

Hyde Grove

Manchester, Greater Manchester

Archaeological Desk-Based Assessment

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SUMMARY

Oxford Archaeology was commissioned by Mia James Construction and Interiors Limited, via their representative Icen Projects, to prepare an archaeological desk-based assessment for the proposed development of land at Hyde Grove, Chorlton-on-Medlock, Manchester (NGR 385321 396371). The purpose of this assessment is to identify below ground heritage assets that may be affected by the proposals.

The site lies within the Chorlton-on-Medlock area of Manchester and is bounded by Plymouth Grove to the east and north, Hyde Grove to the south, and a former Methodist Church at Hyde Place to the west. The now-culverted Corn Brook was formerly located to the north of the site and Rusholme Brook was located to the south. Several listed buildings are located within the surrounding area, including in grade II* house formerly occupied by Elizabeth Gaskell.

In total, eleven heritage assets have been identified within the study area. Of these heritage assets, eight are located beyond the site boundary, but within the study area, and the additional three heritage assets have been identified within the site boundary. The heritage assets within the site boundary are not afforded statutory designation and are thus not considered to be of national importance that would require preservation *in situ*. The three assets identified within the site boundary include a former field boundary, remains of the Plymouth Grove Methodist Church (1890's extension) and the remains of the Sunday school at Plymouth Grove Methodist Church (1879). The church built in 1879 remains standing to the west of the site.

The 1879 church was built to provide a chapel to the local community and an attached Sunday school was located partially within the site. Plans were already in place in the 1870s to extend the church. In the 1890s, a 140ft tower and larger chapel were constructed within the site and the 1879 chapel was used as a Sunday school. The later building remained in use into the late 20th century. Photographs dated to 1982 show the church in a ruined condition. The church has since been demolished.

The site therefore may contain remains of the 1879 Sunday school and the later church extension. Any earlier remains, such as prehistoric, Roman or medieval remains, are unlikely to have been located within the site and would have been damaged or destroyed by the construction of the later church, had they been present.

The potential archaeological remains within the site are considered to be of negligible/low local significance and hold little archaeological interest. The proposed development requires earth-moving and ground-breaking works that will damage or destroy the remains; however, due to the negligible significance of the remains, the impact of the proposed development upon the remains is considered to be neutral. The scope of any further work will be decided in consultation with Greater Manchester

Archaeological Advisory Service (GMAAS), however, it is anticipated that no further work will be required.

1 INTRODUCTION

- 1.1.1 Oxford Archaeology (OA) has been commissioned by Mia James Construction and Interiors Limited, via their representative Icen Projects, to prepare an archaeological desk-based assessment for the proposed development of land at Hyde Grove, Chorlton-on-Medlock, Manchester, henceforth known as 'the site.' The site is centred on NGR 385321 396371 and its location is shown on Figure 1.
- 1.1.2 This report has been prepared in accordance with the Chartered Institute for Archaeologists (CIfA) Standards and Guidance for Historic Environment Desk-based Assessments (CIfA, 2020) and Planning Practice Guidance (2021) - Historic Environment, published by the Ministry of Housing, Communities and Local Government (Ministry of Housing, Communities and Local Government, 2019).

2 PROPOSED DEVELOPMENT

- 2.1.1 Current proposals for the development site include the erection of a 6-storey residential building to provide accommodation for students, along with a shared courtyard, receptions space, and associated infrastructure including services and landscaping.

3 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The site lies within the Chorlton-on-Medlock area of Manchester, which is located to the south-east of the city centre. The site is bounded by Plymouth Grove to the east and north, Hyde Grove to the south, and a former Methodist Church at Hyde Place to the west (Plate 1). The land within the site measures at approximately 0.12ha and lies at c. 42.1m above OD. The now-culverted Corn Brook was formerly located to the north of the site and Rusholme Brook was located to the south.
- 3.1.2 The solid geology of the area is mapped as Chester Formation sandstone, a sedimentary bedrock formed between 250 and 247.1 million years ago during the Triassic period. This is overlain by superficial Devensian till formed between 116 and 11.8 thousand years ago during the Quaternary period (BGS 2023).



Plate 1 Site location (source: Google Earth 2023)

4 AIMS AND OBJECTIVES

- 4.1.1 The purpose of this desk-based assessment is to determine as far as reasonably possible, from existing records and observations, an understanding of the historic environment within the site and surrounding study area in order to:
- provide an assessment of the potential for archaeological remains to survive within the site;
 - assess the significance of known and predicted archaeological remains;
 - assess the likely impacts of previous development upon the survival of any archaeological remains;
 - assess the potential for impacts from the proposed development upon the surviving archaeological resource; and
 - provide proposals for further evaluation, whether or not intrusive, where the nature, extent or significance of the archaeological resource is not sufficiently well defined.

5 PLANNING BACKGROUND

5.1 National Planning Policy

5.1.1 Section 16 of National Planning Policy Framework (NPPF) as issued in December 2023 sets out the Government's planning policies in relation to the conservation and enhancement of the historic environment (NPPF, 2023).

5.1.2 Paragraphs 200 and 201 state:

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5.1.3 Paragraphs 205 and 206 state:

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

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

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).*

5.1.4 Paragraphs 207 and 208 state:

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.1.5 Paragraph 209 states:

209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.1.6 Paragraph 211 states:

211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

5.2 Local Planning Policy

5.2.1 The Manchester Local Plan (Manchester City Council, 2012) was adopted in July 2012 and sets out the planning policies for the city until 2027. Policy EN 3 relates to heritage and states that:

5.2.2 *"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."

6 METHODOLOGY

6.1 Scope and Sources Consulted

6.1.1 A 300m search area (hereafter the study area) has been used to identify designated and non-designated heritage assets which could be affected by the proposed development. The assessment was informed through a desk-based review.

6.1.2 The following sources were consulted to inform this assessment:

- The National Heritage List for England (NHLE) for designated heritage assets;
- Greater Manchester Historic Environment Record (HER) for non-designated heritage assets and archaeological events;
- The Greater Manchester Record Office for historic maps and manuscripts;
- Groundsure Mapping for Historic Ordnance Survey Maps;
- Aerial Photographs as held by the Historic England Archive in Swindon;
- LiDAR data as held by the Environment Agency;
- Geotechnical data as held by the client and the British Geological Survey; and
- Other relevant primary and secondary sources including published and unpublished works as held by OA and relevant libraries.

6.1.3 For ease of reference each heritage asset identified has been allocated a unique OA number. This is included in the heritage gazetteer provided in *Appendix A*, referred to in the text where relevant and marked on Figures 7 - 8. A full list of sources consulted can be found in *Appendix C*. Historic mapping for the site is depicted on Figures 2 - 6 within *Appendix B*.

6.2 Assumptions and Limitations

6.2.1 Data used to compile this report consists of secondary information derived from a variety of sources. The assumption is made that this data is reasonably accurate.

6.2.2 The records held by the Greater Manchester HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown.

7 HISTORIC AND ARCHAEOLOGICAL BASELINE

7.1 Introduction

- 7.1.1 The nature of the archaeological resource within the site and the surrounding study area is discussed by period below. The locations of designated sites and non-designated heritage assets are shown on Figure 7. Further details of all sites are provided in *Appendix A*.

7.2 Designated Heritage Assets

- 7.2.1 Designated heritage assets within the study area relate to listed buildings and include:

- One grade II* listed building (OA 02);
- Four grade II listed buildings (OA 01, 03-05).

- 7.2.2 The closest of these designated heritage assets is the Plymouth Grove Hotel, which is located at the junction between Plymouth Grove and Legh Street, 60m to the north of the site.

7.3 Previous Archaeological Investigations

- 7.3.1 No previous archaeological investigation has taken place within the site and the area has not previously been assessed within a desk-based assessment. Other work undertaken within the study area include an archaeological desk-based assessment at Plymouth Grove, a watching brief at Manchester Royal Infirmary, and a burial report of St Saviour's Church, Plymouth Grove, Manchester. The desk-based assessment at Plymouth Grove identified the potential for remains of houses dated to the 19th century to survive within the site and therefore recommended a watching brief (Paul Butler Associates, 2023). The watching brief undertaken at Manchester Royal Infirmary by Salford Archaeology did not identify remains of archaeological significance due to installation of services which likely removed any remains (Salford Archaeology, 2023). The burial report produced by UMAU identified the number of burials, extent of crypt, and extent and locations of burials at St Saviour's Church (UMAU, 2003).

7.4 Prehistoric Period (500,000 BP – AD 43)

- 7.4.1 Evidence dating to the prehistoric period is limited within the Manchester region, however, several stray finds have been recovered from the area which indicate a prehistoric presence. These stray finds have included two Mesolithic flints and a possible early Bronze Age scraper recovered from the Liverpool Road area (HER 13944.1.0) and a Neolithic stone hammer and arrowhead unearthed at Castlefield in 1845 (HER 119.1.0). It has been suggested that prehistoric activity may have been based in the Castlefield and Ardwick areas of Manchester due to the natural topography and the abundance of natural water sources (Gregory, 2007). The now-culverted Corn Brook and Rusholme Brook are located to the north and south of the site, respectively. The natural topography of the site may have therefore made the area desirable for prehistoric settlement, however, no finds have been identified within the site boundary and development within the site would have likely removed

prehistoric remains. The potential for prehistoric remains to be located within the site boundary is therefore considered to be low.

7.5 Romano-British Period (AD 43 – 410)

- 7.5.1 The Roman military established the fort known as *Mamucium* within the Castlefield region of Manchester during the governorship of Agricola (AD 77-84). The fort was positioned at what is now Camp Street in Castlefield, located approximately 2.5km to the north-west of the site. The first phase of the fort comprised of a five-acre wooden structure (Bruton, 1909). The fort underwent several alterations, with earlier phases deconstructed and improved, throughout its use until the end of the Roman occupation of the region three centuries later. An extramural settlement, known as a *vicus*, developed alongside the fort, where the civilians would have settled due to the security and commercial benefits of the nearby fort (Arrowsmith, 2016). A network of Roman roads also developed around the fort, which linked the fort to the numerous other military centres in the region, including Wigan, Ribchester, Chester and Castleshaw. No Roman remains have been recovered from within the site and the centre of Roman activity was located approximately 2.5km to the north-west of the site. Furthermore, development within the site would have likely removed Roman remains. The potential for Roman remains to survive within the site is therefore considered to be low.

7.6 The Medieval Period (AD 410 – 1550)

Early-Medieval Period (AD 410 – 1065)

- 7.6.1 Very little archaeological evidence dated to the period between the end of Roman occupation and the Norman Conquest has been recovered from within Manchester. During this period, Manchester and the surrounding region came under the control of several kingdoms. Settlement within the area surrounding the cathedral may have been established following the occupation of Manchester by Edwin in AD 620 and by AD 919 the Anglo Saxon King, Edward the Elder, had established a fortified base, or burh, at Manchester (Farrer & Brownbill, 1911). Manchester was one of the dependencies of the Royal Manor of Salford prior to the Norman Conquest. The period is often characterised as a time of economic decline and administrative collapse, which led to a change in the political landscape.
- 7.6.2 No evidence of early medieval remains has been previously recovered from within the site or from the surrounding area. The potential for remains dating to this period to survive within the site is therefore considered to be low.

Later Medieval Period (1066 – 1550)

- 7.6.3 The manor of Manchester came into the possession of the Grelley family following the Norman Conquest (Farrer & Brownbill, 1911). In 1282 there were 150 burgesses in the town, which had a borough court. In the 1220s, the king granted the town permission to hold a market every Saturday and an annual fair, which was held on the eve, feast and morrow of St Matthew. Thomas Grelley was granted the Great Charter of Manchester in 1301 from which point Manchester was a free borough (Farrer & Brownbill, 1911).

- 7.6.4 The first references to Chorlton-on-Medlock date the 12th and 13th centuries, when the area was referred to as 'Cherleton', 'Chorleton', 'Chorelton' and 'Chorlton'. The manor of Chorlton was held of the king in thegnage by a local family in the 13th century. In 1202, Gospatrick de Chorlton was the tenant and in 1212 the great survey of the manor was undertaken. The Grelley family took over the manor soon after the death of Gospatrick de Chorlton and granted the manor to a junior branch of the family. Records indicate that Robert Grelley held the manor in 1278. The manor of Chorlton was located approximately 1km to the north of the site and therefore the site was likely used for agricultural purposes throughout the medieval period (Farrer & Brownbill, 1911).
- 7.6.5 Whilst there is some potential for medieval activity to have taken place within the site, it is most likely that the activity would have been associated with agricultural practice and any surviving evidence of this activity would be very unlikely to survive. The potential for remains dating to this period to survive within the site is therefore considered to be low.

7.7 Post-Medieval Period (1550-1900)

- 7.7.1 The area remained predominantly rural during the early post-medieval period, with occasional farmsteads and halls located within the landscape. Cartographic sources dating to the 18th and early 19th century show the area as predominately rural, with some key settlements including 'Blakestake' / 'Blackstake', Rusholme House, Chorlton House, and Plymouth Grove (Plate 2). Throughout the 18th century, the demand of textiles increased and the construction of mills within the town transformed Manchester into a centre for the manufacture of cotton (Baines, 1835). The introduction of the canals further facilitated the industrial development of the town by providing an efficient means of transporting goods.



Plate 2 Extract from Johnson's map of 1819

7.7.2 During this period, Manchester underwent rapid expansion and area that had formerly been rural areas outside of the city became residential suburbs. The number of roads and houses constructed in Chorlton-on-Medlock increased, and numerous churches were constructed within the township (Farrer & Brownbill, 1911; GMAU, 2009). Most houses constructed during this period comprised working-class terraced houses, however, larger villas and detached houses continued to be constructed further from the city centre, particularly as improved public transport systems allowed for workers to travel into the city via the trams (GMAU, 2009, p. 61).

7.8 Modern

7.8.1 Manchester remained a significant industrial centre into the 20th century and, for this reason, was targeted by the Luftwaffe in December 1940. Hulme received the worst of the bombing outside of the city centre, however, Chorlton-on-Medlock was also hit by raids straying from the key sites of Salford Docks, Trafford Park and the city centre. Bomb sites with fatalities during the 1940 Christmas Blitz in Chorlton-on-Medlock included 4 Livingstone Street, the Royal Infirmary, the Royal Eye Hospital, and 284 Oxford Road (Manchester Evening News, 2018).

7.8.2 Following the war, Manchester sought to rebuild, with major new housing developments and transport networks constructed in the latter half of the 20th century. This led to compulsory purchase and demolition of many of the 19th-century houses across the city. Many former residential areas were replaced small-scale industrial units and new houses constructed by private developers in partnership with the civic authorities and housing associations (GMAU, 2009, p. 65).

7.9 Development of the Site Area

7.9.1 The development of the site can be traced through the available historic mapping. The site can be seen as an undeveloped rural area on Johnson's map of 1819, indicating little development took place within the study area prior to the 19th century (Plate 2). Bancks Co.'s map shows the street layout surrounding Plymouth Grove in more detail, with Nelson Street located to the north-west of the site and Shakespeare Street located to the north. A field boundary is shown aligned northwest to southeast through the centre of the site (Plate 3). Several extraction pits are shown on the 1831 map, including a large extraction pit at what is now the Plymouth Grove Hotel.

7.9.2 By the mid-19th century, suburban housing had been constructed along Plymouth Grove. Additional roads had been added within the existing layout, including Hyde Grove and Swinton Grove. Chatsworth Terrace had been constructed to the north of the site by 1851 and large imposing houses had been constructed at Swinton Grove to the south of the site. The field boundary shown on Bancks & Co.'s map of 1831 is not shown on the Ordnance Survey map of 1851 (Plate 4). Elizabeth Gaskell, known for her famous novels, moved to 42 (now 84) Plymouth Grove in 1850. Elizabeth was thrilled with the house, which at the time had a view of open fields. Elizabeth lived at the house until her death in 1865 (The Gaskell Society, n.d.; Elizabeth Gaskell House, n.d.).

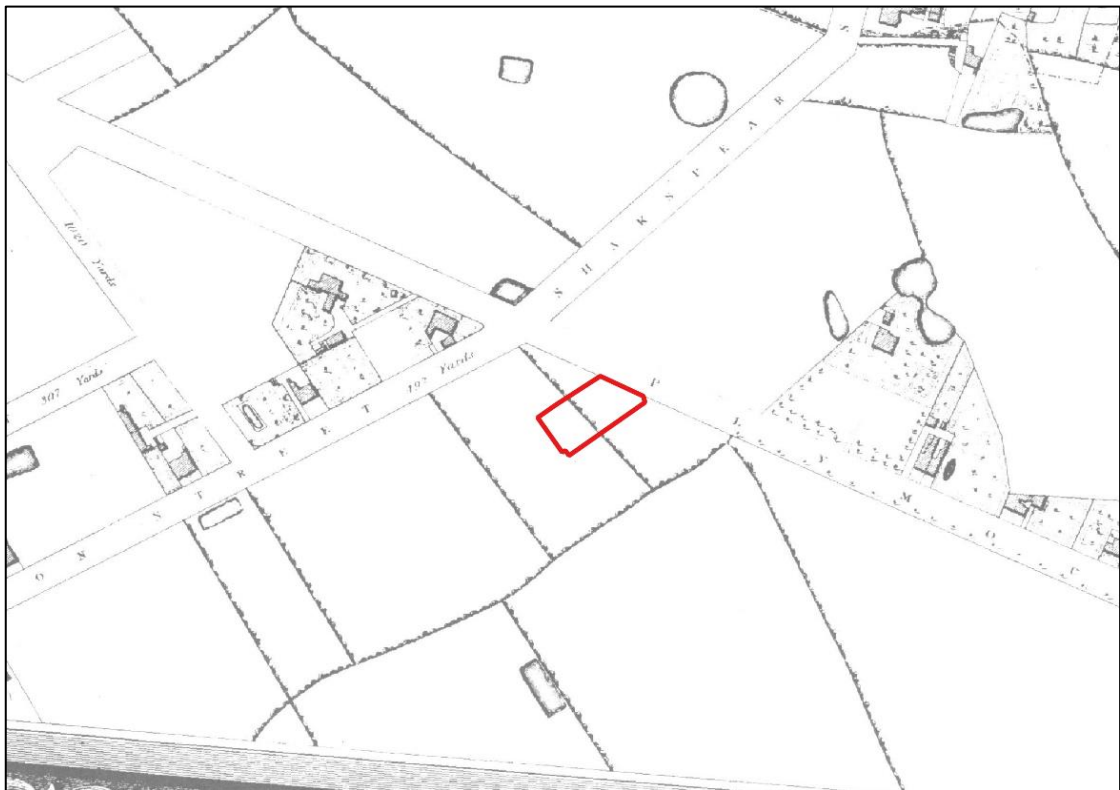


Plate 3 Extract from Bancks & Co's map of 1831

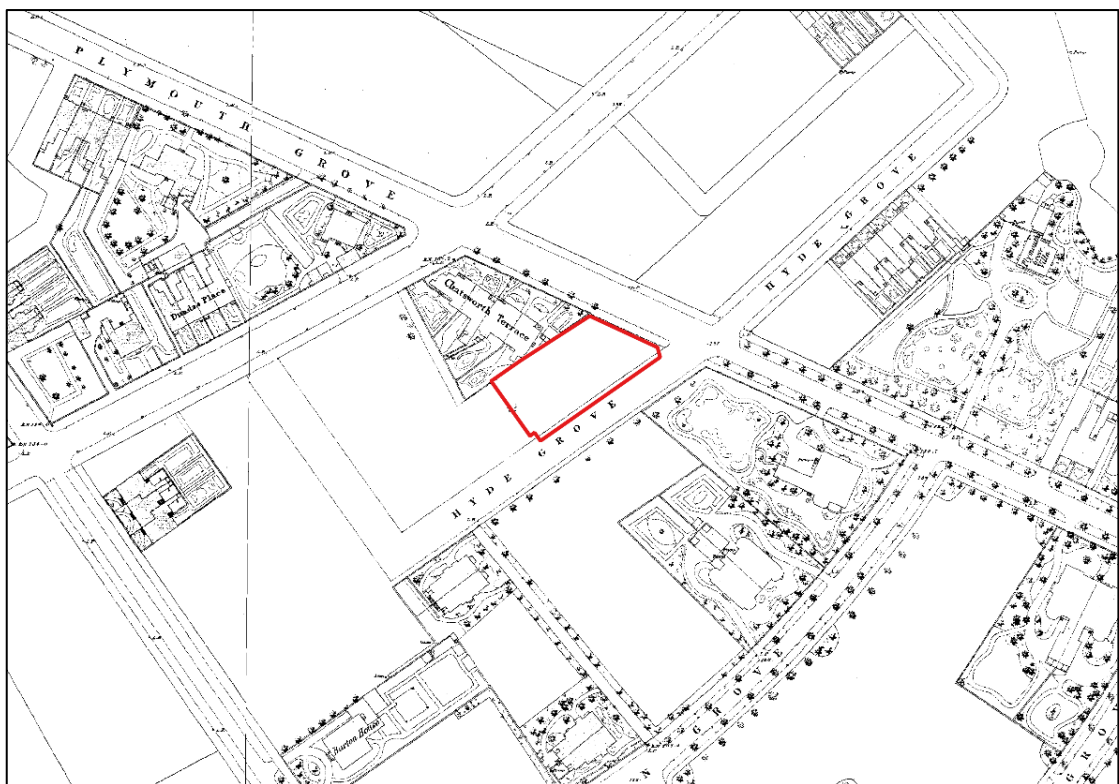


Plate 4 Extract from the Ordnance Survey 1:1056 Town Plan of 1851

- 7.9.3 The Plymouth Grove Wesleyan Methodist Chapel was built on Hyde Grove in 1879. The chapel comprised a main chapel building and a Sunday school to the rear, which was located within the site boundary. Records from 1879 detail the plans for the site, stating “A new school chapel, vestries, keeper's house, etc., are about to be erected for the Wesleyan body in Plymouth grove, Manchester, from the designs of Messrs. Hetherington and Oliver, of Carlisle. The site is a capital one, and in this preparation of the plans, provision is made for the erection of a large chapel at some future time, to seat 1,000 persons, with a lofty spire 140 feet high. The buildings will be in the Early Gothic style.” (Architects of Greater Manchester 1800-1940, n.d.; Building News, 1879). The chapel was opened in December 1879 by Dr Pope of Didsbury College (Building News, 1879).
- 7.9.4 The 1:500 Ordnance Survey map of 1891 shows the original Plymouth Grove Wesleyan Methodist Chapel within the site, along with the Sunday school (Plate 5). The space left undeveloped was reserved for the larger chapel. In 1879, an article stated that “Ample space is reserved for a larger chapel, — contemplated at some future time” (Builder, 1879). The 1891 Ordnance Survey map also shows the development of the land surrounding the site. Terraced houses had been constructed along the existing streets. These houses varied in size and many included small gardens and yards. Other notable buildings constructed during this period include the Plymouth Grove Hotel, Plymouth Lodge, and the Court Nursing Home at Swinton Grove.

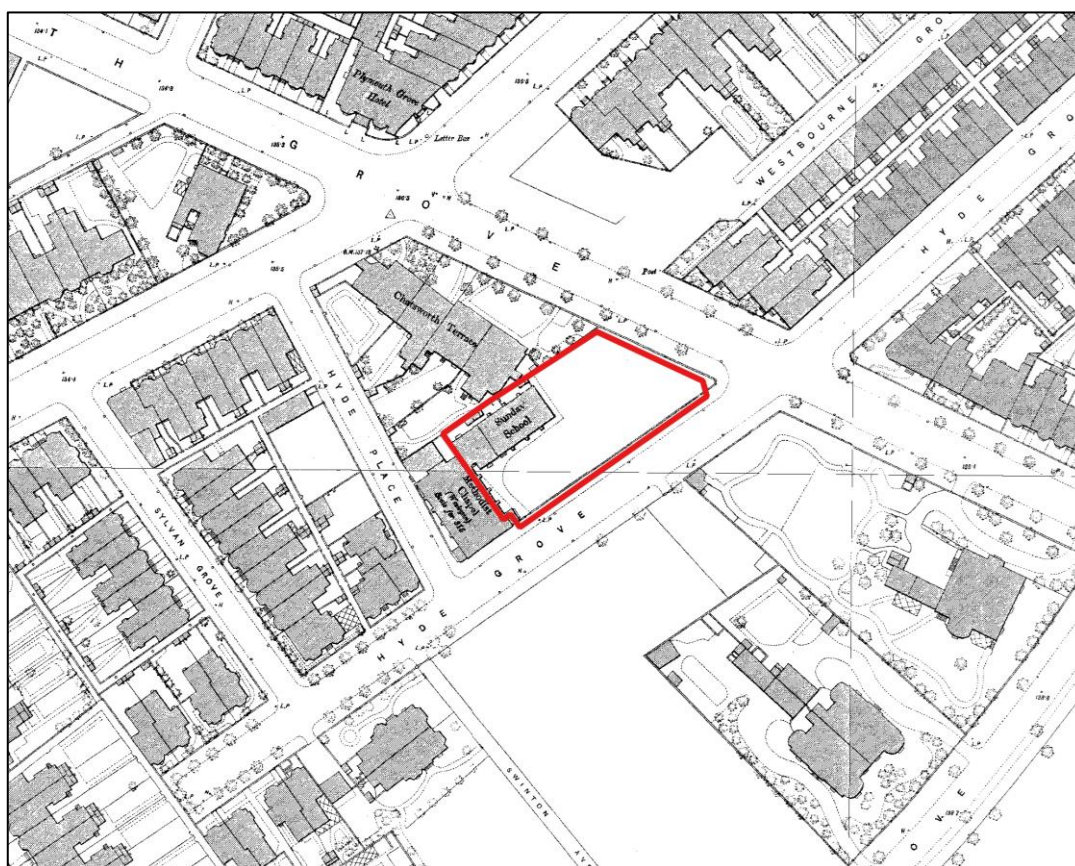


Plate 5 Extract from the Ordnance Survey 1:500 Town Plan of 1891

- 7.9.5 The church was extended during the 1890s and the former chapel building was converted into a Sunday School. The new church building was located within the site boundary and comprised a much larger structure. The plans for the larger church were approved in 1891, which included details of the proposed church and the internal layout (Plate 6) (GB127.M900/1/1/2/1/286). These plans show the narthex, church porch, tower entrance, church parlour, chancel, organ chamber, choir or steward's vestry, minister's vestry, cloak room and corridors on the ground floor. The upper floor of the proposed extension included several classrooms and a bible classroom above the infants' room and vestries and a gallery over the porch, tower entrance and the narthex. The former church building is shown with a sitting room, kitchen, yard and an infants' room. The plans of the proposed church also included elevation drawings, that showed the details of the external designs (Plate 7).

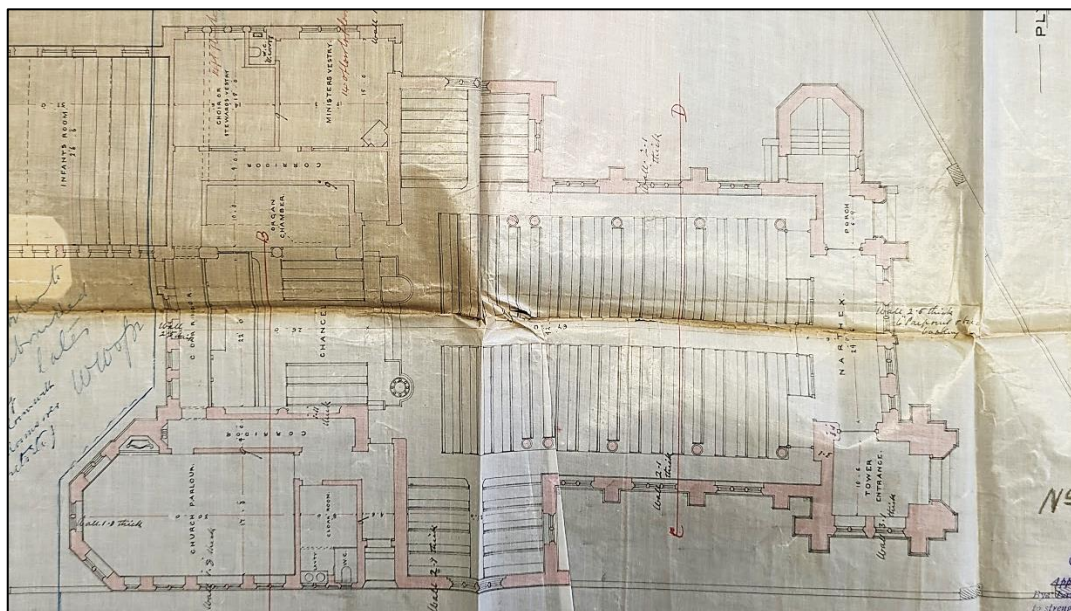


Plate 6 Plans of the proposed internal layout of the church extension



Plate 7 External plans of the proposed tower

- 7.9.6 The Manchester Courier and Lancashire General Advertiser published an article on the opening of the new church on 4th November 1893. The article stated, "On Thursday the Plymouth Grove new Wesleyan Chapel was formally opened and dedicated. The building occupies a fine corner site, and has cost about £13,000. It is of stone, and in form churchlike, having a square tower with pinnacles. The interior consists of a nave, chancel, two transepts, and gallery opposite the chancel. In the south transept is a beautiful stained glass window, erected in memory of their late father by Miss Napier and Mrs Gamble." (Manchester Courier and Lancashire General Advertiser, 1893).
- 7.9.7 The 1:2500 Ordnance Survey map of 1908 shows the late 19th-century chapel within the site. The 1879 chapel is shown as a Sunday school, indicating that this building had been repurposed following the construction of the larger chapel. Very little change had occurred within the surrounding landscape between the end of the 19th century and the early years of the 20th century.
- 7.9.8 The Ordnance Survey map of 1922 also shows a similar layout, both within the site and throughout the surrounding area. Photographs dating to the 1920s show the Gothic embattled tower and the roof of the stone chapel (Plate 9). The built-up surroundings of the church can also be seen in an aerial photograph of the area taken in 1927 (Plate 10).

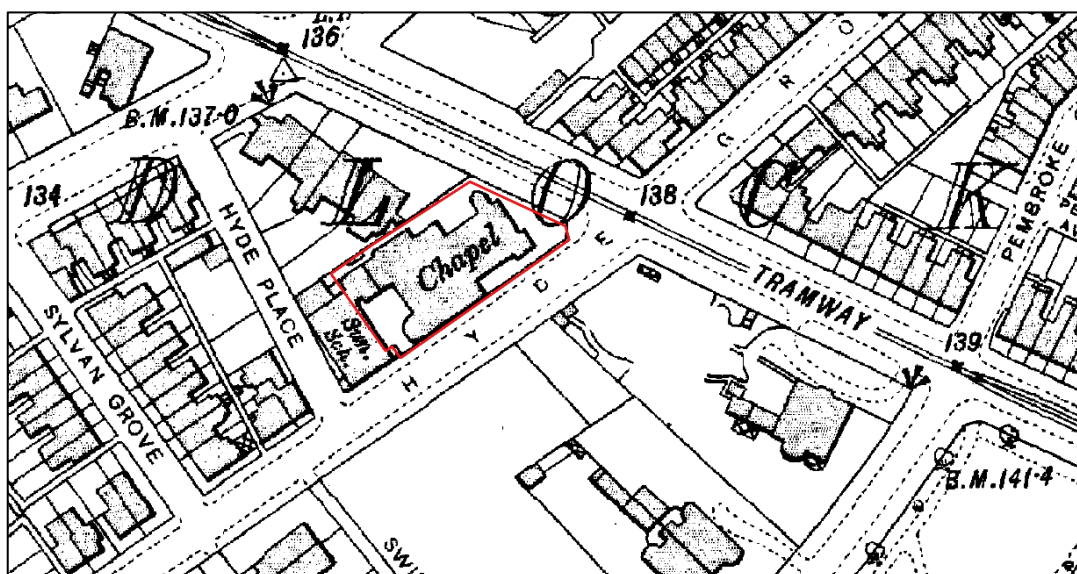


Plate 8 Extract from the Ordnance Survey 1:2500 map of 1908

- 7.9.9 The Ordnance Survey map of 1951 shows the church and associated building within the site had the same layout in the mid-20th century. The surrounding area saw very little change and avoided the bomb damage that had affected vast areas of Manchester in the first half of the 20th century. Photographs show the intact church buildings within the site during the 1960s (Plate 11). The date of the demolition of the church is unclear, with some sources indicating a 1960s date, however, photographs dated to the 1980s shows the upstanding remains of the church. The photographs are dated to 1981 and 1982 and both show the church with a missing roof, indicating that the church buildings within the site had gone out of use by 1981 (Plate 12; Plate 13).

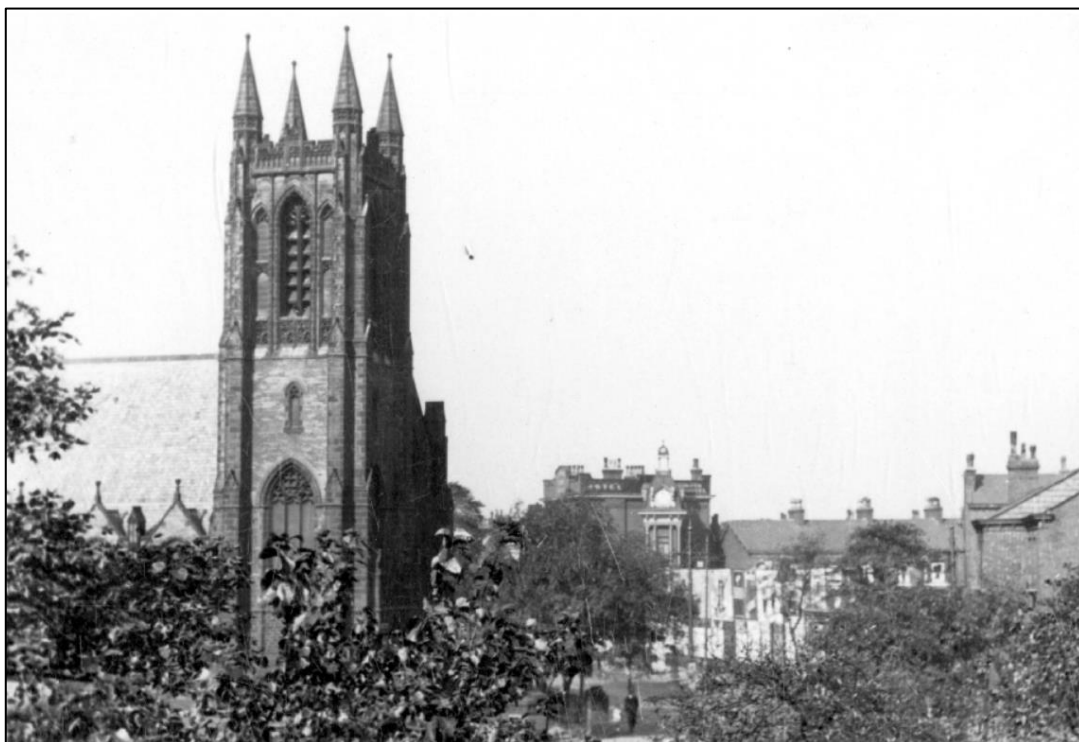


Plate 9 Photograph of the Plymouth Grove Wesleyan Methodist Church, 1920



Plate 10 Manchester Royal Infirmary and environs, Manchester, 1927

- 7.9.10 The Ordnance Survey map of 1976 shows the church within the site, however, the Ordnance Survey map of 1992 shows the church had been demolished and replaced by Renshaw House. The 1879 chapel remains intact and was shown on the 1992 OS map as a warehouse.



Plate 11 Photograph of the chapel and tower at Plymouth Grove Methodist Church 1965

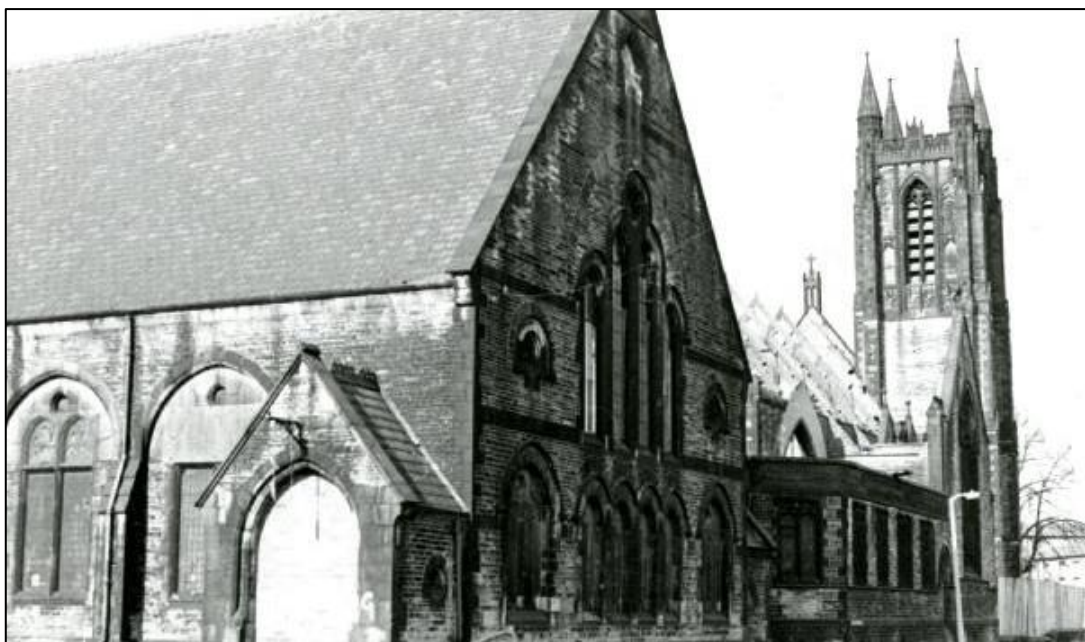


Plate 12 Photograph of the chapel and tower at Plymouth Grove Methodist Church, 1982

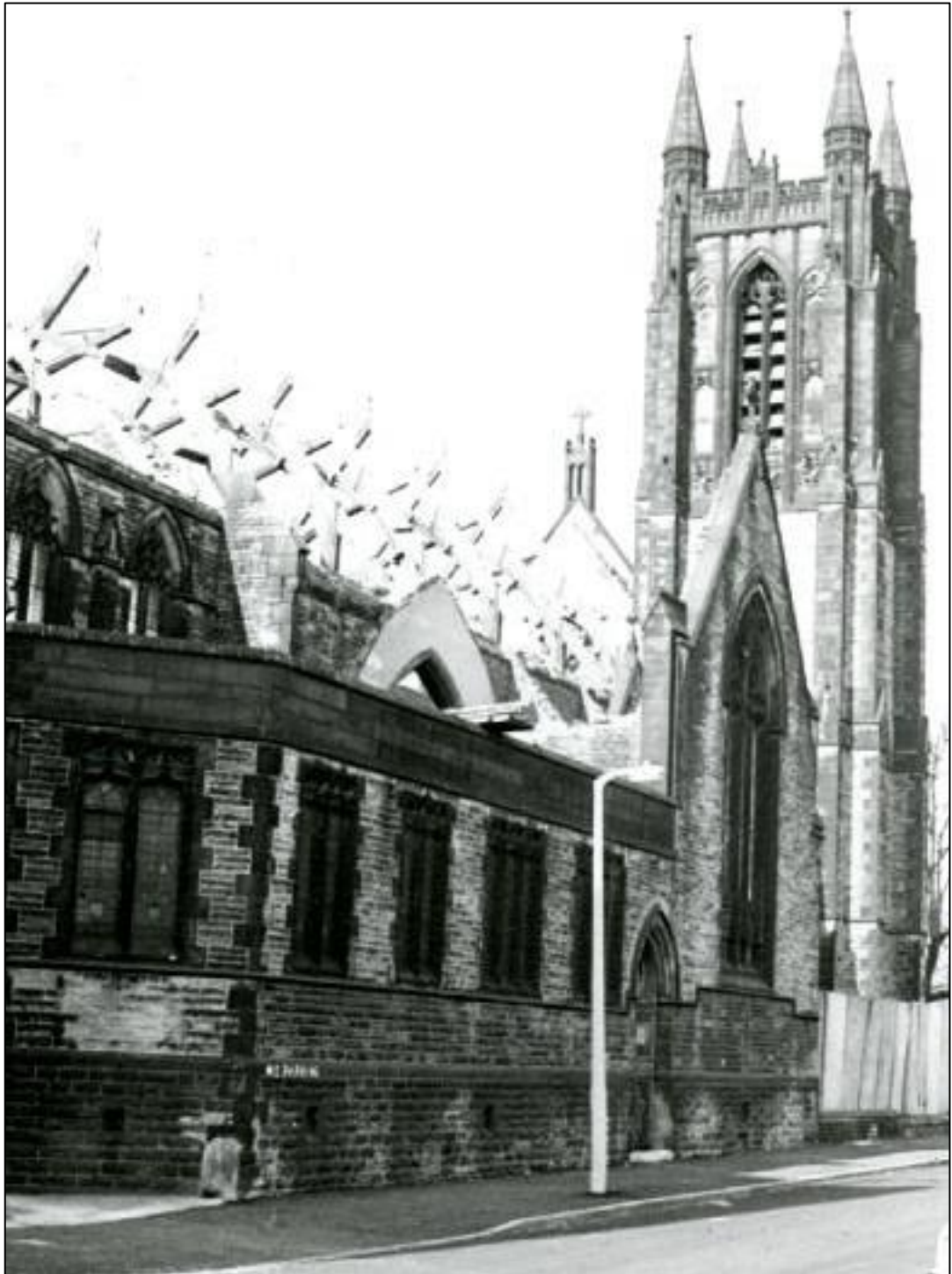


Plate 13 Photograph of the chapel and tower at Plymouth Grove Methodist Church, 1981

7.10 Site visit

- 7.10.1 Renshaw House is now located within the site (Plate 14), however, elements of the former church building survive. Remains of a gateway of the church survive *in situ* (Plate 15) and a remaining ornamental stone from the roof/tower of the church is located within the garden (Plate 16). Other stones located within the garden may have originally been part of the fabric of the church (Plate 16).



Plate 14 Renshaw House

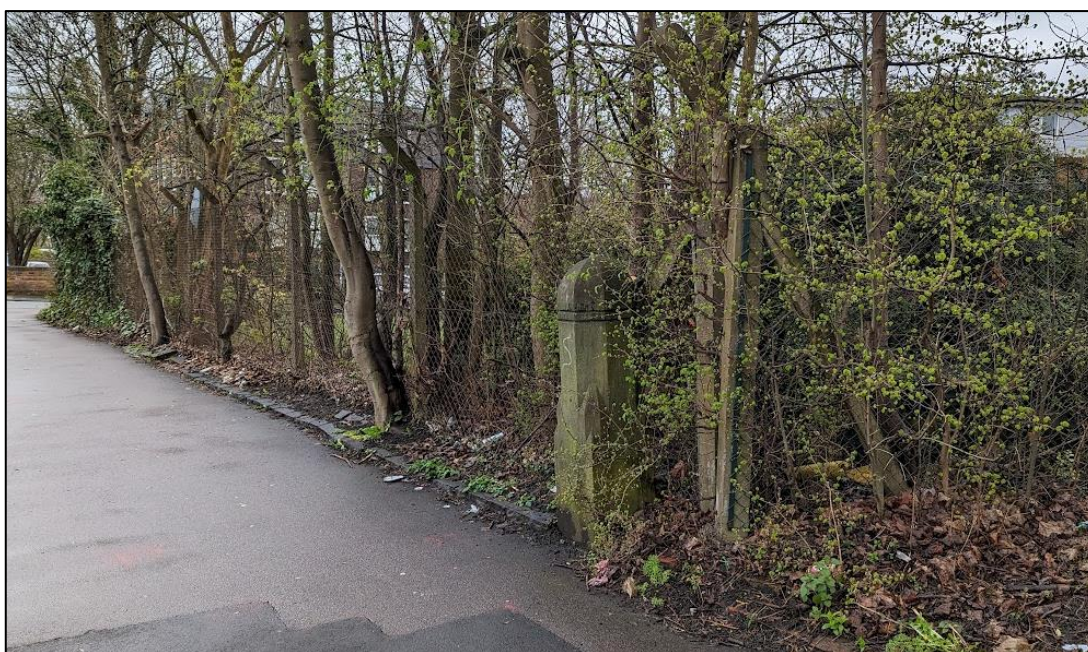


Plate 15 Former church gatepost located within the site



Plate 16 Remains of church roof and possible other church fabric

7.11 Aerial Photographs

7.11.1 A review of aerial photographs (APs) held at the Historic England Archive in Swindon was carried out as part of the baseline assessment. The photographs show the 19th-century church within the site and the surrounding residential areas. No additional heritage assets have been identified through the review of the aerial photographs.

8 PREVIOUS IMPACTS AND SURVIVAL

8.1.1 The construction of the 1890's church with the associated 140ft tower would have required significant foundation to construct, and therefore any archaeological remains pre-dating the church, if present, would have been removed during the 19th century. Remains of the foundations of the church likely survive within the site due to the lack of large-scale development within the site since the demolition of the church in the 1980s.

9 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

9.1 Introduction

9.1.1 In total, eight heritage assets have been identified within the study area from the HER and an additional three have been identified within the site boundary through the desk-based assessment. The vast majority of these archaeological sites within the study area developed as a result of the development and expansion of Manchester from the 18th to 20th centuries. The potential archaeological sites located within the site include a former field boundary (OAN 11), remains of the Plymouth Grove Methodist Church (1890's extension) (OAN 9) and the remains of Plymouth Grove Methodist Church (1879 Sunday School) (OAN 10).

9.2 Criteria

- 9.2.1 An accepted methodology for assessing the significance of potential archaeological sites not protected by a statutory designation is the use of the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979 (DCMS, 2010). These criteria consider archaeological interest, historical interest, period, rarity, documentations/finds, group value, survival/condition, fragility/vulnerability, diversity and potential.
- 9.2.2 *Archaeological interest* – The site holds very little archaeological interest. The remains of the 19th-century church likely survive within the site, however, remains of these structures are unlikely to provide a new insight or contribute to the current understanding of the religious community in Manchester. Records and plans indicate that there are no burials at the site, and therefore no human remains are anticipated to be found.
- 9.2.3 *Historical interest* - The site holds low historical interest. The 19th-century religious building within the site is not considered to be of historical value and is not associated with any significant people, events or aspects of life.
- 9.2.4 *Period* – The remains within the site would most likely include remains dating to the 19th century, which was a significant period in the development of the city.
- 9.2.5 *Rarity* – Whilst the potential remains date to a significant period within Manchester's development, the archaeological remains are most likely to be associated with 19th-century church remains, which were very common across Manchester. The church remained in use into the late 20th century and many contemporary examples survive within the area.
- 9.2.6 *Documentation/finds* – Existing records do not contribute to the significance of the archaeological remains within the site and no finds have been recovered from the site.
- 9.2.7 *Group value* – Whilst remains within the site may share a group value with other heritage assets within the area, the possible surviving remains of the church would not add to the significance of the surrounding heritage assets within the area and, likewise, the presence of surrounding heritage assets would not add to the significance of the possible 19th-century church remains within the site.
- 9.2.8 *Survival/condition* – The remains of the 19th-century church are likely to survive within the site due to the lack of substantial development that has taken place since the demolition of the church in the late 20th century.
- 9.2.9 *Fragility/vulnerability* – Any surviving archaeological remains are at risk of being damaged or destroyed due to the proposed development.

9.2.10 *Diversity* – The possible surviving remains within the site are not considered to be diverse, as the remains likely include 19th-century church remains. Numerous church buildings of a similar date survive extant across the city. It is very unlikely that the church remains, if present, will have any features considered to be high quality or considered to be important.

9.2.11 *Potential* – The potential for any remains dating to the prehistoric, Roman or medieval periods is considered to be very low due to the likelihood that later development would have damaged or destroyed any remains dating to these periods, if they had been present. There is potential for remains of 19th-century church remains to survive within the site. These remains would include and foundations associated with the extension to the church in the 1890s and the construction of a Sunday school in 1879.

9.3 Potential and Significance

9.3.1 The significance assessment indicates that the site is unlikely to contain remains of archaeological significance, as the potential remains of the 19th-century church do not hold any special archaeological interest. The significance of the potential remains is therefore considered to be negligible/very low.

10 POTENTIAL IMPACTS

10.1.1 The current proposals for the development site include the erection of a 6-storey residential building providing student accommodation. The delivery of the development will therefore include ground-breaking and earth-moving works which will remove any archaeological remains within the site.

10.1.2 The assessment has demonstrated that the site is very unlikely to contain any archaeological remains of significance. The impact of the proposed development is therefore considered to be neutral.

11 POTENTIAL FOR FURTHER WORK

11.1.1 The scope of any further archaeological investigation will be determined in consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It is anticipated, however, that no further work will be required due to the lack of significance and archaeological interest of the 19th-century remains, and the very low potential for any earlier remains to be located within the site.

12 CONCLUSION

12.1.1 The desk-based assessment has provided a historical background to the site and has evaluated the archaeological potential of the site. Any remains of the church, if present, are of negligible significance and therefore the impact of the development upon these remains is considered to be neutral. It is unlikely that any further archaeological work will be required at the site, however, this decision will be determined by GMAAS.

APPENDIX A GAZETTEER OF KNOWN HERITAGE ASSETS WITHIN THE STUDY AREA

Abbreviations

LB	Listed Building	SM	Scheduled Monument
RPG	Registered Park and Garden	RB	Registered Battlefield
CA	Conservation Area	WHS	World Heritage Sites

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
1	8555.1.0	1271094	Plymouth Grove Hotel	II	19 th century	385279	396440
2	1235.1.0	1271082	Mrs Gaskell's House (84 Plymouth Grove)	II*	19 th century	385411	396334
3	8633.1.0	1254712	Court Nursing Home, Swinton Grove	II	19 th century	385379	396299
4	8554.1.0	1271081	Plymouth Lodge	II	19 th century	385168	396508
5	8498.1.0	1220310	60 Nelson Street	II	19 th century	385003	396294
6	16056.1.0	1401667	Holy Trinity Armenian Apostolic Church, Vicarage and Boundary Wall	II	19 th century	385272	396204
7	9923.1.0	-	Plymouth House (site of)	-	19 th century	385097	396530
8	9806.1.1	-	Graveyard at site of St Saviour's Church	-	19 th century	385082	396569
9	-	-	Plymouth Grove Methodist Church (1890's extension) (site of)	-	19 th century	385322	396371
10	-	-	Plymouth Grove Methodist Church (1879 chapel and Sunday school) (site of)	-	19 th century	385299	396354
11	-	-	Field boundary shown on Bancks' & co.'s map of 1831 (site of)	-	19 th century	385319	396370

APPENDIX B FIGURES

Figure 1 Site location

Figure 2 Site boundary superimposed onto Bancks' & Co.'s map of 1831

Figure 3 Site boundary superimposed onto the Ordnance Survey 1:1056 1st Edition Town Plan of 1851

Figure 4 Site boundary superimposed onto the Ordnance Survey 1:500 1st Edition Town Plan of 1891

Figure 5 Site boundary superimposed onto the Ordnance Survey 1:2500 map of 1908

Figure 6 Site boundary superimposed onto the Ordnance Survey 1:2500 map of 1951

Figure 7 Modern map showing HER entries within the study area

Figure 8 Modern map showing location of additional gazetteer entries (OAN 9 - OAN 11)

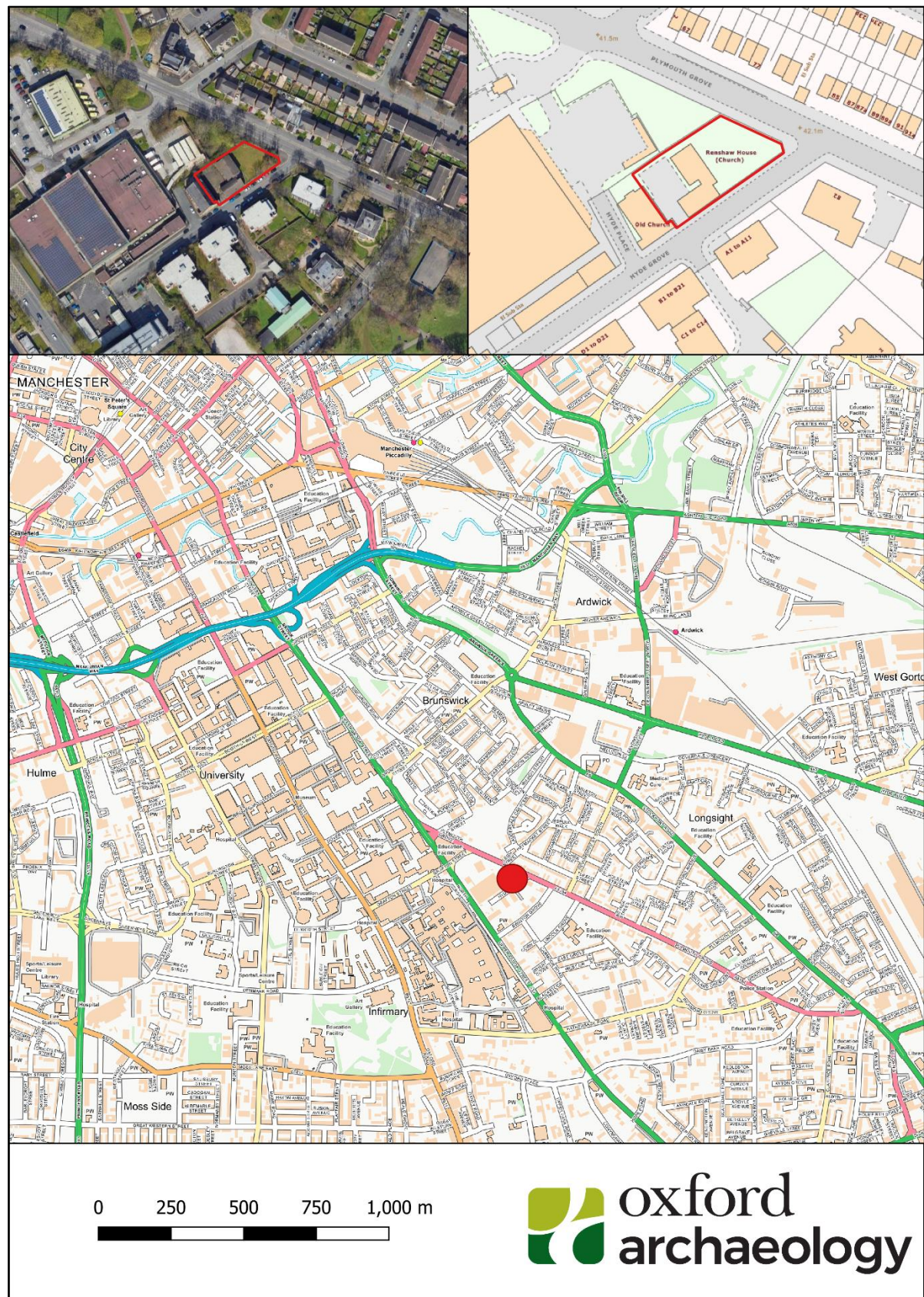


Figure 1 Site location

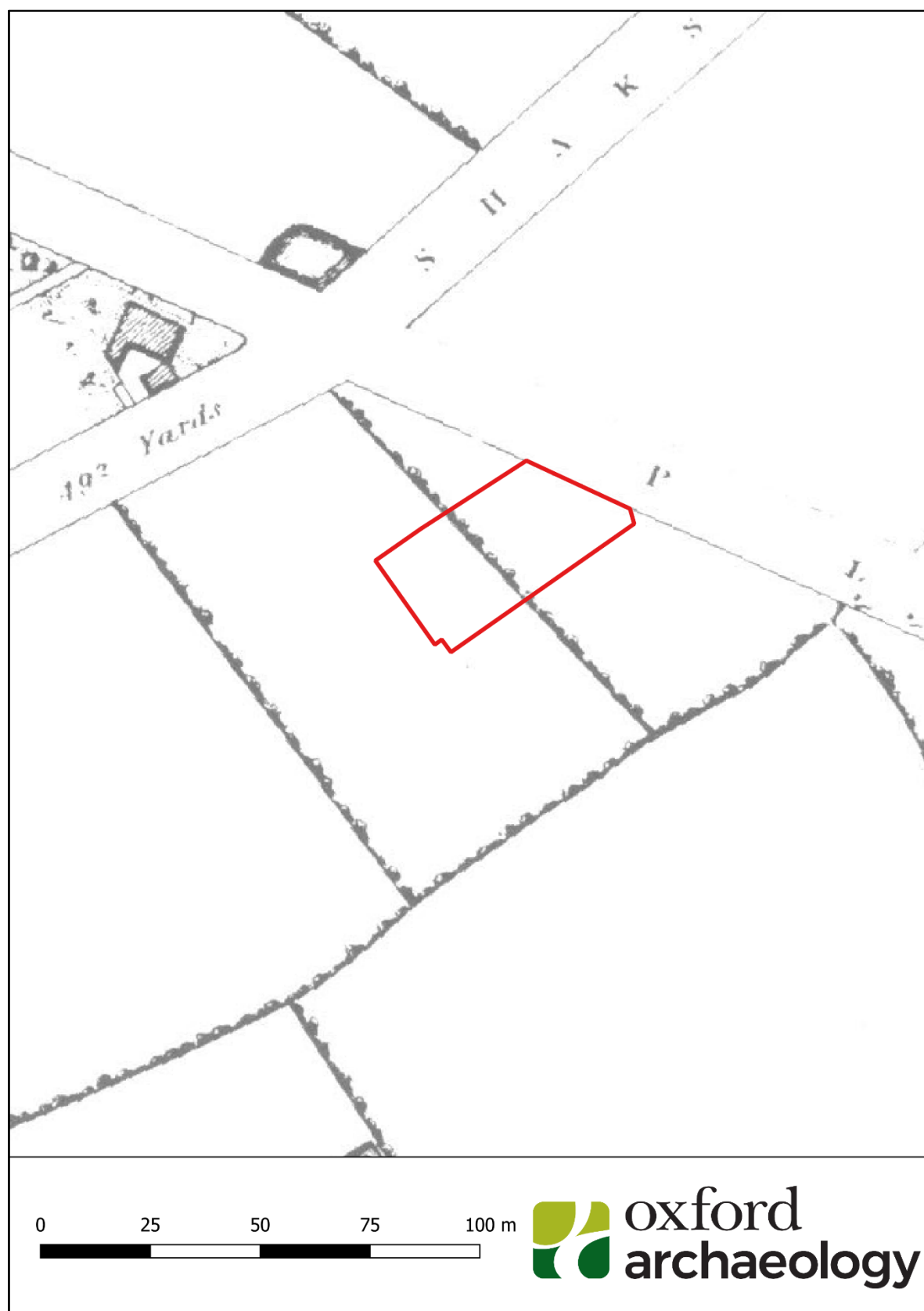


Figure 2 Site boundary superimposed onto Bancks' & Co.'s map of 1831

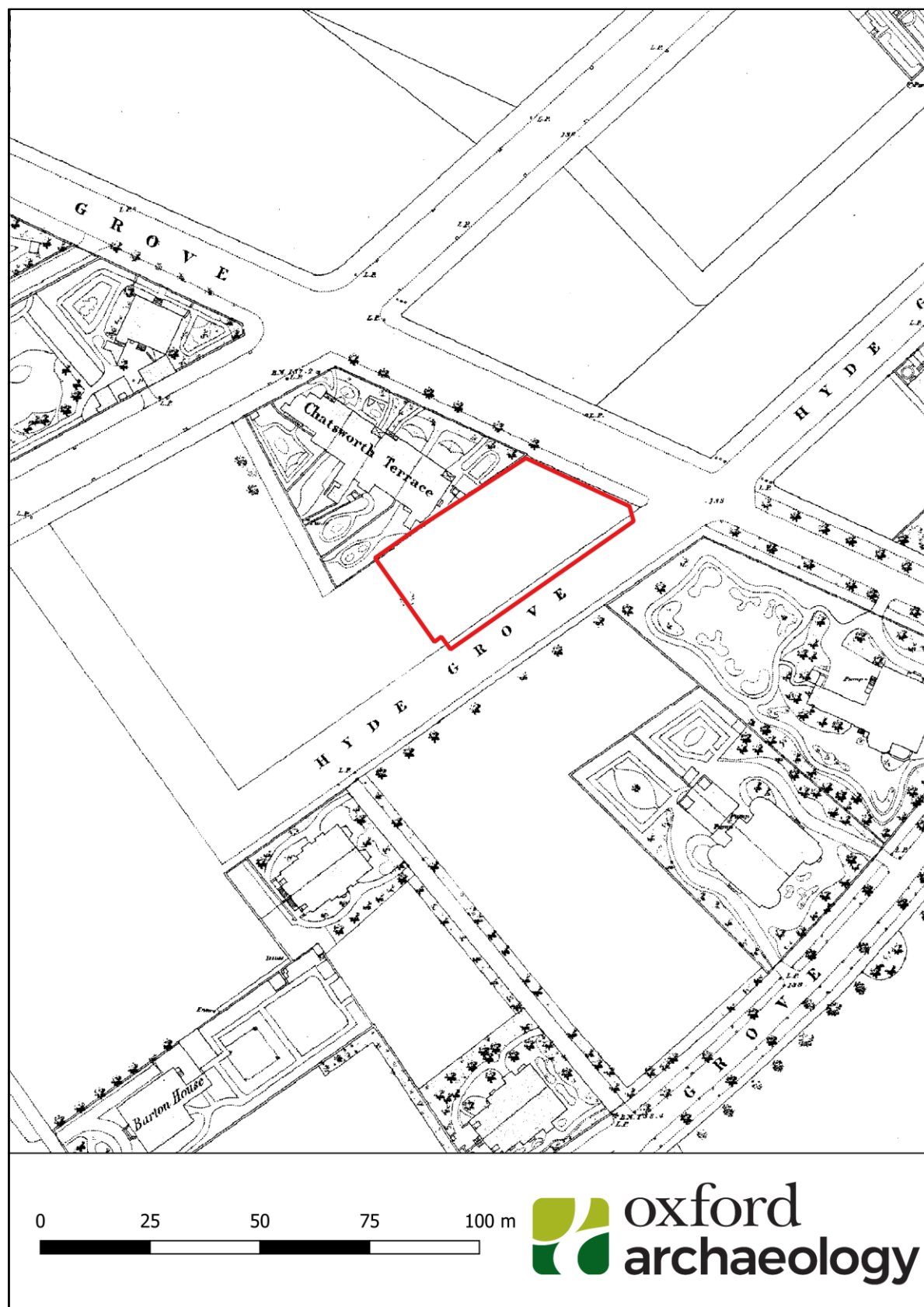


Figure 3 Site boundary superimposed onto the Ordnance Survey 1:1056 1st Edition Town Plan of 1851



Figure 4 Site boundary superimposed onto the Ordnance Survey 1:500 1st Edition Town Plan of 1891

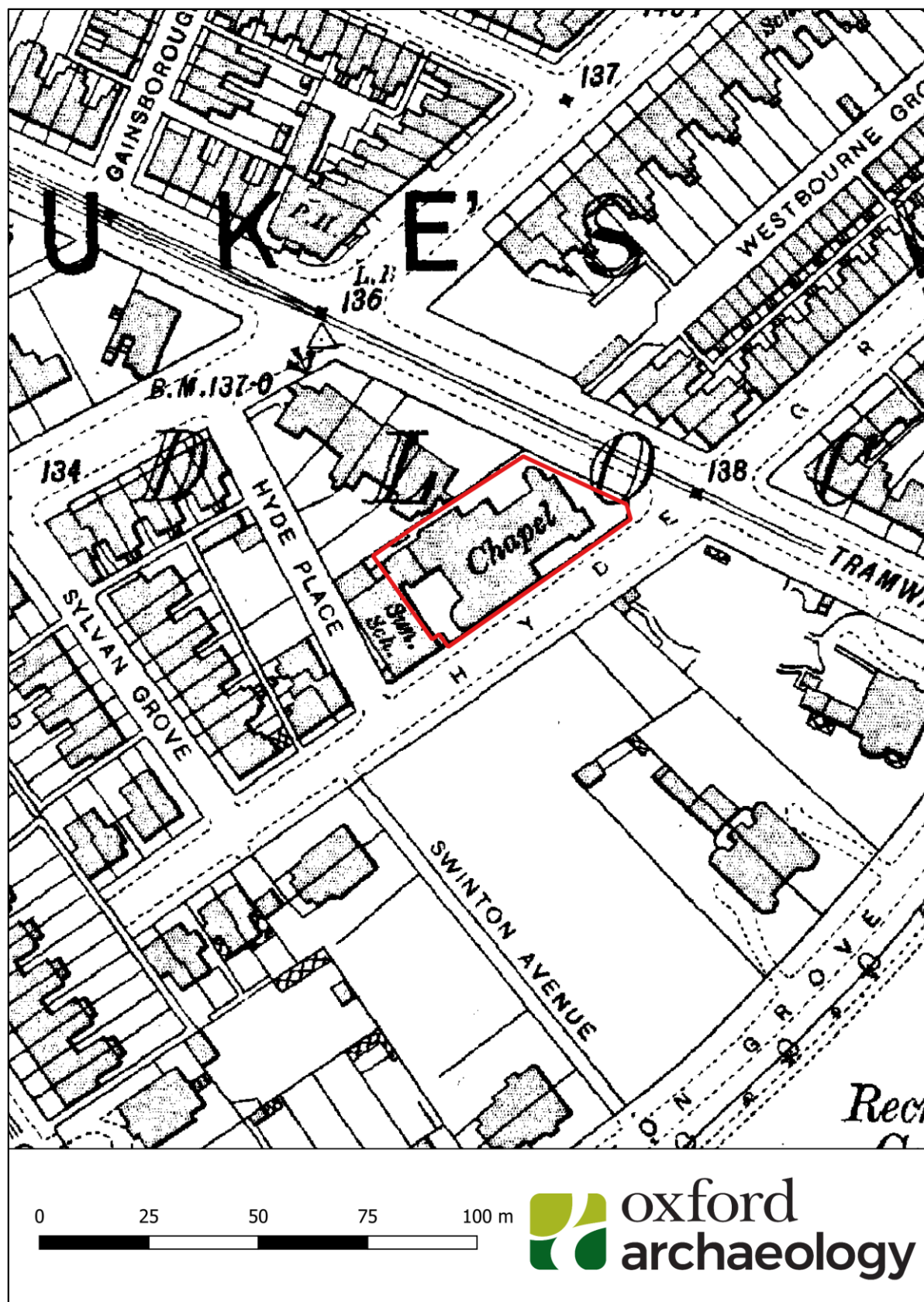


Figure 5 Site boundary superimposed onto the Ordnance Survey 1:2500 map of 1908

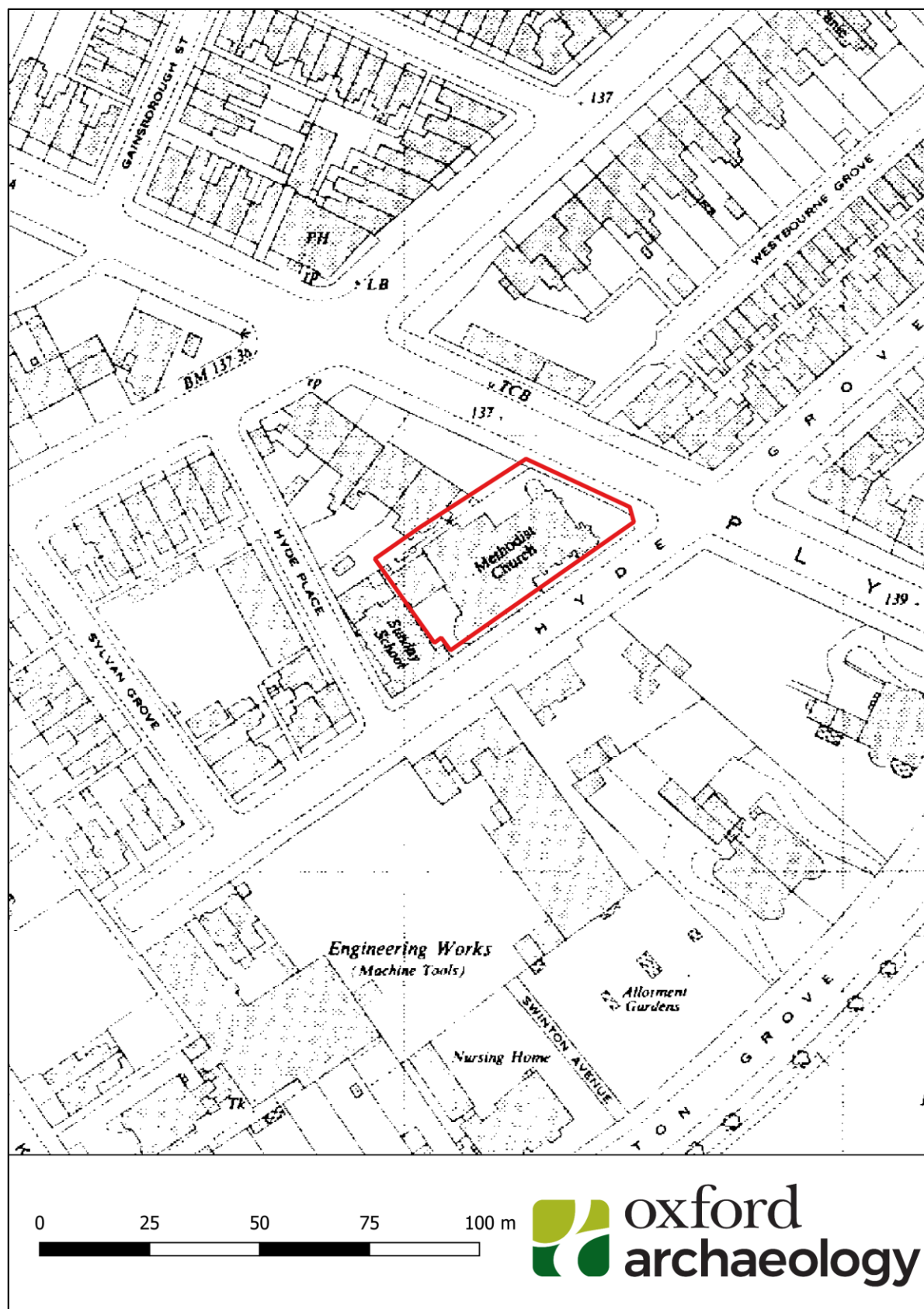


Figure 6 Site boundary superimposed onto the Ordnance Survey 1:2500 map of 1951

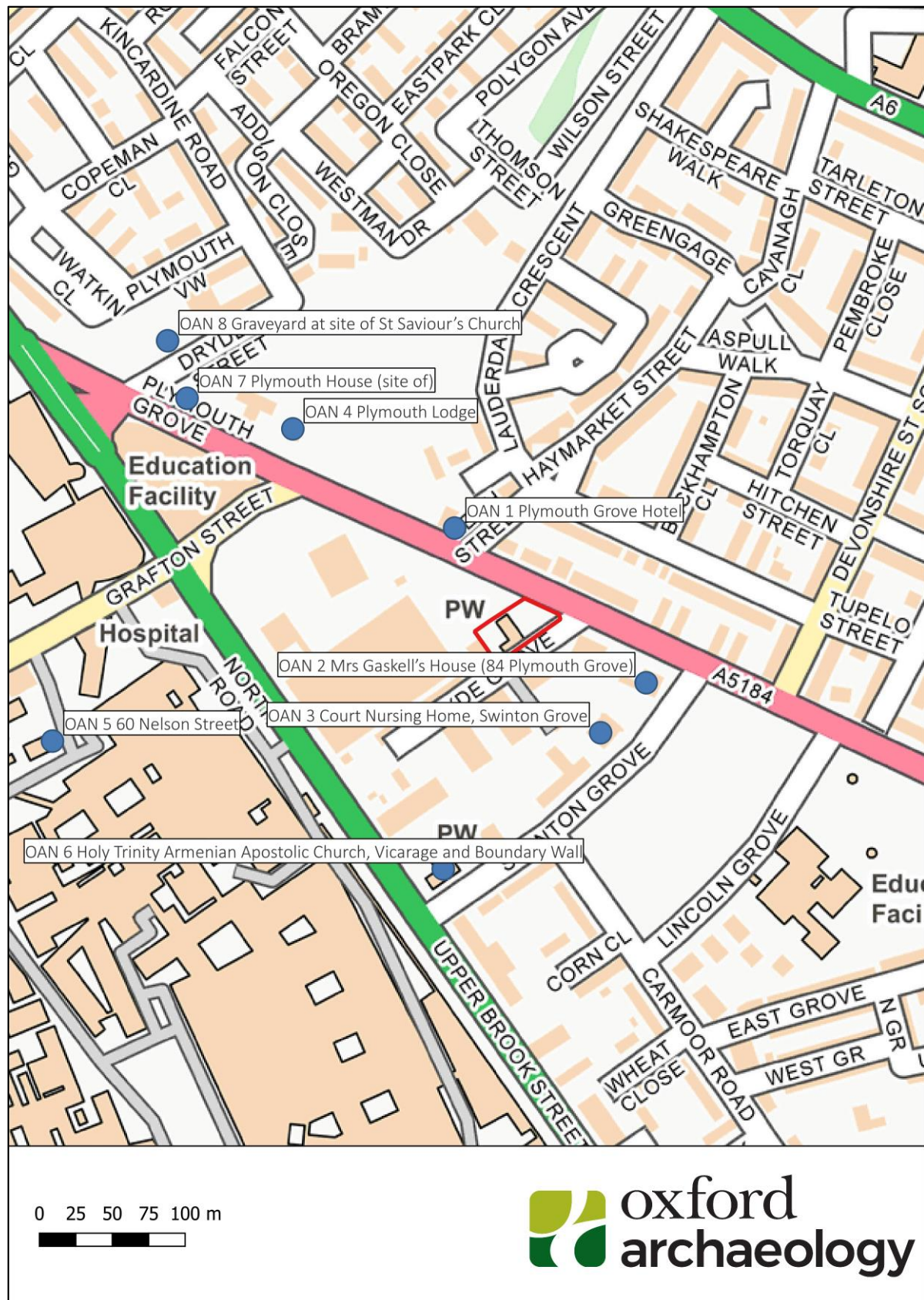


Figure 7 Modern map showing HER entries within the study area



Figure 8 Modern map showing location of additional gazetteer entries (OAN 9 - OAN 11)

APPENDIX C BIBLIOGRAPHY AND LIST OF SOURCES CONSULTED

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