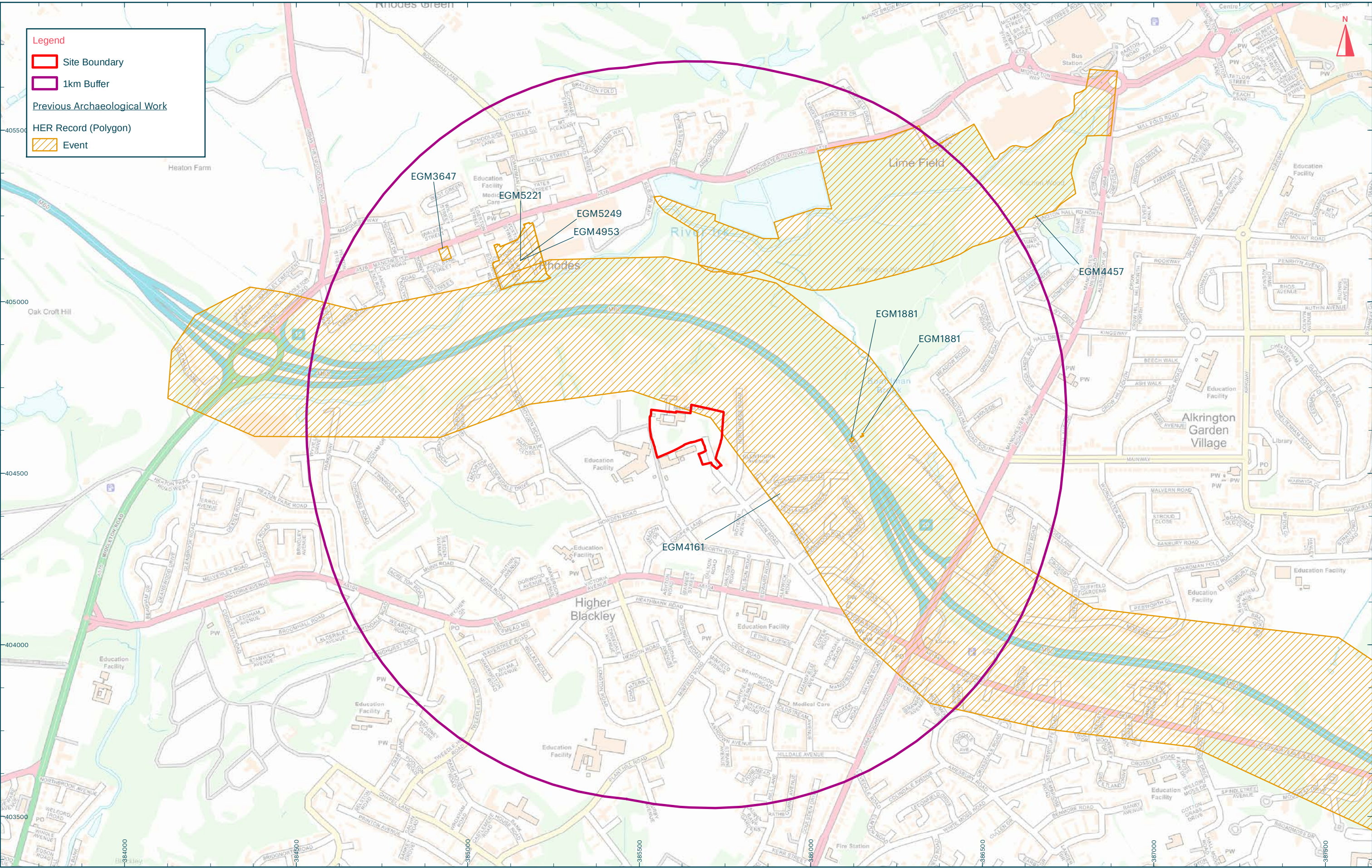
Title:
Figure 1: Site Location
Address:
Land at 114 Chain Road, Blackley

Scale at A4: 1:10,000



orion.







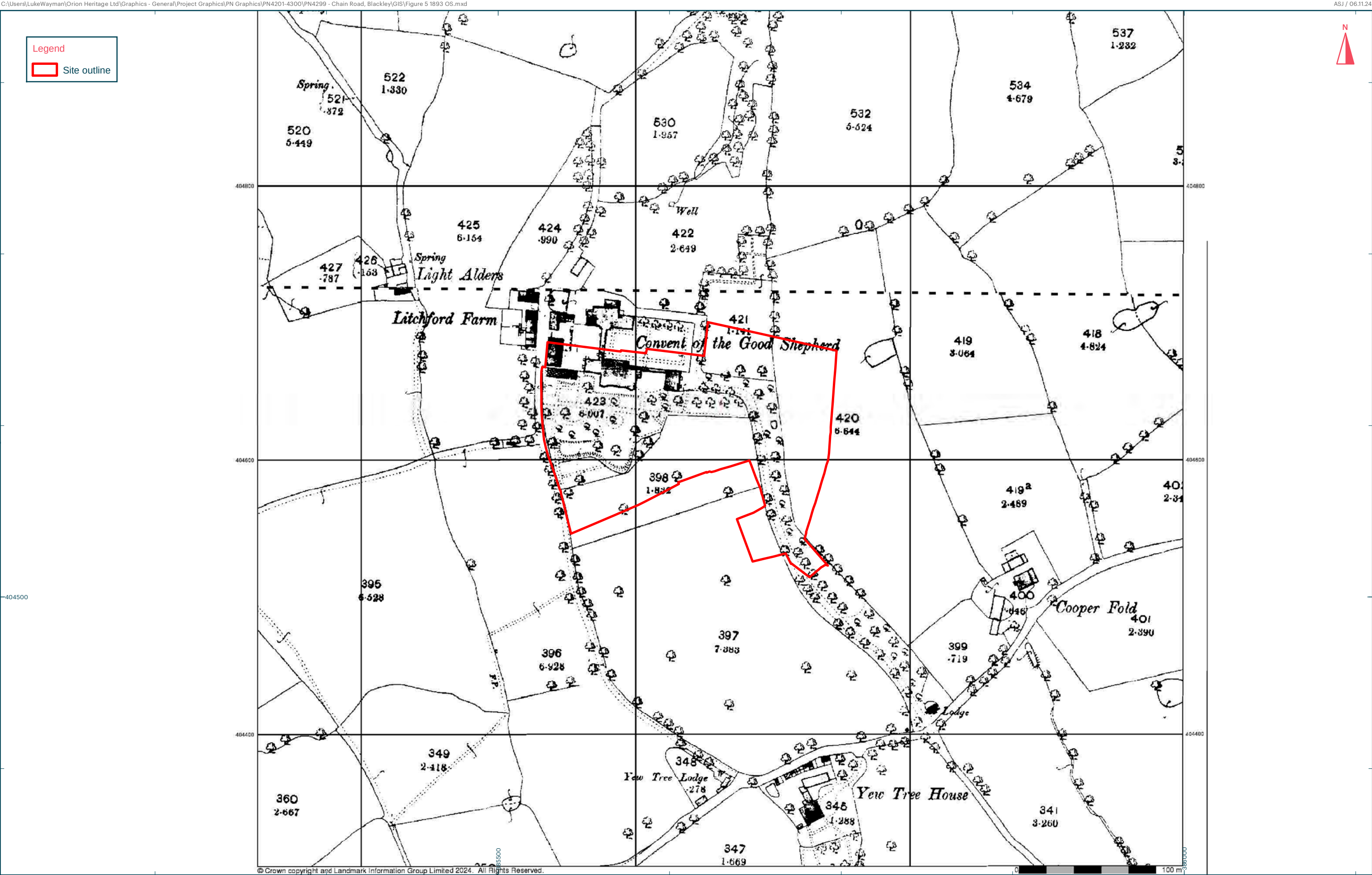
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Figure 4: 1844 Blackley Tithe Map

Address:
Land at 114 Chain Road, Blackley

Scale at A3: 1:2,500

0 100m





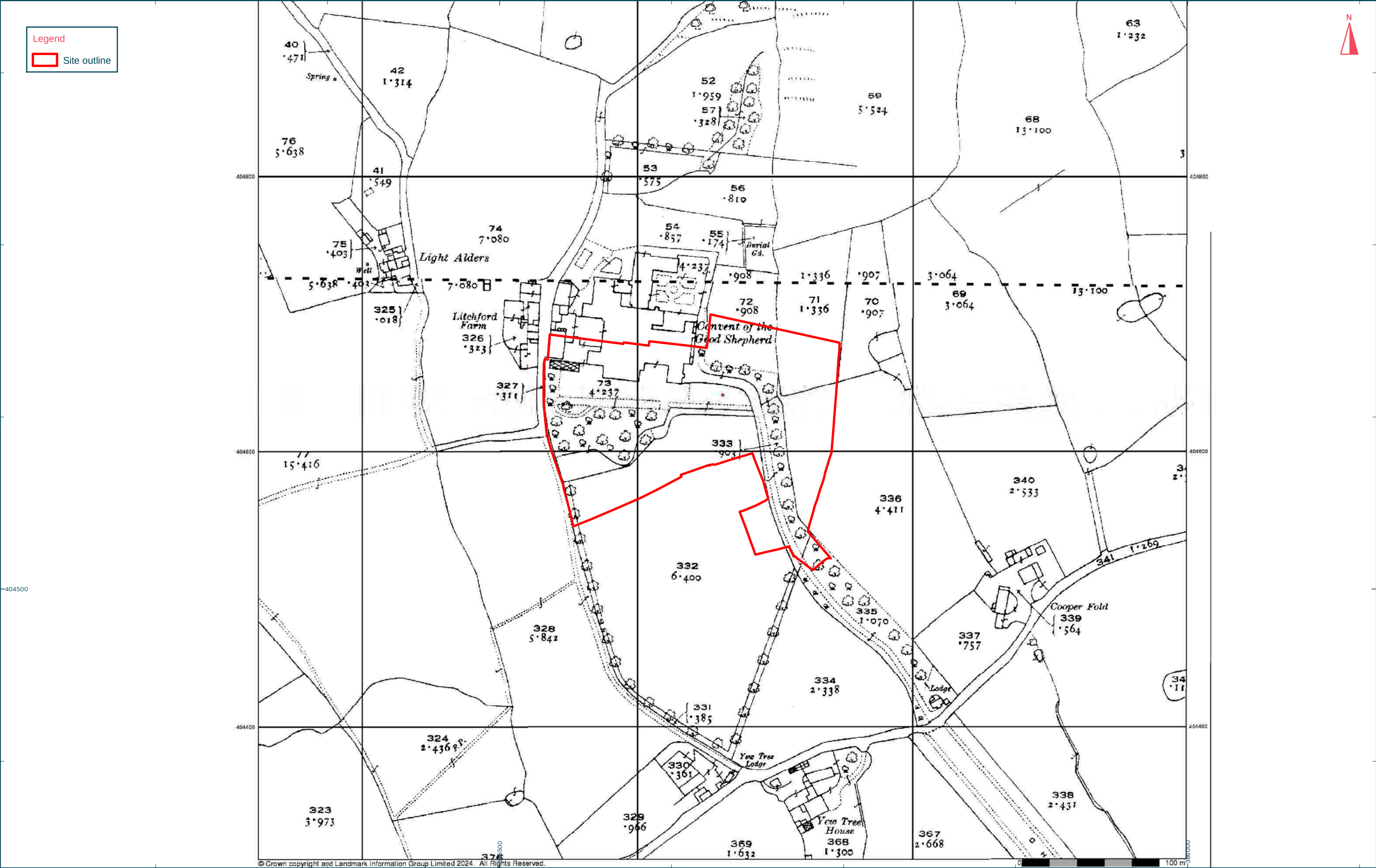
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Figure 5: 1893 1:2,500 Ordnance Survey Map

Address:
Land at 114 Chain Road, Blackley

Scale at A3: 1:2,500

0 100m

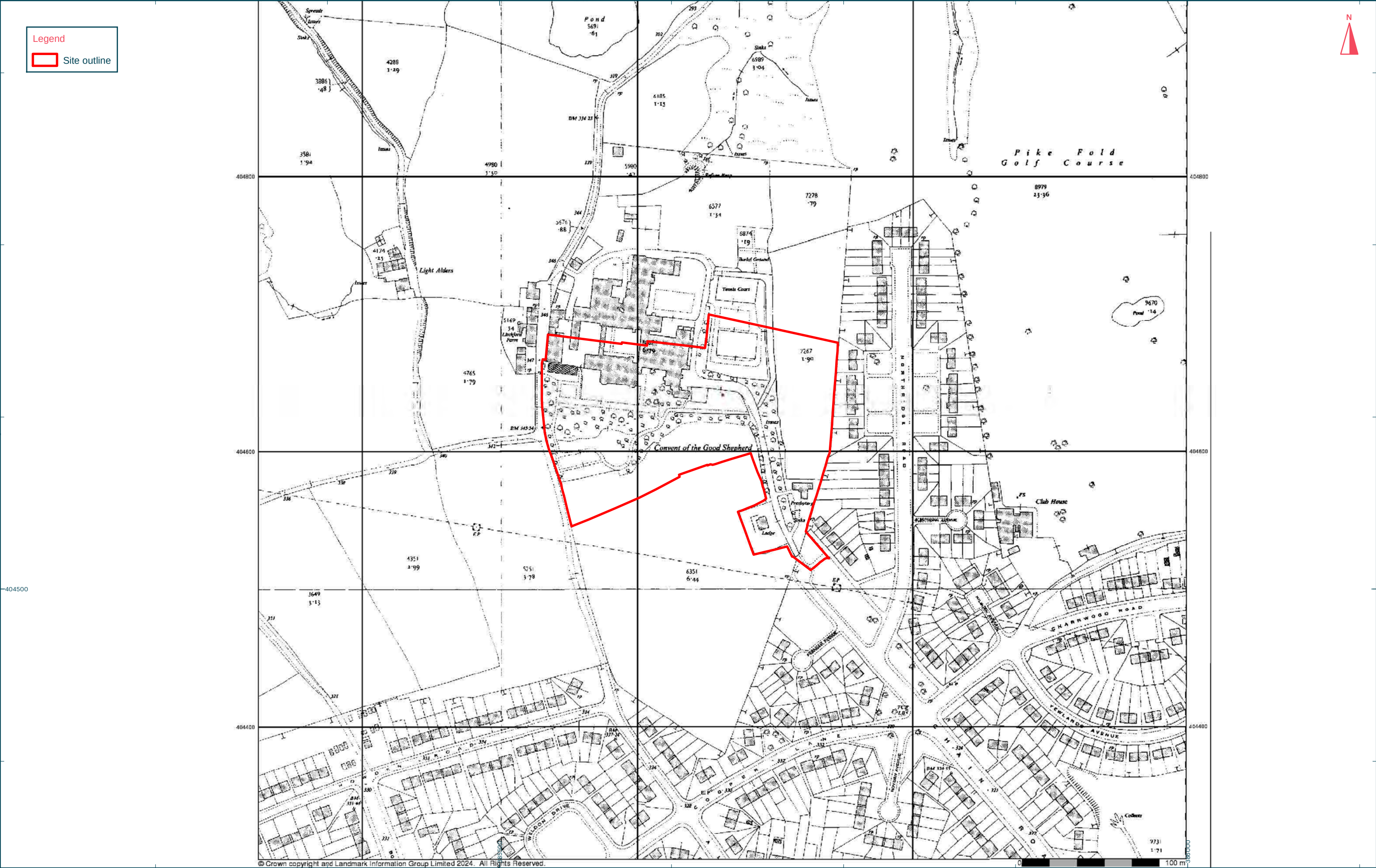




Title:
Figure 6: 1932 1:2,500 Ordnance Survey Map

Address:
Land at 114 Chain Road, Blackley

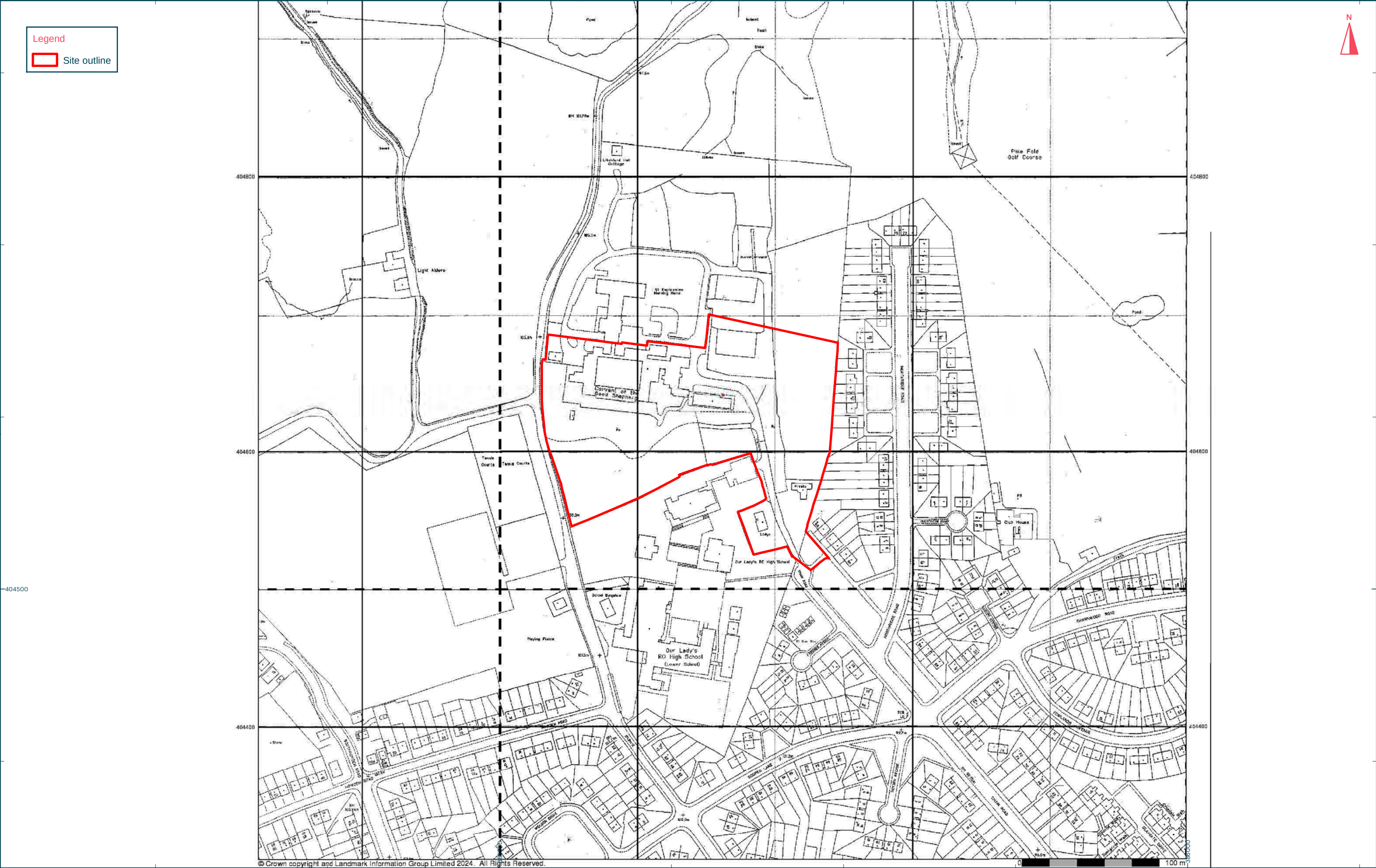




Title:
Figure 7: 1952 1:2,500 Ordnance Survey Map

Address:
Land at 114 Chain Road, Blackley





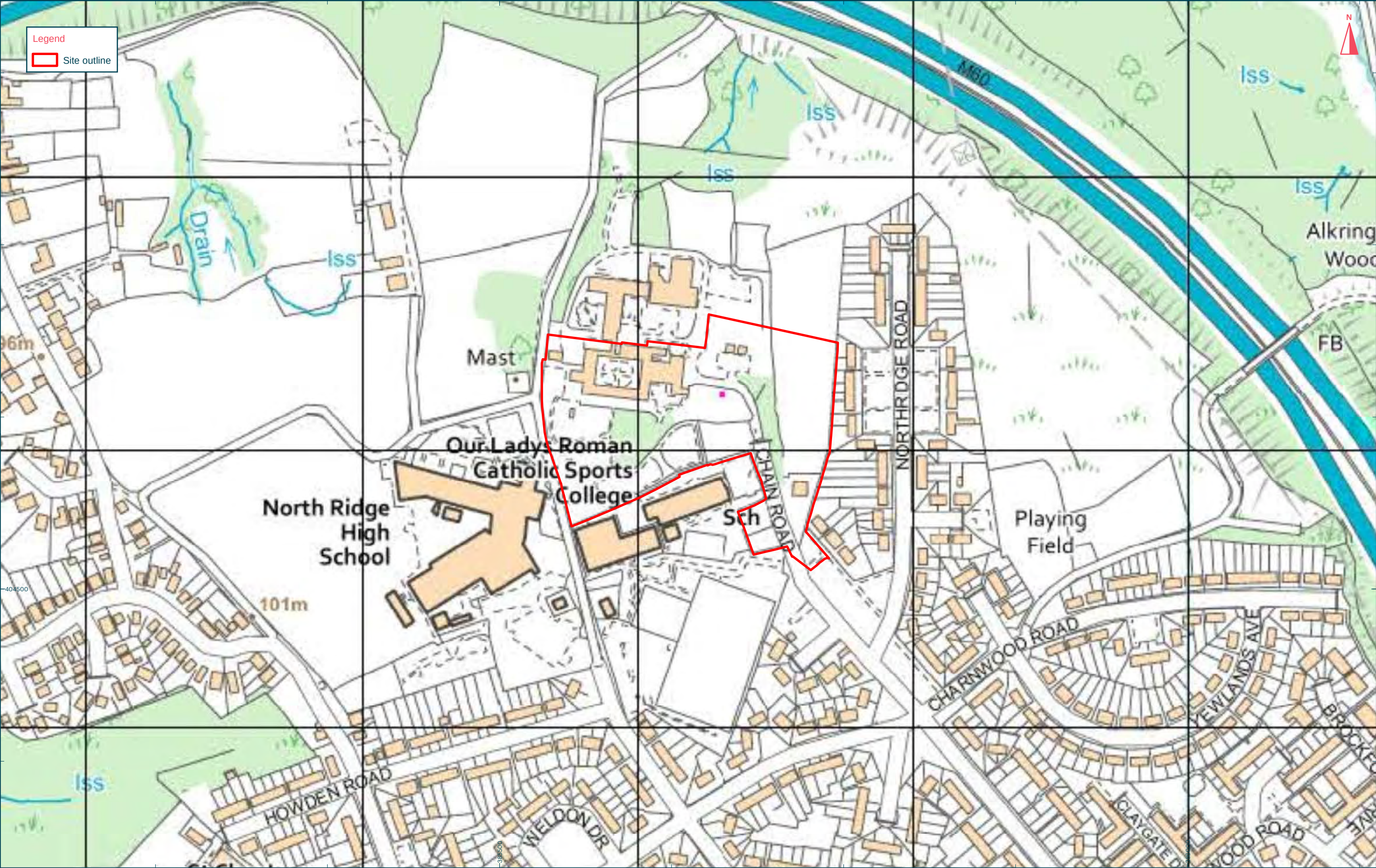
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Figure 8: 1992 1:2,500 Ordnance Survey Map

Address:
Land at 114 Chain Road, Blackley

Scale at A3: 1:2,500

0 100m





Title:
Figure 9: 2024 1:10,000 Ordnance Survey Map

Address:
Land at 114 Chain Road, Blackley





Title:
Figure 10: Satellite Image of the Site (Google Earth 2022)

Address:
Land at 114 Chain Road, Blackley

Scale at A3: 1:2,500

0 100m

