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1. Summary

Empiric Student Property is devising proposals for the redevelopment of land at Victoria Point, Chorlton-on-Medlock, Manchester (centred on NGR 385702, 396008). In order to support the planning applications for the scheme Empiric Student Property have commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

The development area lies within the manor of Chorlton, which was recognised as a separate township by 1618. The bounds of Chorlton extend from the River Medlock on the north to somewhat two miles south Manchester City Centre. During the late medieval and post-medieval periods, Chorlton-upon-Medlock was most likely rural land.

After the rapid expansion of Manchester from the late 18th century onwards, the agricultural landscape of Chorlton transformed. The area was developed as a suburb of Manchester with middle-class families moving to the southern part of the town into newly built terraced houses and villas and industry dominating the northern part of the town.

By the mid-19th century, the first stages of development had begun to take place, with Montague Street (later Curzon Street) being laid across the site awaiting development. In the late 19th century, the outbuildings and gardens of Victorian villas along High Street fell partially within the south-east of the site. An L-shaped villa with associated garden and ancillary buildings known as Brighton Villa fronted High Street

In the early 20th century a new road that ran perpendicular to High Street and north into the site had been laid (Bax Road), as well as a row of double-depth terraced housing on the west side of the street. Behind the terraced housing, in the west of the site, several uniform strips of land fell partially within the proposed development area. In total, two of the strips of land contained small square buildings which were most likely small glasshouses, indicating that the area was allotments.

The site remained largely unchanged throughout the first half of the 20th century, until an Electricity Mains Depot complex was developed within the northern and south-eastern portion of the site. The Electricity Mains Depot was demolished, along with the domestic properties, in the late 20th/ early 21st century. The site was then used as a hard-standing car park, until student accommodation associated with the University of Manchester was built, which remain currently.

The potential for the site to contain buried archaeological remains is considered to be moderate. The most likely remains to be encountered within the site includes 19th- and 20th-century houses and a mid-20th century Electricity Mains Depot. The site also has limited potential to contain garden soils. Any such remains that do exist within the site are likely to be of limited archaeological value and may be considered as negligible.

The exact scope and extent of any further investigation of the proposed development area will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their

capacity as archaeological advisor to Manchester City Council, however, following consultation with GMAAS, no further archaeological works are required.

2. Introduction

Empiric Student Property have prepared a planning application for the intensification of the existing student accommodation site at Victoria Point. This will be achieved by demolishing Blocks 4 and 6 and extending the remaining blocks. The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

2.1 Site location

The proposed development area (centred on NGR 385702, 396008; referred to herein as the Site) extends to 1.54 hectares (ha) and is currently occupied by several blocks of student accommodation for the University of Manchester. The Site lies within Chorlton-upon-Medlock and is bounded by Upper West Grove to the north, a long narrow alleyway to the east, Hathersage Road to the south and Carmoor Road to the west (Fig 1; Plate 1). Victoria Baths, a Grade II* Listed Building, also borders the south Site boundary.



Plate 1 Site Boundary superimposed onto Satellite image of the Site

2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The River Medlock passes c. 1.8km north of the Site and the Site is located c. 900m south of the now culverted Cornbrook. The Site lies at a height of 44.2m above Ordnance Datum (aOD) and is relatively flat.

The Site is located on a band of solid geology comprising sandstone of the Collyhurst Formation, formed between 298.9 and 272.3 million years ago during the Permian Period. The solid geology is overlain by superficial deposits of Devensian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society, 2021).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area. The Grade II* Victoria Baths lies immediately south of the Site, and the Victoria Park Conservation Area lies c.90m south of the Site.

2.3.1 Victoria Park Conservation Area (DGM1476)

2.3.1.1 History

With the advent of the Industrial Revolution the growth of Manchester, and in particular the cotton industry, made the owners of businesses wealthy in a short space of time. Factories, powered by steam engines, discharged smoke which made the city centre an unpleasant and unhealthy place to live, and those who could afford to do so moved away to outlying areas.

In the 1830s Manchester was not yet a city, and Rusholme was an independent township. Richard Love was commissioned to plan a 70-acre private estate there and the scheme was officially launched in 1837.

By 1845, when residents formed the Victoria Park Trust, about a dozen houses had been built, nine of which are standing today. The incorporation of Rusholme into Manchester County Borough in 1885 brought official recognition of the Trust by the City Council.

The Park remained a private estate to which access could be gained only by paying a toll at the Park's entrance gates. During the second half of the nineteenth century, the professional classes moved into the area, and a number of houses came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Madox Brown both lived in Addison terrace; Richard Cobden lived at Crescent Gate and the Pankhurst family lived at no. 4 Buckingham Crescent in the 1890s.

A steady deterioration of the area became noticeable in the 1920s, when it was bisected by the construction of Anson Road, and changing economic and social circumstances since 1945 have accelerated the decline.

2.3.1.2 Victoria Park and its buildings today

A relatively small proportion of houses from the 1830s and 1840s still exist. As in any part of the city, redevelopment takes place and large gardens of old houses are seen by some as lucrative sites for new building.

In several cases an old house was preserved and greatly extended, as is the case with Xaverian College where new buildings have been constructed in the grounds over a long period. St. Anselm Hall, originally known as Kent House, has also been subjected to periodic extension.

Houses on Oxford Place were demolished in 1910 to make way for Hulme Hall, a university hall of residence, which is a large building designed in the Arts and Crafts style and incorporating a quadrangle. Many more high quality buildings were built on the site in the 1960s and later.

Some sites in Victoria Park remained vacant until around the turn of the century, a good example being the First Church of Christ Scientist on Daisy Bank Road - now the Edgar Wood Centre - which was built on a green site in 1903. By 1971 it had fallen into disrepair and its use as a church ended. Restoration was completed by 1976, when it was used as an annexe to Elizabeth Gaskell College. It is regarded as a masterpiece - one of the most original buildings of its period. It was designed in the Arts and Crafts style with Art Nouveau motifs and is a grade I listed building.

The Church of St. Chrysostom on Conyngham Road is on the site of an earlier church, begun in the 1840s and never completed. The present building on the site was designed by G. T. Redmayne; it was re-constructed after a fire in 1904.

Dalton Hall, also designed by Redmayne, was a university hall of residence. It is the only building in the conservation area sited close to the back of pavement, all the others having broad gardens with trees to screen them. Standing next to Dalton Hall is a much more recent building - the Ellis Lloyd Jones hall of residence.

Although not in the style of the early Victorian villas, it integrates into its site very well.

2.3.1.3 Townscape

The houses in Victoria Park are large and are set in spacious grounds. Several of the roads are laid out in gently undulating curves, whilst others are straight and relatively short. They are nearly all wide, and some of them have grass verges. These increase the width of the highway space without increasing the width of the actual carriageways. Generally, the grass verges are not planted with trees since there is sufficient space for trees within the grounds of each property. Both carriageways and footpaths have been paved in tarmac, which is not the original paving material, and kerbs have been replaced with concrete.

Grass verges which terminate at vehicular crossings have been damaged by car tyres, and to help minimise this the most vulnerable parts have sometimes been paved with granite setts.

Park Crescent is a circular road similar to a roundabout, and the space it encloses, planted with trees and incorporating paving and seating, has never been built on. It is also topographically the lowest point in the park, the slope from the highest point to the lowest being very gentle.

Not all the large old houses in Victoria Park have survived, and where either groups of smaller houses or large, institutional buildings, such as schools, colleges, churches, university halls of residence and blocks of flats.

In many cases the large spaces between buildings have been maintained and a significant number of trees retained. The gardens are enclosed by walls of stone or brick, most of which are of medium height with or without a hedge behind them for additional height. Other walls are high enough to screen the house and grounds entirely from the road. At the entrances to

properties there were large gates and gate piers, many of which have unfortunately been demolished.

The houses were built on a large scale in brick, with projecting bays, string courses in a contrasting colour, tall chimneys and vertically proportioned windows, some in Venetian style. Roofs were pitched and finished in blue slate.

Some of the houses have classical details, projecting portico entrance porches with entablature pediments over the windows and quoins at the corners. Others may have hood moulds over the windows and bracketed eaves cornices.

Dalton Hall has the window surrounds highlighted in a contrasting brick colour whilst the fine arched entrance is decorated with mottoes in illuminated lettering.

The Edgar Wood Centre has a steeply-pitched roof, tall dormer windows, a conical slate roof on a round tower, semicircular arched windows and a lych gate in matching style.

2.3.2 Designated heritage assets

The Site is located within 200m of nine designated-heritage assets and 750m of 38 designated heritage assets (Table 1). The proposed development will not have a direct physical impact on these designated heritage assets; however, it may have an indirect impact on the setting of the designated heritage assets, especially Victoria Baths, which is enveloped by the Site. A detailed consideration of the above-ground historical environment is presented in a separate heritage appraisal and is not considered within this assessment, which is focused on below-ground heritage assets (Table 1).

Site	Designation	List Entry	Location (NGR)
Victoria Baths with attached forecourt walls	Grade II* Listed Building	1200808	SJ 85725 95951
Roman Catholic Church of St Joseph	Grade II Listed Building	1246949	SJ 86002 96036
Newbury	Grade II Listed Building	1209552	SJ 85867 95805
Addison Terrace	Grade II Listed Building	1209530	SJ 85784 95778
Buckingham Crescent	Grade II Listed Building	1197769	SJ 85710 95794
Buckingham Crescent	Grade II Listed Building	1209544	SJ 85670 95784
Buckingham Crescent	Grade II Listed Building	1283059	SJ 85637 95771

Arches Gateway to Former First Church of Christ	Grade II Listed Building	1292610	SJ 85727 95736
Victoria Park	Conservation Area		SJ 85583 95528

Table 1 Designations located within 200m of the Site

3. Method statement

3.1 Introduction

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site and comprises a desk-based study. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

3.2 Research sources

The desk-based assessment made use of the following sources:

- / Published and unpublished cartographic, documentary and photographic sources;
- / The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- / Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- / The National Heritage List for England;
- / Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late eighteenth century.

3.3 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

3.4 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place within the Site. A gazetteer (Chapter 6) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-8), is used to assess the significance of the remains (Chapter 7) and impact of the proposed development (Chapter 8). A mitigation strategy is outlined in Chapter 9, based on the assessment presented in the previous chapters.

3.5 Significance assessment methodology

An accepted methodology for assessing archaeological significance is 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, 2013). These criteria have all been utilised in this assessment and are listed below:

- / Archaeological interest
- / Historical interest
- / Period
- / Rarity
- / Documentation
- / Group value
- / Survival/condition
- / Fragility/vulnerability
- / Diversity
- / Potential

The significance assessment also uses the approach to assessing heritage value contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' issued by the International Council on Monuments and Sites (ICOMOS) in January 2011 (ICOMOS, 2011). This document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown.

3.6 Impact assessment methodology

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation is then recommended to reduce the level of impact on the significance of the identified assets.

4. Planning and legislative background

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2023).

4.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Department of Levelling Up, Housing and Communities, 2023). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 189-208), and states that local planning authorities should consider:

- / the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- / the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- / the desirability of new development making a positive contribution to local character and distinctiveness; and
- / opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, 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".

Paragraph 203 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 199-202) should be taken into account in determining a planning application.

Paragraph 205 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

4.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027 (Manchester City Council, 2012). The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Manchester City Council, 2012, p. 164).

Policy EN3 states:

‘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.’

Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).

5. Historical background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2).

British archaeological periods		
Period	Sub-period	Date range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2300 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Historic	Romano-British	AD 43 – AD 410
	Early Medieval	AD 410 – AD 1066
	Late Medieval	AD 1066 – AD 1540
	Post-medieval	AD 1540 – c 1750
	Industrial Period	c AD1750 – 1914
Modern	Modern	Post-1914

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral, Chetham's School and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007). The city centre lies c.2km from the Site.

There is currently no evidence of prehistoric activity within the Site or Study Area. In 1887, a hatchet-shaped implement made of black ironstone from the Neolithic period was found in the river gravel between Sidney Street and Grosvenor Street, Manchester, c.1.5km north of the Site (HER 1373.1.0). Any prehistoric remains within the study area are, at best, likely to comprise stray artefacts deposited within later, disturbed contexts. The survival of any *in-situ* prehistoric archaeological deposits is very unlikely.

5.1.1 Archaeological potential

There is no known evidence for prehistoric activity within the Site boundary, and the potential for any such remains to survive from this period is considered to be low.

5.2 Romano-British period

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium*, which was established on a sandstone bluff within Castlefield (Gregory, 2007). Archaeological excavation has shown that in the late 1st century, the fort comprised a turf rampart and timber gates, covering an area of c. 1.2ha, and was of a size compatible with holding a 480-man infantry unit. The fort was rebuilt to similar dimensions in stone c. AD 200 (*ibid*).

During the 2nd century, the fort was developed in association with a substantial extramural settlement, or *vicus* (Grealey, 1974, p. 11). Civilians occupied the extramural settlement, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c. 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower. The Site lies approximately 2.8km south-east of the fort and civilian settlement.

Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD. The projected course of the Roman road from Manchester to Buxton (HER 28.3.0) follows the course of the modern A6 road, lying c.400m to the north-east of the Site. A Greek coin of the Christian period was found c. 1922 during excavations at Weymouth Street and Chorlton-on-Medlock, c.760m north of the Site. The value of the coin was around 30 tornesi (HER 1372.1.0).

5.2.1 Archaeological potential

There is no known evidence for Romano-British activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be very low.

5.3 Medieval period

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer & Brownbill, 1911). It is believed that from the Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk.

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late 11th century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons. This early settlement at the confluence of the Rivers Irwell and Irk seems to have been bounded on the landward side by

Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street.

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962), but divided his other newly acquired land into several fiefdoms (Kidd, 1996). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). A survey of the medieval layout of the city was undertaken in the 1980s by GMAU, which led to the designation of a zone defined as the Area of Medieval Manchester (Morris, 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre, with Deansgate being one of the main thoroughfares. The Site lies c. 2.9km to the south-east of Manchester's medieval core.

Chorlton-on-Medlock was originally known as Chorlton, later known as Chorlton Row (Farrer & Brownbill, 1911, p. 251). The name Chorlton is believed to come from "farmstead of the freemen or peasants" (Mills 2011). It has been suggested that Chorlton-on-Medlock was originally joined with Chorlton-cum-Hardy and was the main peasant settlement within an extensive estate (Arrowsmith, 2013, p. 3).

At the beginning of the 13th century, the manor of Chorlton was held by thegnage by a local family, who took the name of the area as their surname. The manor was assessed as two plough-lands, and a rent of 20s. was the annual service. Gospatrick de Chorlton was tenant in 1202 until 1223, when his son Brun received seisin (possession of land by freehold) of one plough-land in Chorlton, having paid the king two marks as relief. Gospatrick had lost four oxgangs of land to Matthew, son of William (de Hathersage), by wager of battle. He had granted a further two oxgangs to his brother, Adam, for fighting with him against William, son of Wulfric de Withington. Gospatrick also granted four oxgangs of land to Henry de Trafford, who held a fifth in 1212 (Farrer & Brownbill, 1911, pp. 251-4). The two oxgangs of land that remained in the hands of the Chorlton family (held by Adam) later came into the possession of the Entwistles of Entwisle. This part was sold in 1551 and probably dispersed soon afterwards.

The land in Chorlton was escheated to the Crown in the late 13th century, as it became part of the possessions of the Grelleys and La Warres, lords of Manchester, and was held as one ploughland by the old service of 20s. The Grelleys, on acquiring the lordship, appear to have granted it to Robert Grelley, who was in possession in 1278 and was succeeded by a son John, who in 1334 alienated his lands in Chorlton to Henry de Trafford. The Traffords thus acquired practically the whole manor, but part was afterwards held by the Traffords of Garrett (Farrer & Brownbill, 1911, pp. 251-4).

5.3.1 Archaeological potential

The Site most likely lay beyond medieval settlement activity and the potential for buried archaeological remains is considered to be very low due to the extensive development that took place in the 20th century.

5.4 Post-medieval period

By 1539, John Leland was able to describe Manchester as the ‘finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population’ (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

From the early 17th century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell, 2001, pp. 8-9). A flourishing business community developed, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms. During this period, the Site presumably lay in a predominantly rural area that may have been used for agriculture.

In his tour of the country in the 1720s, Daniel Defoe (Defoe, 1727) noted that Manchester had ‘extended in a surprising manner, being almost double to what it was a few years ago’, reflecting the further expansion of the textile trade (Hadfield & Biddle, 1970). By the 1790s, Manchester’s thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth, reflecting great improvements to the transport network across the North West.

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town’s population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

The Site lay within the manor of Chorlton, which was recognised as a separate township, formerly known as Chorlton Row (Chorlton-upon-Medlock), by 1618. The River Medlock acted as the township boundary between Manchester and Chorlton-upon-Medlock. Chorlton Hall lay c.1.6km to the north of the Site. The origins of the hall are uncertain, but the earliest reference dates to 1590, when the manor and its associated land were sold by Sir Edward de Trafford to Ralph Sorocold of Golborne (HER 13988.1.0). Ralph Sorocold sold the estate to Ellis Hey of Eccles, and in 1644 it was sold by the younger Ellis Hey to Thomas Minshull, apothecary of

Manchester (Farrer & Brownbill, 1911, pp. 251-4). The Minshulls also acquired the adjacent Garrett estate, and Hough Hall in Moston. Although the Minshulls had purchased the estate by 1644, the hearth tax of 1666 recorded that the principal residence in Chorlton Row was that of Ellis Hey, with five hearths liable to tax. The entire township had 49 hearths liable to tax (Farrer & Brownbill, 1911, pp. 251-4).

The entire Minshull estate was acquired through marriage by Roger Aytoun of Inchdarney in Fife, who squandered the estates, part of which were sold in 1775. Chorlton was later purchased by John Dickenson of Manchester. The land tax returns of 1784 show that the ownership was much divided; Roger Aytoun still had the largest share, paying about a fifth of the tax. Land in Chorlton was also owned by John Taylor, the Gore-Booths, Mrs Piggott, Mr Melland, Mrs Hyde, and John Dickenson (Farrer & Brownbill, 1911, pp. 251-4). Some of these families were among the most notable in Manchester.

William Churchill Dickenson inherited Chorlton from his uncle, John Dickenson towards the end of the 18th century. William obtained an Act of Parliament in 1793, authorising him to let the land on building leases (Farrer & Brownbill, 1911, pp. 251-4) and the township increasingly became a residential suburb of Manchester.

5.4.1 Archaeological potential

The potential for post-medieval activity within the Site is considered to be low due to the extensive development that took place in the 20th century.

5.5 Onset of the industrial revolution

Significant quantities of cotton began to be imported into south Lancashire from the early 17th century, firstly in linen/cotton fustians. By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials.

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of factory-based cotton manufacturing industry of international repute (Baines, 1835). This development was captured on the first detailed plans of Manchester, produced on four successive maps by Casson and Berry between 1741 and 1751 (Plate 2). The plans produced by Casson and Berry capture the expansion of Manchester and its suburbs, although it does not extend to the Site area.

The growth of Manchester was enhanced by the development of waterborne transport. The first key development was the founding of the Mersey & Irwell Navigation Company in 1721, which aimed to provide a navigable route from the Mersey estuary to the Salford and Manchester by improving the course of the River Irwell and the River Mersey. The navigation opened in 1734, opening up trade from the growing port of Liverpool to Manchester and Salford (George & Brummond, 2002, p. 22).

The next major development was the construction of the Bridgewater Canal, the first true canal in the world, completed between the Duke of Bridgewater's coal mines at Worsley and Castlefield by 1765. The Manchester end of the Bridgewater Canal was fed by the River

Medlock, which was navigable as far as India House on Whitworth Street. The combination of competition and improved efficiency halved the cost of coal and transport cost of raw cotton, vital to the sudden growth of the textile industry.

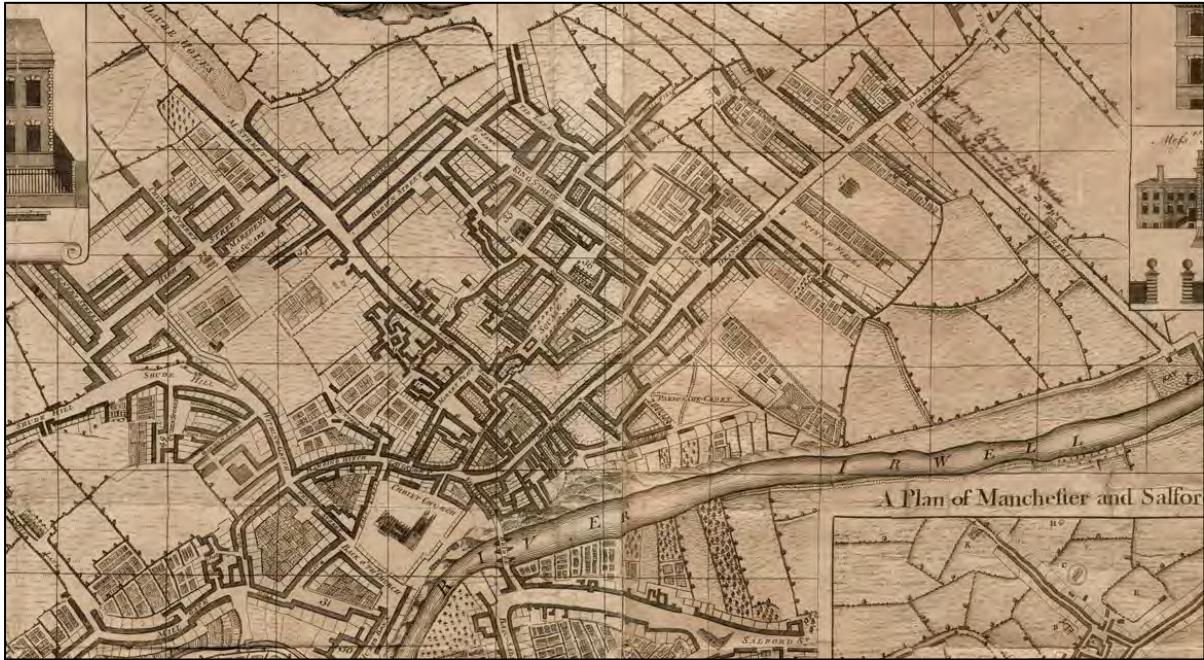


Plate 2 Extract from Casson and Berry's map of 1741, showing Manchester city centre

The industrialisation and growth of Manchester meant that from the end of the 18th century Chorlton-on-Medlock transformed from an agricultural landscape, with farmsteads such as Blackstake Farm (HER 16835.1.0; c.200m west of the Site) to an industrial suburb (Lewis, 1848). After the opening of Oxford Road in the early 1790s, the Minshull family sold their land to local entrepreneurs who intended to develop the area as a suburb of Manchester. The centrepiece of this development was to be a new square, known as Grosvenor Square which was situated approximately c. 1.5km north-west of the Site.

Whilst the north of the town was developing as an industrial area, the south was home to the town's wealthier population, where the Site is situated. Throughout the early 19th century, wealthy middle-class housing developments were built in the area (HER 8364.1.0; HER 8363.1.0; HER 8362.1.0; HER 11763.1.0). The Industrial Revolution had created a class of increasingly wealthy business owners who moved out of the city centre to escape from the smoke and unpleasant landscape.

In 1848, Lewis stated that with the "raising a new and beautiful town... having failed, the proprietors sold the land for cotton mills and cottages, which quite altered the character of the district". As a result of this, the population increase in Chorlton-on-Medlock was centred in the north of the township, in areas that lay 'contiguous with the river' (Lewis, 1848). However, the initial growth of Chorlton-on-Medlock was slow, and the population was just 675 at the time of the 1801 census, compared with 70,409 for the township of Manchester (Arrowsmith, 2013). By 1821, the population had risen to 8209 (Brumhead and Wyke nd, ii-iii; Arrowsmith, 2013). During the 1830s, Chorlton-on-Medlock gained its own Town Hall and Dispensary, built on the south side of Grosvenor Square. In 1838, Chorlton-on-Medlock was included within the

boundary of the new municipal borough of Manchester and the area was split in to two wards: All Saints and St Luke's (Farrer and Brownbill 1911, 252; Arrowsmith 2013).

The earliest textile factories in Manchester were established in Ancoats and included several water-powered mills erected along Shooter's Brook. One of the earliest mills established within Chorlton was Chorlton Old Mill on Cambridge Street (List Entry: 1197775, c.1.7km north-west of the Site). The cotton spinning mill was built in c. 1795 and was considerably extended in c. 1810 before being largely rebuilt in 1866. The earliest mill was developed by Robert Owen before he moved to New Lanark. The 19th-century owners of the mill also developed the adjacent Chorlton New Mill (List Entry: 1197774). Chorlton New Mill was first constructed in 1814 and later extended in 1818 and 1845. The mill complex was considered a fine example of early large-scale mill building. The 1814 mill may have been the oldest surviving fireproof mill in Manchester, and the multi-phase site is a good example of a type of development and layout which became characteristic of 19th-century urban mills. However, the area around the Site grew as a predominantly residential area throughout the 19th century.

5.6 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. One of the first maps to label Chorlton Row was Yate's 1786 map (Plate 3). The map is too small a scale to provide any specific detail but seems to show that the approximate area of the Site remained undeveloped, in a rural landscape. Scholes' trade directory of 1797 gives an insight into the kinds of occupations that were common within Chorlton towards the end of the 18th century. Many of the occupants were listed with agricultural related jobs such as cow-keepers. Other occupations included butchers, merchants, and shop keepers, indicating a growing commercial economy. Several gentlemen were also listed (Scholes, 1797).



Plate 3 Extract from Yates' 1786 Map of Lancashire, showing Chorlton-row and approximate Site location

Johnson's 1818 map of Lancashire (Plate 4) is the next available map that captures the Site and is also one of the first maps to show the boundaries of the townships that surrounded

Manchester. The Site lay within the south-eastern portion of Chorlton Row (Chorlton-Upon-Medlock), in an area of vacant land between Plymouth Street to the east, an unnamed road (later Grafton Street) to the north and Oxford Road further to the west.



Plate 4 Extract from Johnson's map of Lancashire, 1818, showing the approximate Site location

The Ordnance Survey map of 1851 (Fig 3; Plate 5) is the first detailed survey of the area, showing the initial stages of development within the Site, which is marked by several streets being laid out across the Site and surrounding area, awaiting development. A street runs east to west across the centre of the Site, separating two vacant parcels of land in the north and south, labelled on the map as Montague Street. High Street bordered the south Site boundary, whilst a pond or former extraction pit lay a short distance to the south of Montague Street, just beyond the Site boundary.



Plate 5 Extract from the Ordnance Survey Town Plan map of 1851, showing the Site boundary

The first phase of development within the Site is captured on the Ordnance Survey map of 1891 (Fig 4; Plate 6). Evidence of development within the area is highlighted by the construction of several houses along High Street. A row of townhouses had been erected on High Street. The houses contained small rectangular front gardens and the rear yards were arranged in uniform long, narrow strips with square structures, possibly indicating sheds or outhouses. The outbuildings and rear gardens fell partially within the south-east of the Site. A larger L-shaped house adjoining terraced housing on High Street fell within the south-west of the Site. The trade directories reveal that the villa had been constructed by 1879 and was known as 'Brighton Villas', the occupant at the time being James Franc, a merchant (Slater, 1879, p. 447). By the end of the 19th century, Henry Frank, also a merchant, lived within Brighton Villa (Slater, 1895, p. 600). The villa contained a large ornamental garden, with ancillary buildings to the north-east of the main building. The presence of external staircases on the map could indicate that the villa was cellared. The remainder of the Site was vacant, and Montague Street was no longer shown on the mapping.



Plate 6 Extract from the Ordnance Survey County Series map of 1891, showing the Site boundary

By 1908, the rear gardens to the terraced housing on High Street had been reduced in size and now lay beyond the Site boundary. The area that had previously formed back gardens had been fenced off into a square plot of vacant land. A new road labelled on the Ordnance Survey map of 1908 (Fig 5; Plate 7) as 'Bax Road' was laid along the western boundary in the south of the Site. It ran perpendicular from High Street, where it met Curzon Street (formerly Montague Street) at a right angle. A row of double-depth terraced houses was constructed on the western side of Bax Road. The terraced houses contained rear gardens; the maps show no indication that they were cellared. Slater's trade directory of 1909 labels the houses along Bax Road as No.2 – No.18 with mainly householders occupying them, apart from an inspector, an accountant and a salesman who lived in No.4, No.6 and No.12, respectively (Slater, 1909, p. 130).

A narrow alley way ran between the houses on Bax Road and symmetrical rectangular strips of land within the west of the Site. Later maps (Fig 6) reveal that two of the strips of land contained what appear to be small glass houses, which could indicate that they were allotments. The northern portion of the Site remained vacant.

In 1906 the Victoria Baths had been constructed on High Street (now Hathersage Road) immediately south of the Site. The building provided spacious and extensive facilities for swimming, bathing and leisure. The baths would go on to serve the people of Manchester for 87 years until it's eventual closure.



Plate 7 Extract from the Ordnance Survey County Series map of 1908, showing the Site boundary

The Site remained largely unchanged throughout the early-to-mid-20th century (Fig 6).

Census returns from 1921 give an insight into the social history of the Site at the time (Table 3). The occupants within the houses held a variety of occupations such as a teacher, shop keeper, traffic inspector, restaurant manager and home duties. Several of the occupants were born locally within Manchester and Lancashire, however the records highlight many residents either migrating or travelling from other places within England such as Yorkshire and Cheshire and as far south as Dorset.

Address	Household Name(s)	No. residents	of	Occupations of residents	Birthplace of residents
2 Bax Road	Hewson	3		Shop keeper, domestic	Great Grimsby, Creswell, Hull
4 Bax Road	Wood, Morrod	5		Traffic inspector, restaurant manager	Warrington, York, Manchester, Colchester

6 Bax Road	Roberts	4	Elementary School Teacher, Home duties	Great Bridge, Manchester
8 Bax Road	Gash	3	Home duties, Costumier, Training in cotton textile	Dorset, Manchester
10 Bax Road	Walker, Lomax, Howarth	3	Apprentice fitter engineer electrical mechanical, Attondon to Park Keeper Municipal	Wilmslow, Tottington
12 Bax Road	Marsden	3	Cashier & Secretary, Home Duties,	Openshaw, Trawden
14 Bax Road	Dean	8	Labourer, Clerk Typist, Pacher	Chester, Burton on Trent, Manchester
16 Bax Road	Stanley, Barker	6	Ladies Tailor Foreman Cutter, Woolen Pieces Machinery	Yorkshire, Manchester, Salford, Heworth
18 Bax Road	Schofield	3	Musician, Home Duties, Private Secretary	Batley, Halifax

Table 3 Census Returns for Bax Road, 1921

By the mid-20th century, the north of the Site had been developed into an Electricity Mains Depot, shown on the Ordnance Survey map of 1950 (Fig 7; Plate 8). The Electricity Mains complex had several large buildings in the space between Upper Grove Street and Curzon Street, as well as the area that previously occupied outbuildings for the houses on High Street, in the west of the Site. No further information has been found about the Electricity Depot.

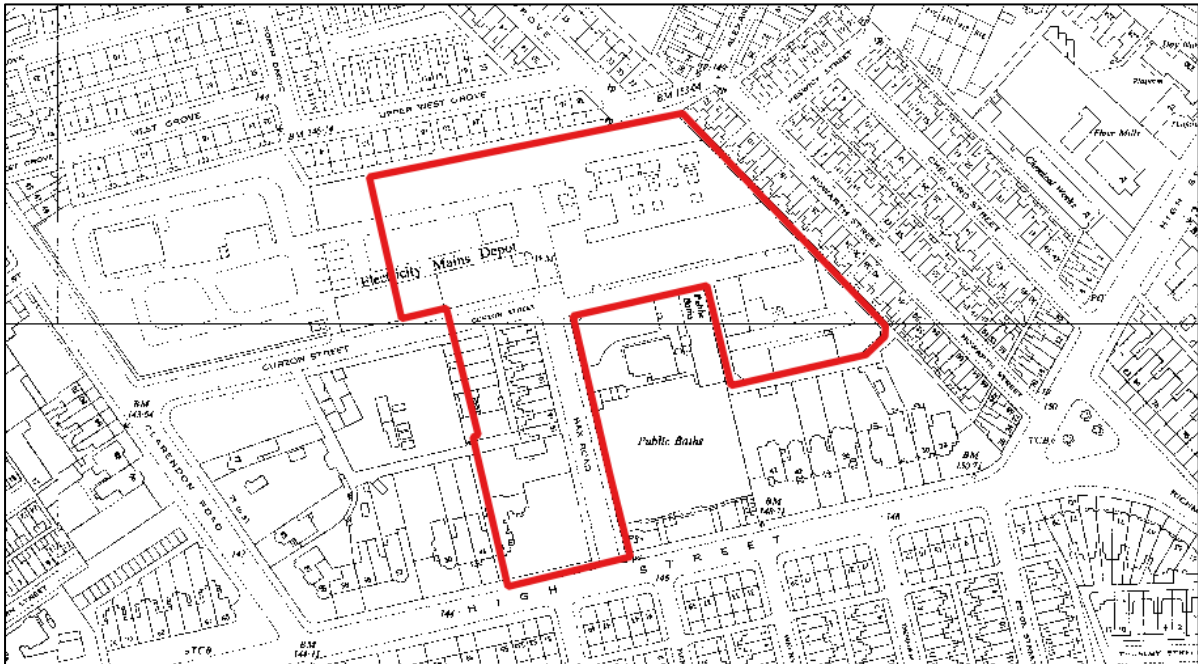


Plate 8 Extract from the Ordnance Survey National Grid map of 1950, showing the Site boundary

By the early 21st century, the Electricity Mains Depot had slowly been altered and then eventually demolished along with the houses within the Site (Fig 7). The entirety of the Site was used as a hard-standing car park until c. 2013 when it was acquired by the University of Manchester. In total, six student accommodation buildings were built within the Site, where they remain currently.

5.7 Previous archaeological works

No previous archaeological works have taken place within the Site. In total, 19 previous archaeological works have taken place within 750m of the Site boundary. Non-intrusive works include nine desk-based assessments, two watching briefs, two building recordings, two heritage impact assessments and one heritage statement. Intrusive works included three evaluations.

Several desk-based assessments have been produced for land surrounding the Site. The closest investigation included land at the Manchester Royal Infirmary (EGM5369; c.200m west of the Site). The desk-based assessment (DBA) was compiled by Salford Archaeology in 2021. The DBA concluded that the site had the potential to contain remains of 19th-century houses such as a cottage known as Clarence Cottage and terraced housing. Any remains that were associated with the cottage in particular and urban farming was likely to be of low(local) significance and therefore further archaeological investigation was suggested (Salford Archaeology, 2021). In 2023, a watching brief was undertaken at the site by Salford Archaeology (EGM5579). It was done during service re-routing works that were part of the development scheme. The intrusive works were excavated no deeper than the previously installed services, and no remains of archaeological significance were observed (Salford Archaeology, 2023).

Another desk-based assessment was produced in 2016 immediately south of the Manchester Royal Infirmary for land on Hathersage Road (c.210m west of the Site). The desk-based assessment was undertaken by Oxford Archaeology North (EGM4207). The research revealed that the site contained remains associated with the former Manchester College of Domestic Science and a mid-19th-century villa. The site had potential to contain buried remains of a former farm that dated to the late 18th century and a historic boundary between the townships of Chorlton-Upon-Medlock and Rusholme. It was believed that this boundary could contain palae-environmental evidence. A building survey and intrusive investigation was suggested (Oxford Archaeology North, 2016).

Also, within the area, an evaluation was undertaken in 2023 by Salford Archaeology (EGM5570), at the site of St Gabriels, Oxford Place, c.400m south-west of the Site. A previous desk-based assessment by Salford Archaeology in 2022 (EGM5450) revealed that the site had the potential to contain remains of the township boundary and potential elements of the pre-industrial landscape (Salford Archaeology, 2022). The evaluation initially comprised the excavation of two trenches to investigate the possible parish boundary, however due to access issues only one single trench was excavated. Upon completion of the evaluation trench, it was established that construction of the current St Gabriels had removed all trace of earlier remains from the site area. It was recommended that no further investigation was required (Salford Archaeology, 2023).

5.8 Summary of archaeological potential

No prehistoric, Roman or medieval activity is known to have taken place within the Site. The potential for remains from the prehistoric, Roman and medieval periods is considered to be very low.

The Site likely remained agricultural during the post-medieval period and the potential for remains from this period are considered to be low.

By the mid-19th century, a small amount of development had taken place within the south of the Site. This included the erection of a villa in the south-west of the Site, and a row of terraced housing, in which their associated gardens fell within the south-east of the Site. The northern half of the Site remained vacant throughout the 19th century and early 20th centuries.

By the early 20th century, a row of double-depth terraced houses had been erected on the west side of Bax Road.

In the 1950s, an Electricity Mains Depot was built within the north and south-east part of the Site. All of the buildings within the Site were demolished and the Site functioned as a hard-standing car parking in the early 21st century.

The Site was later acquired by the University of Manchester and was developed into six student accommodation buildings, which currently occupy the Site.

The Site has high potential to contain remains from the industrial period and modern period.

6. Site Inspection

A Site visit was undertaken on 12st December 2023. The aim of the Site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

The extant Site plot currently comprises of six buildings associated with the University of Manchester. All of these buildings were erected in the late 2000s and provide student accommodation (Plate 9). The buildings each have underground parking, which could have disturbed any archaeology within the ground (Plate 10). Green spaces and additional car parking facilities surround the buildings (Plate 11). None of the extant buildings within the Site pre-date the late 20th century and no additional archaeological features were identified during the Site inspection.



Plate 9 Photograph of Bax Road, facing north



Plate 10 Photograph of one of the student blocks within the Site, showing underground parking facilities, facing east



Plate 11 Photograph of the Site, showing green space, facing west

7. Gazetteer

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Study Area and elements of the historic landscape. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer entries are shown on Figures 9-11 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Agricultural Soils
Designation	No designation
HER Number	-
Site Type	Relict soils (site of)
Period	Pre-19 th century
NGR	385693, 396040; 385773, 396002; 385668, 395952
Source	Yates's map; OS Mapping
Description	The Site was most likely rural during the post-medieval period until the late 19 th century. The Site contained three enclosed fields, the north and south fields being separated by an unnamed lane (later Curzon Street). The fields were most likely marked by hedgerows.
Assessment	Most of the medieval to post-medieval landscape is likely to have been removed by the later 19 th -century and 20 th -century development of the Site but cannot be completely discounted and may survive in discrete areas of the Site.

Gazetteer Entry 02

Site Name	Rear gardens of the houses on High Street
Designation	No designation
HER Number	-
Site Type	Domestic (site of)
Period	19 th century
NGR	385774, 395998
Source	OS Mapping
Description	A row of townhouses were developed on the north side of High Street. The houses contained small rectangular front gardens and the rear yards were arranged in uniform long, narrow strips with square structures, possibly indicating sheds or outhouses. The outbuildings and rear gardens fell partially within the south-east of the Site. The gardens were later reduced in the early 20 th century.
Assessment	Remains of the soils and outbuildings may survive in discrete areas within the Site, however the remains have most likely been destroyed by the development of the Electricity Mains Depot.

Gazetteer Entry 03

Site Name	Brighton Villa
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Designation	No designation
HER Number	-
Site Type	Victorian villa (site of)
Period	19 th century
NGR	385667, 395929
Source	OS mapping; Slater's trade directories
Description	A larger L-shaped building adjoining terraced housing on High Street fell within the south-west of the Site. The trade directories reveal that these were constructed by 1879 and were known as 'Brighton Villas', the occupant at the time being James Franc, a merchant (Slater, 1879, p. 447). By the end of the 19 th century, Henry Frank, also a merchant lived within 'Brighton Villa' (Slater, 1895, p. 600). The villa contained a large front garden and ancillary buildings to the north-east of the garden. External stairs shown on Ordnance Survey maps indicate that the villa was cellared. The building was later demolished and became a hard-standing car park.
Assessment	Remains of the buildings may survive within the Site, particularly any cellars, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 04

Site Name	20 th century houses
Designation	No designation
HER Number	-
Site Type	Double-depth houses (site of)
Period	20 th century
NGR	385677, 395929
Source	OS mapping; census returns; trade directories
Description	A new road labelled on the Ordnance Survey map of 1908 (Plate 7) as 'Bax Road' was laid along the western boundary in the south of the Site. It ran perpendicular from High Street, where it met Curzon Street at a right angle. A row of double-depth terraced houses was constructed on the western side of Bax Road. The terraced houses contained rear gardens; the maps show no indication that they were cellared. Slater's trade directory of 1909 labels the houses along Bax Road as No.2-No.18 with mainly householders occupying them in the early 20 th century. The houses were later demolished and became a hard-standing car park.
Assessment	Remains of the domestic buildings may survive within the Site, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 05

Site Name	Allotments
Designation	No designation
HER Number	-
Site Type	Allotments (site of)
Period	20 th century

NGR	385656, 395978
Source	OS mapping
Description	A narrow alley way ran between the houses on Bax Road and symmetrical rectangular strips of land within the west of the Site. In total, two of the strips of land contain what appear to be small glass houses, which could indicate that they were allotments.
Assessment	Remains of the soils and glass houses could survive in discrete areas of the Site and therefore be affected by the proposed development scheme.

Gazetteer Entry 06

Site Name	Victoria Baths
Designation	No designation
HER Number	8422.1.0
Site Type	Public Baths
Period	19 th century
NGR	385731, 395951
Source	OS mapping; HER
Description	The HER states: "1906. Architect: H. Price. Red brick with terracotta bands, dressing. Free Renaissance style. Central block of two storeys, attic and 11 bays, end three under gables with Venetian windows; centre are under smaller gable above which is domed clock turret. Mullion and transom windows on the 1 st floor and canted bay forming ground floor of centre bay. Enriched round-headed openings to rest on ground floor and three-bay single storey side wings, central bays are coursed by gables. To the rear are two buildings with raised ridge lights and gable ends. Venetian windows, toplit laundry, boiler house and chimney stack. Entrance vestibules, Turkish trusses. Public baths with steeply pitched slate roofs with glass skylights. Largely rectangular in plan and formed by an entrance range parallel to the street, with three parallel bath halls to the rear. It is of eclectic style combining Jacobean and Baroque elements."
Assessment	The Victoria Baths is enveloped by the Site however, it lies beyond the boundary and therefore it will not be affected by the proposed development scheme.

Gazetteer Entry 07

Site Name	Electricity Mains Depot
Designation	No designation
HER Number	-
Site Type	Electricity Mains Depot (site of)
Period	Mid-20 th century
NGR	385705, 396041
Source	OS mapping
Description	By the mid-20 th century, the northern portion of the Site showed the first phase of development. The Ordnance Survey map of 1950 (PLATE) shows that the Site was largely occupied by an Electricity Mains Depot. The

Electricity Mains complex had several large buildings in the space between Upper Grove Street and Curzon Street, as well as the area that previously occupied outbuildings for the houses on High Street, in the west of the Site. The depot was later demolished in the 21st century and replaced with a hard-standing carpark until the University of Manchester built student accommodation on the previous footprint.

Assessment Remains of the buildings could survive within the Site and therefore could be affected by the proposed development scheme.

8. Significance

8.1 Policy context for heritage assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

8.2 Designated heritage assets

The Site is located within 200m of nine designated-heritage assets and 750m of 38 designated heritage assets (Table 1). The proposed development will not have a direct physical impact on these designated heritage assets; however, it may have an indirect impact on the setting of the designated heritage assets, especially Victoria Baths, which is enveloped by the Site. A detailed considered of the above-ground historical environment is presented in a separate heritage appraisal that has been prepared and is not considered within this assessment, which is focused on below-ground heritage assets (see Section 2.3).

8.3 Significance of the archaeological resource

8.3.1 *Historical and archaeological interest*

Historical and archaeological interest

The Site lay within the manor of Chorlton, which was recognised as a separate township formerly known as Chorlton Row (Chorlton-upon-Medlock), by 1618. Chorlton transformed from an agricultural area to an industrial township during the late 18th and 19th centuries, housing both an industrial working population and also middle-class housing developments. The Site comprised terraced housing and gardens in the 19th century amidst a growing, closely packed industrial centre, which adds to the historic interest. Manchester was at the forefront of the industrial revolution and therefore the Site may be considered to be of historic interest. Archaeological remains within the Site reflect the development of the area into an affluent suburban area.

8.3.2 Baseline significance conditions

Period

No prehistoric, Roman or medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be low due to later 20th and 21st century development.

The most likely remains to be encountered within the Site would date to the post-medieval and industrial periods, which could include agricultural soils (GE01) 19th-century and 20th-century houses (GE03 & 04). Sites reflecting Manchester's industrial heritage may be considered significant due to period.

Rarity

Buried remains pre-dating the 19th century would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period. Agricultural soils (GE01) have limited potential to hold pre-industrial remains in this part of Manchester.

Archaeological remains associated with the early 19th/20th-century domestic houses may not be considered rare as several examples have been excavated in the past 30 years.

Documentation

The historical development of the Site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group value

The Site lies within an area of Manchester that was developed as a residential area from the early 19th century. The buildings erected within the Site consisted of residential buildings, but they would not be considered of group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. There is limited potential to find that some of the domestic buildings had cellars. External staircases on the villa could indicate that it was cellared, however it is currently unknown whether the houses along Bax Road were cellared, and Ordnance Survey maps show no evidence of them being so. Any buildings containing cellars or deep structures are more likely to survive as *in-situ* buried remains.

Fragility / vulnerability

Any buried archaeological remains, should they be present and survive *in situ*, are vulnerable to damage or destruction during any earth-moving works associated with the restoration scheme.

Diversity

The remains within the Site are mostly associated with the development of Manchester during the industrial period, and therefore may not be considered significant due to diversity.

Potential

There are no prehistoric, Romano-British or medieval remains within the Site or immediate environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be very low. The Site contained agricultural soils and the survival of former soils may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/: Table 4):

Industrial Period	
IND21	How did industrial period towns affect the pre-existing historic landscape?
IND84	How can we identify the development of public parks and the changing uses of green spaces within the urban environment within the industrial period?

Table 4 Industrial Period Research Agendas

The Site was intensely developed in the mid-20th century, which could have destroyed much of the former pre-industrial landscape. No field or township boundaries are shown within the Site, and it doesn't lie near to any farmsteads suggesting low-level activity. Therefore, there is limited potential to address the research agendas listed above (Table 4).

The Site also has the potential to contain 19th and 20th-century houses. The survival of these houses may have some potential to address the research agenda outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/: Table 5):

Industrial Period	
IND26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?

Table 5 Industrial Period Research Agendas

A villa occupied the Site and likely contained a cellar that has high potential to survive within the Site, however, several examples of this type of housing currently survive within Manchester. Therefore, buried remains of the villa are unlikely to address the research agendas listed above (Table 5).

The Site was intensely developed in the mid-20th century when an Electricity Mains Depot was constructed within the northern and south-eastern parts of the Site. The survival of the Electricity Mains Depot may have some potential to address the research agenda outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/: (Table 6):

Industrial Period	
IND55	What is the evidence for the development of power production?
IND61	What are the gaps in our understanding of power production sites in the North-West?

Table 6 Industrial Period Research Agendas

The Electricity Mains Depot was built in the mid-20th century and does not represent a case of early electrical and power production; therefore it has limited potential to address the research agendas listed above (Table 6).

8.4 Summary of significance

It can be concluded from the information gained from the desk-based research that the Site is of little archaeological interest and has potential to contain buried remains dating to the industrial period.

Using the above criteria and the ICOMOS guide for assessing value of heritage assets (the Site most likely contains non-statutory archaeological remains of negligible significance.

The Site has limited potential to contain agricultural and garden soils (GE01; GE02; GE05) that would be of limited archaeological value and may be considered as negligible. The Site has high potential to contain 19th (GE03) and 20th-century (GE04) domestic buildings that would be of limited archaeological value and may be considered negligible. The Site also has high potential to contain an Electricity Mains Depot complex (GE07), but this would be of limited archaeological value.

In addition, the Victoria Baths (GE06) lie beyond the Site boundary and, therefore, will not be affected by the proposed development scheme.

9. Impact assessment

9.1 Development Proposals

Empiric Student Property to support a full planning application for a redevelopment of land at Victoria Point. The works will involve the intensification of the existing student accommodation site. This will be achieved by demolishing Blocks 4 and 6 and extending the remaining blocks. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

9.2 Impact upon archaeological resource within the Site

Delivery of the development proposals will necessitate some ground-breaking and landscaping works across the Site, with potential to impact on buried archaeological remains.

This assessment has demonstrated that the Site has high potential to retain buried remains of 19th and 20th-century houses and limited potential to contain garden soils. The Site also has high potential to contain remains from a mid-20th century Electricity Mains Depot. Any such remains that do exist within the Site are likely to be of limited archaeological value and may be considered as negligible.

10. Recommendations

10.1 Heritage Assets

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

10.2 Further Investigation

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. However, following consultation with GMAAS, no further archaeological investigations will be required.

Sources

Cartographic sources

Yates' Map of Lancashire, 1786
Casson and Berry's map of Manchester, 1741
Johnson's map of Lancashire, 1818
Ordnance Survey 1:1056 Town Plan of 1851
Ordnance Survey 1:500 Town Plan of 1891
Ordnance Survey 1:2500 County Series Map of 1908
Ordnance Survey 1:1250 National Grid Map of 1950

Census Returns

Census Returns for Bax Road, Manchester, Lancashire, 1921. Record Set: England, Wales & Scotland Census. Archive reference: RG15. Piece Number: 19114. Schedule Number:293
Census Returns for Bax Road, Manchester, Lancashire, 1921. Record Set: England, Wales & Scotland Census. Archive reference: RG15. Piece Number: 19114. Schedule Number:294
Census Returns for Bax Road, Manchester, Lancashire, 1921. Record Set: England, Wales & Scotland Census. Archive reference: RG15. Piece Number: 19114. Schedule Number:595
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Census Returns for Bax Road, Manchester, Lancashire, 1921. Record Set: England, Wales & Scotland Census. Archive reference: RG15. Piece Number: 19114. Schedule Number:297
Census Returns for Bax Road, Manchester, Lancashire, 1921. Record Set: England, Wales & Scotland Census. Archive reference: RG15. Piece Number: 19114. Schedule Number:298
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<https://researchframeworks.org/nwrf/research-agenda/>

Date accessed: 04/12/2023

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Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed onto the Ordnance Survey 1:1056 Town Plan Map of 1950
- Figure 4: Site boundary superimposed on the Ordnance Survey 1:500 Town Plan map of 1891
- Figure 5: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1908
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1922
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Map of 1950
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Map of 1976
- Figure 9: Gazetteer Sites superimposed onto modern mapping
- Figure 10: Gazetteer sites superimposed onto modern mapping
- Figure 11: Gazetteer sites superimposed onto modern mapping

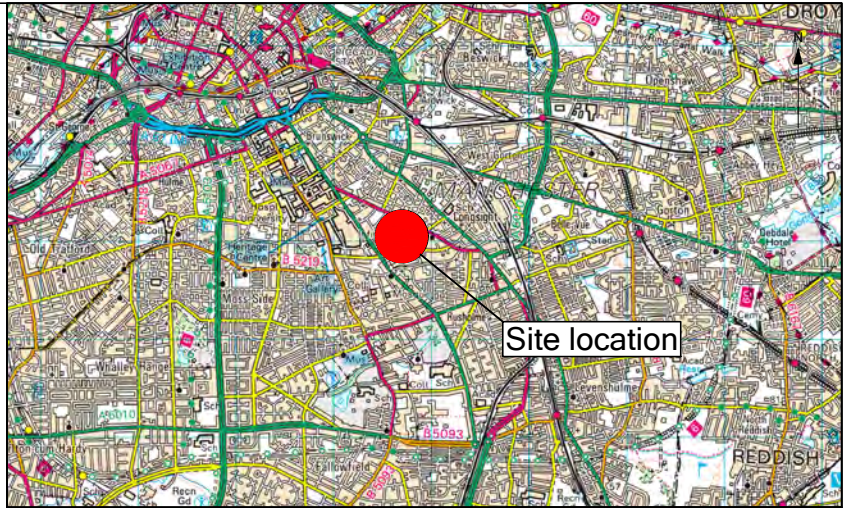


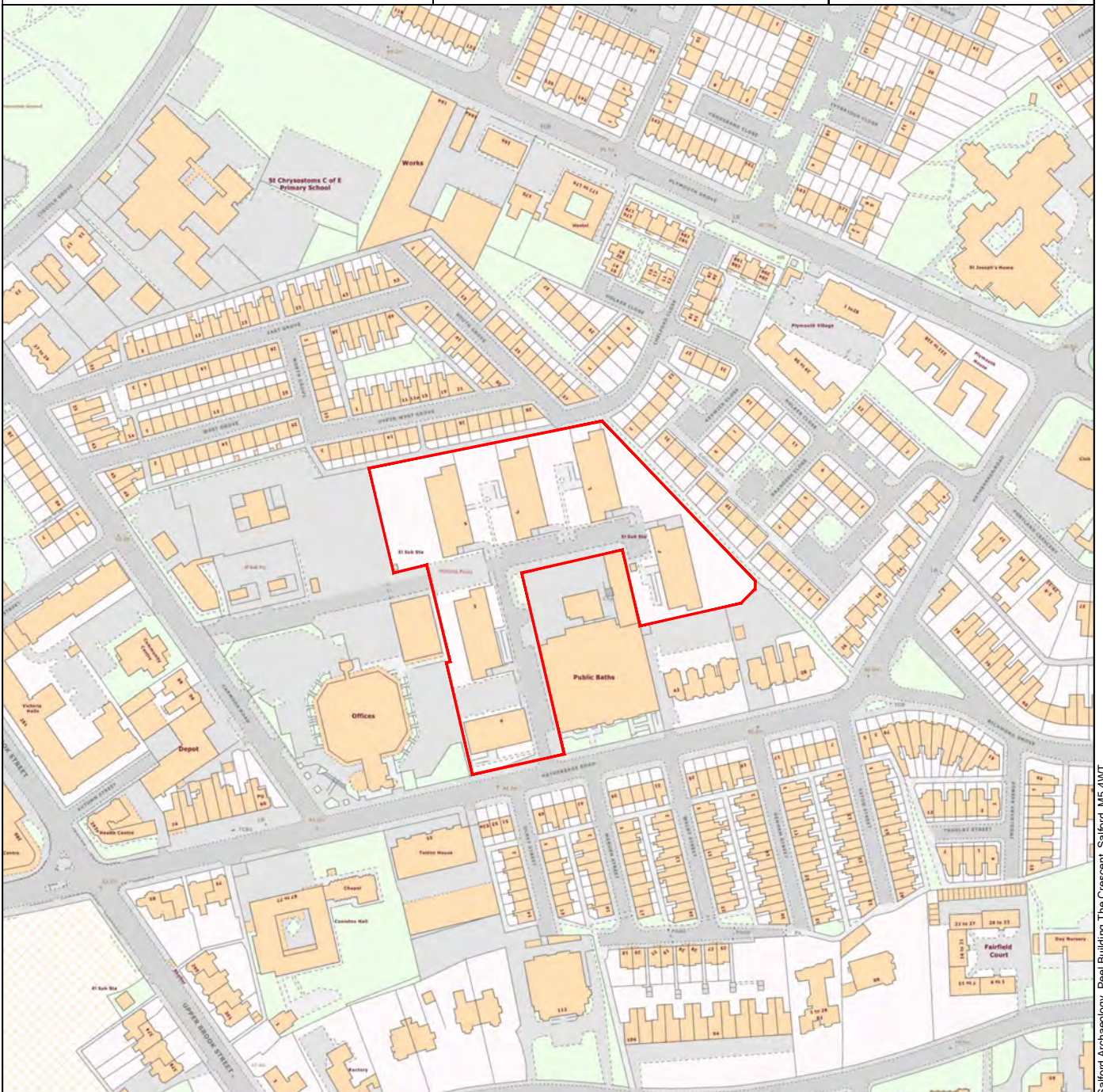
Figure 1:

Site Location

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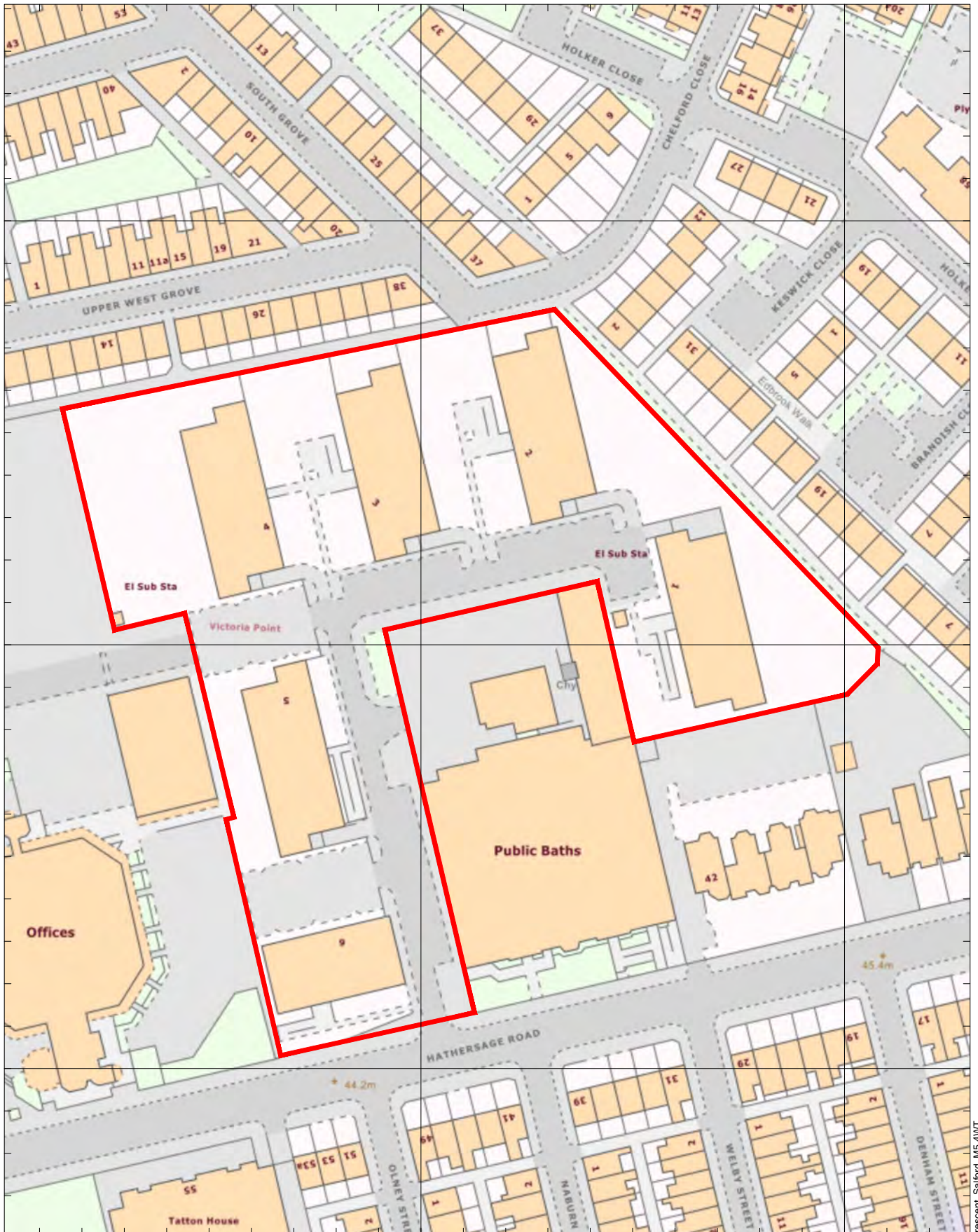


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

Site Boundary


**SALFORD
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0 50 m

Scale at A4 1:1250

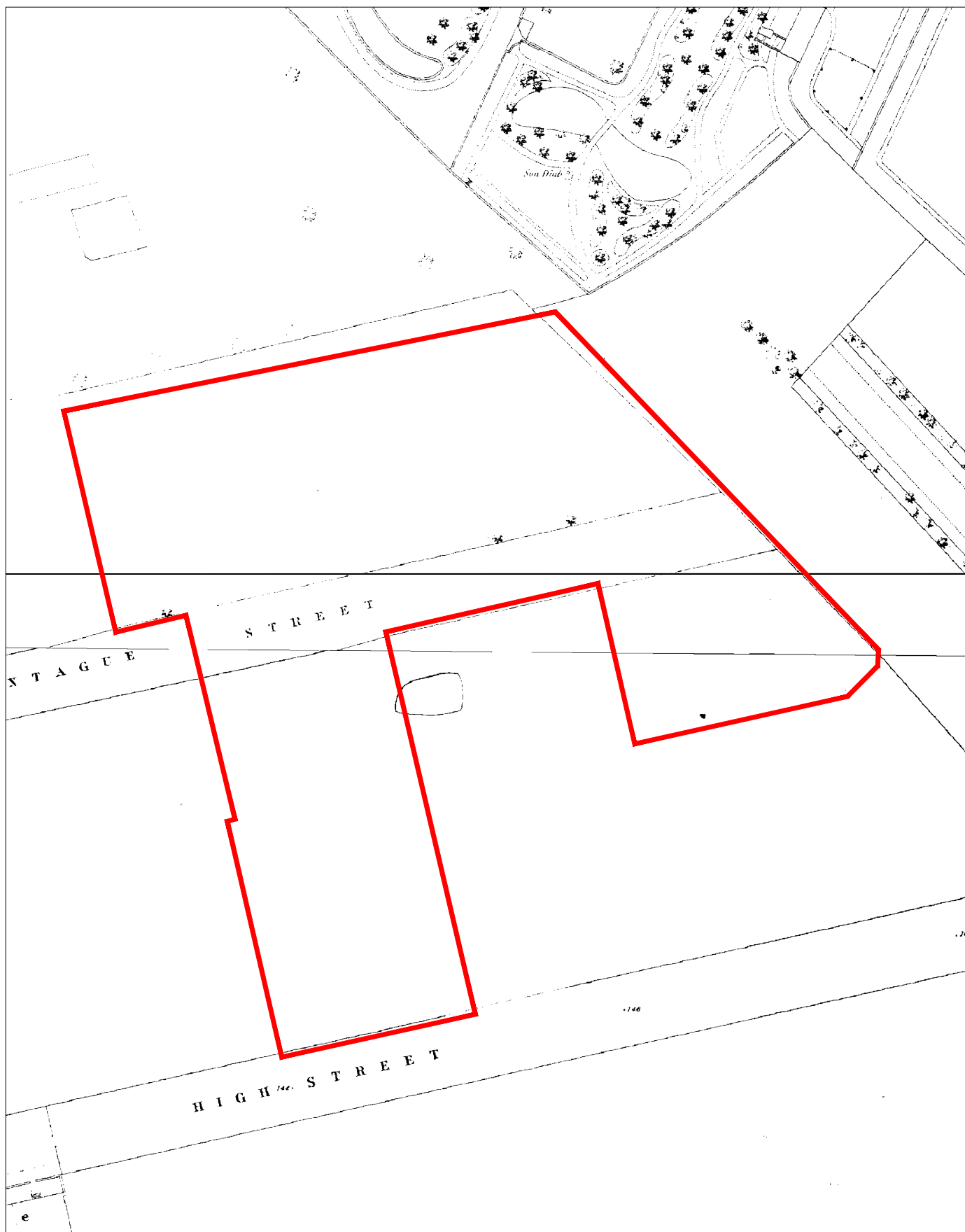


Figure 3:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1851

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Key:

— Site Boundary



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0 50 m
Scale at A4 1:1250



Figure 4:

Site Boundary Superimposed onto the 1:500 Town Plan of 1891

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Key:

— Site Boundary



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0 50 m
Scale at A4 1:1250

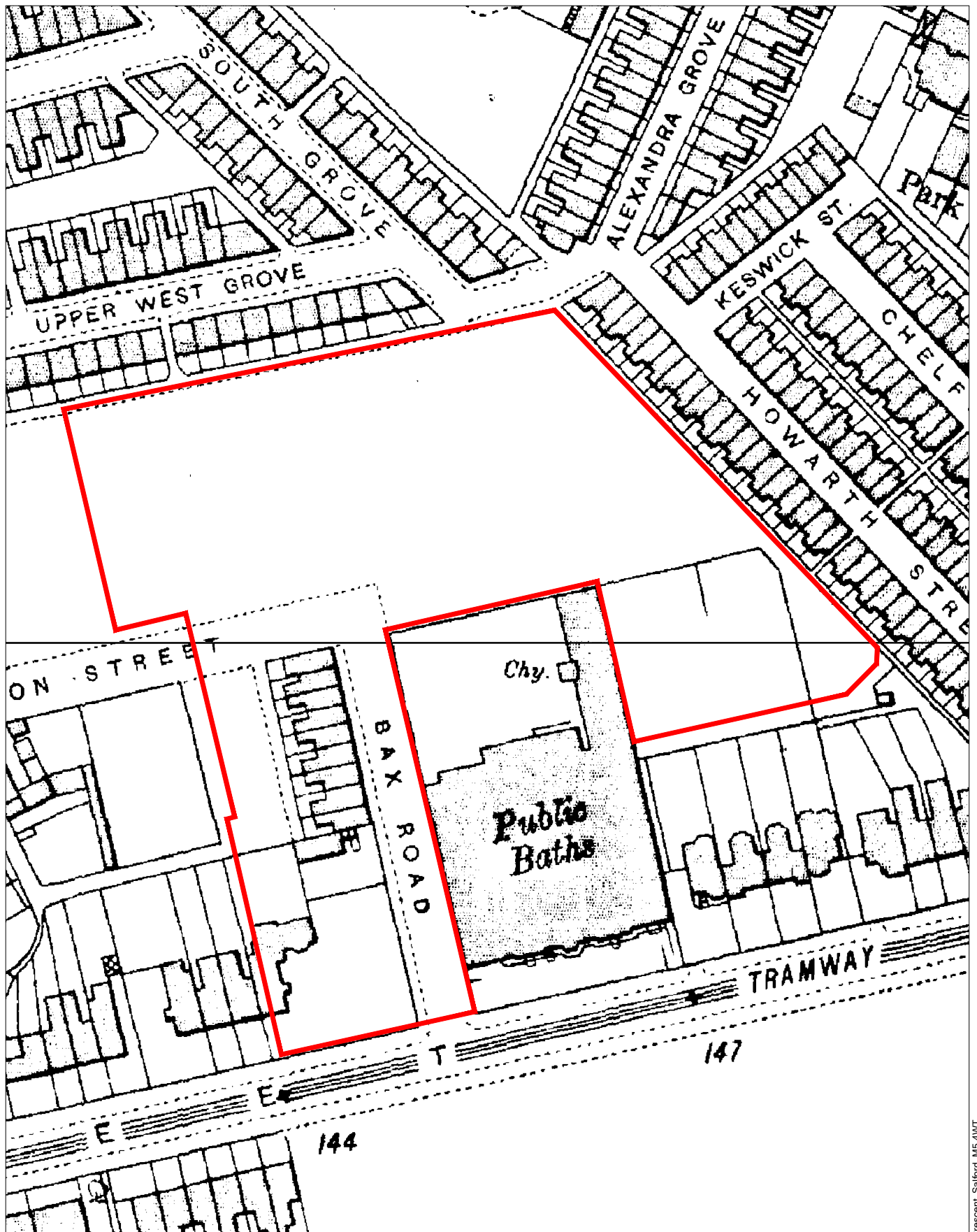


Figure 5:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1908

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Key:

— Site Boundary



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Scale at A4 1:1250

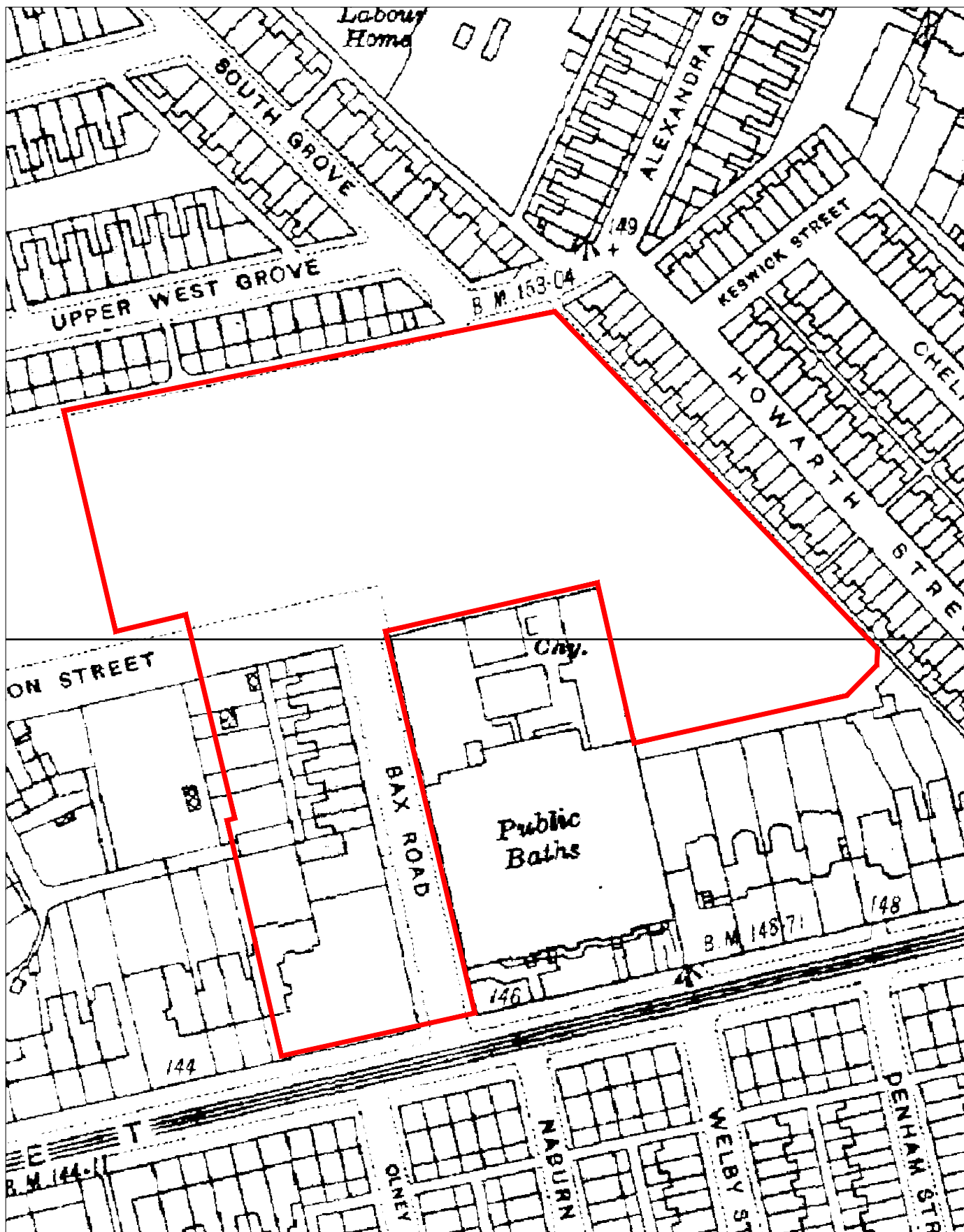


Figure 6:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1922

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Key:

— Site Boundary



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Scale at A4 1:1250

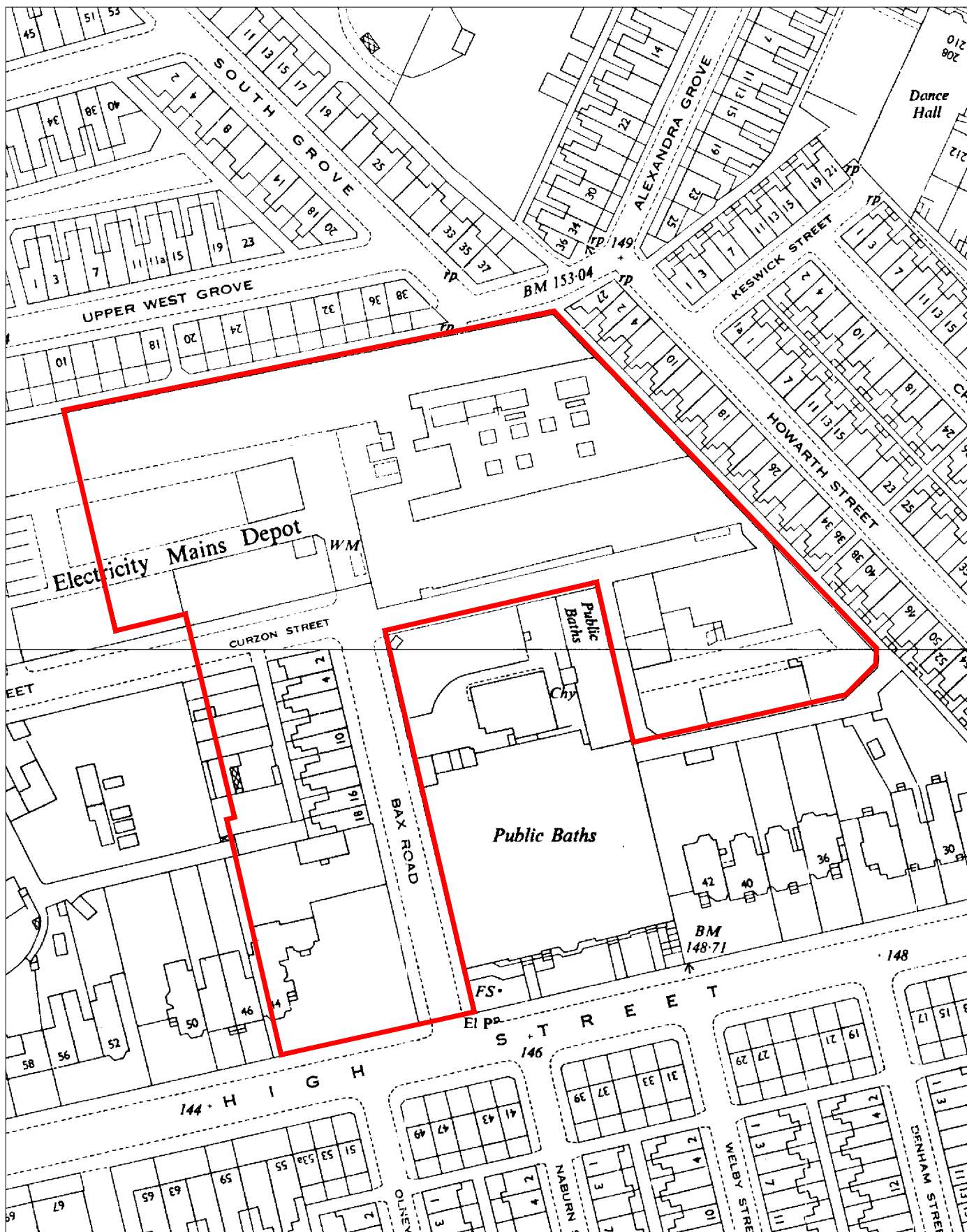


Figure 7:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1950

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Key:

— Site Boundary



**SALFORD
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Scale at A4 1:1250

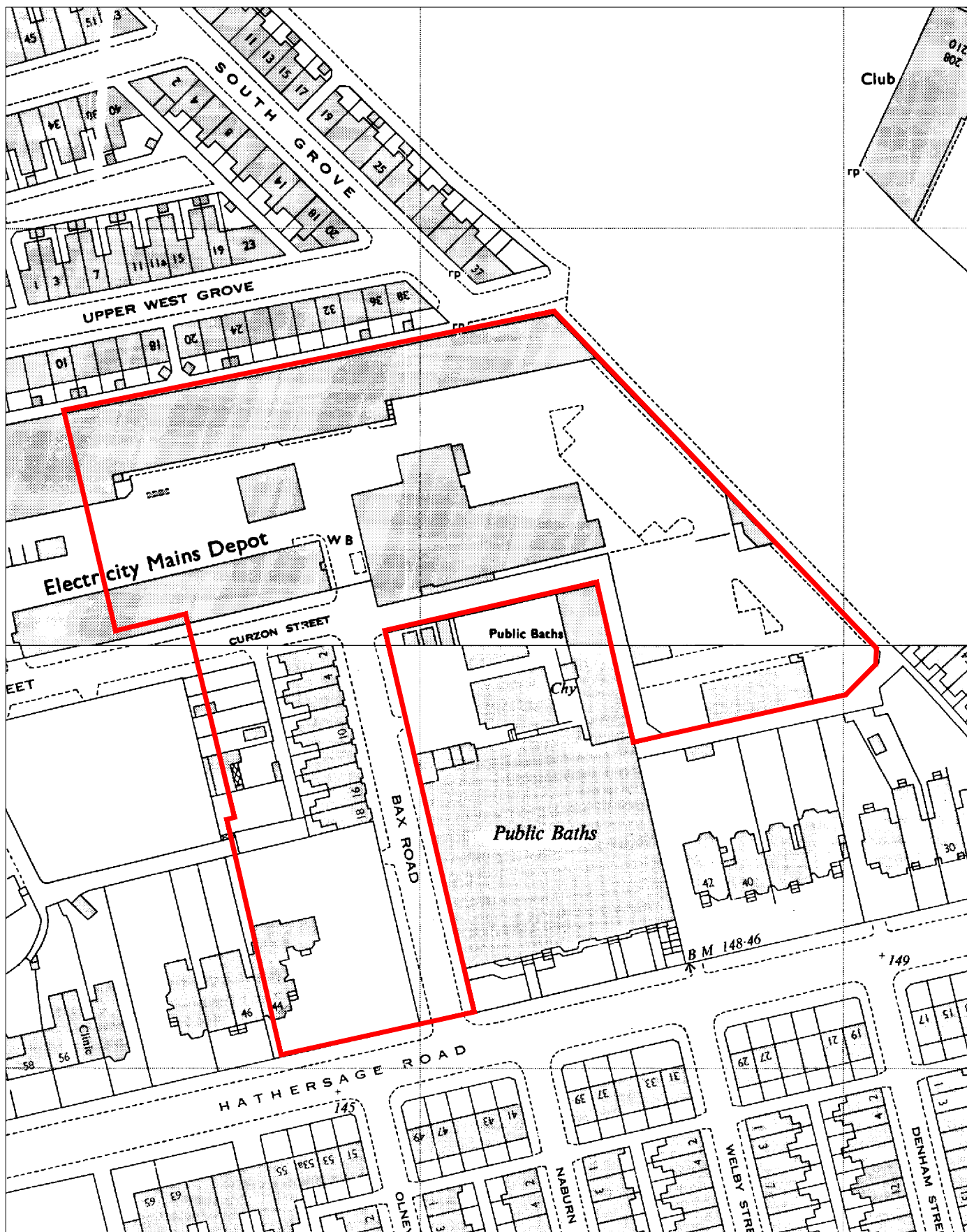


Figure 8:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1976

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Key:

— Site Boundary



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0 50 m

Scale at A4 1:1250



Key:

- Boundary
- GE01 - Agricultural Soils



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Figure 9: Location of Gazetteer Entries

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0 10 20 m



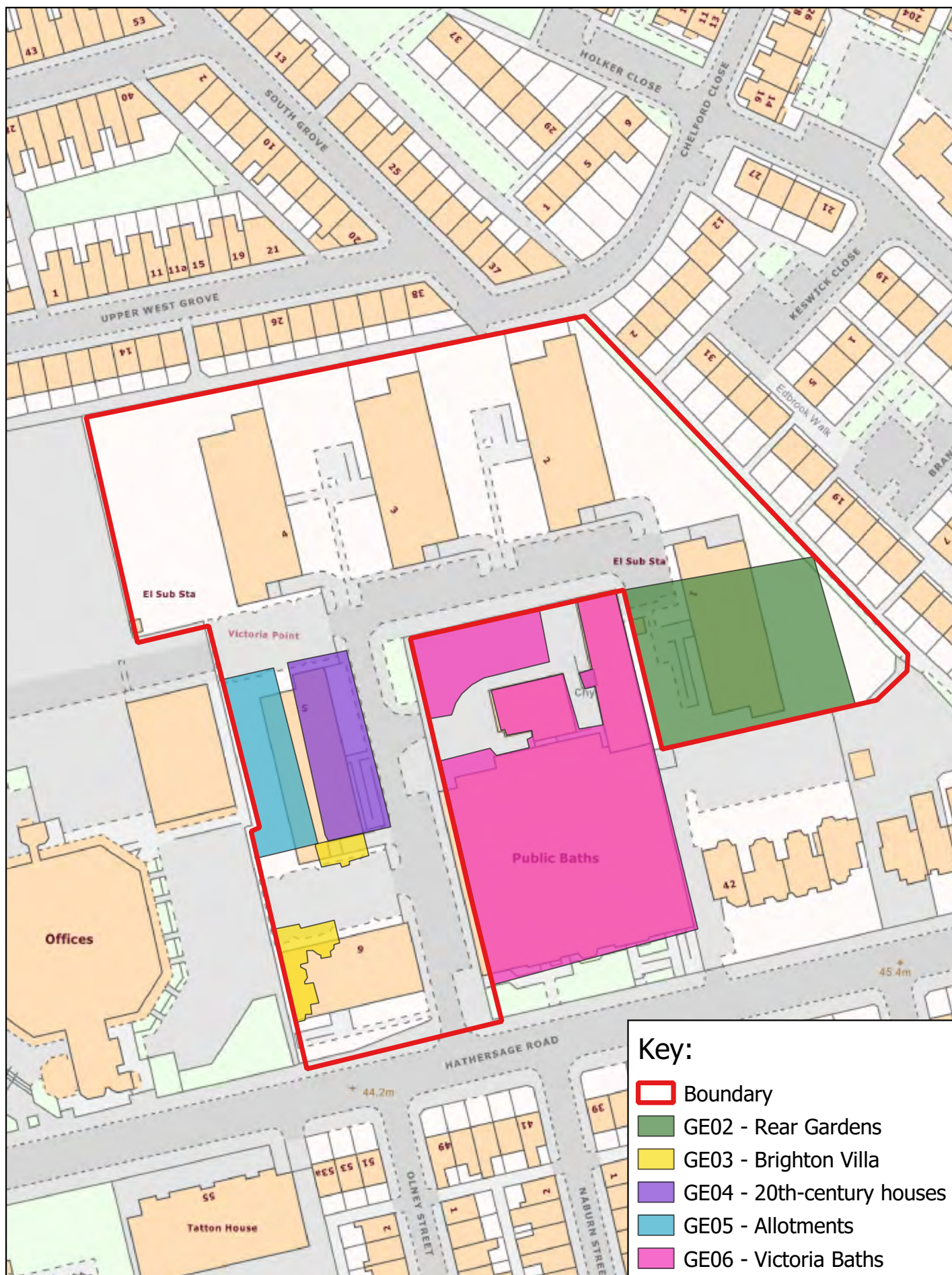


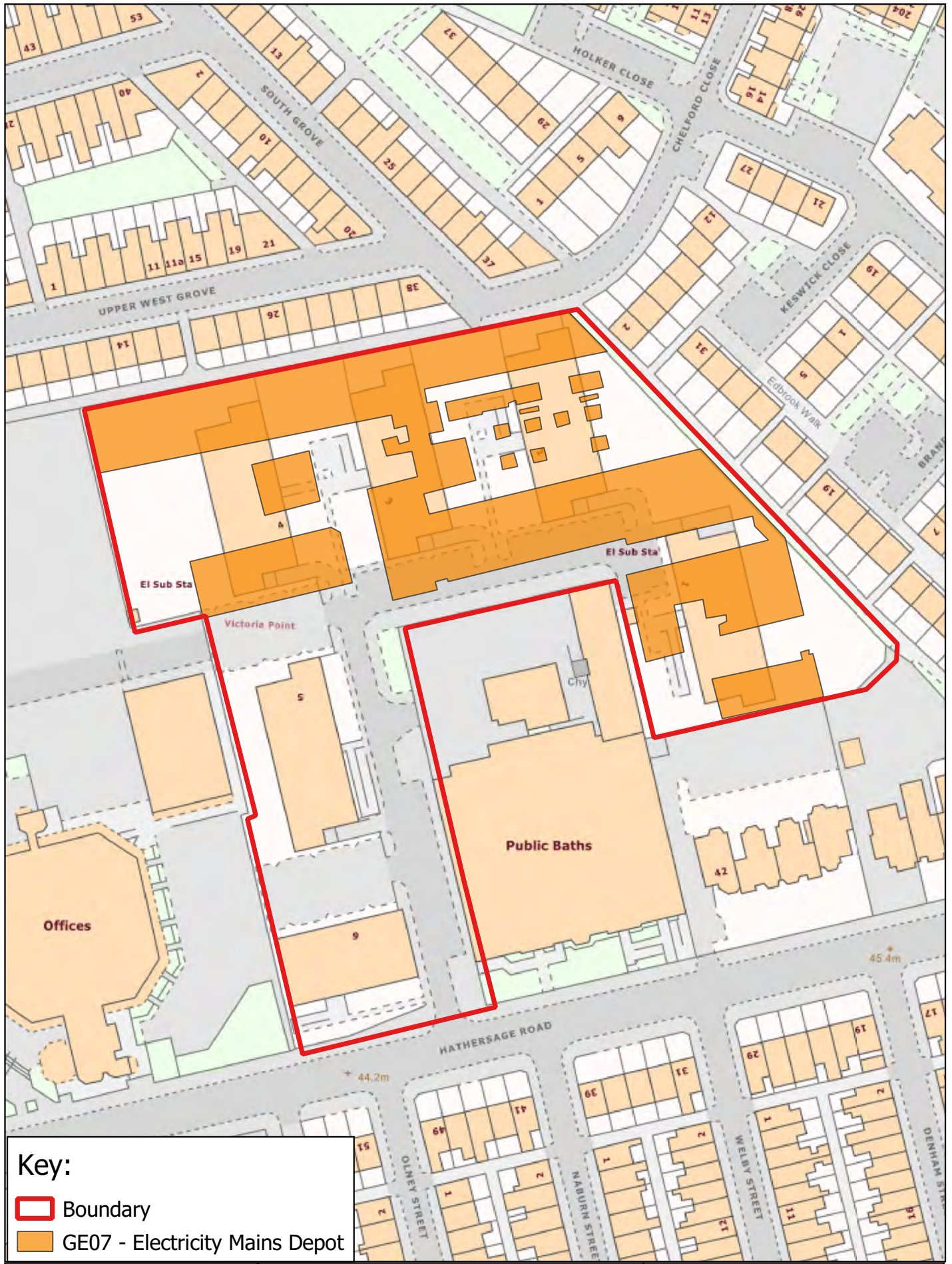
Figure 10: Location of Gazetteer Entries

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0 10 20 m



SA
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Key:

- Boundary
- GE07 - Electricity Mains Depot



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Figure 11: Location of Gazetteer Entries

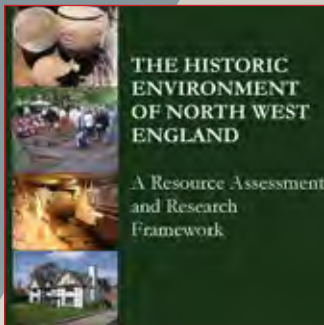
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CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



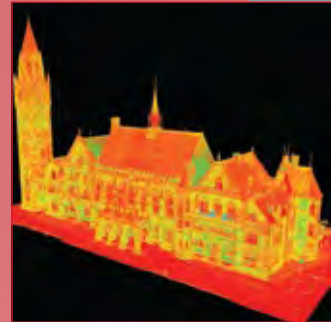
EXCAVATION



BUILDING SURVEY



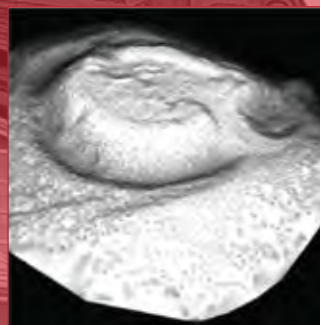
3D LASER SCANNING



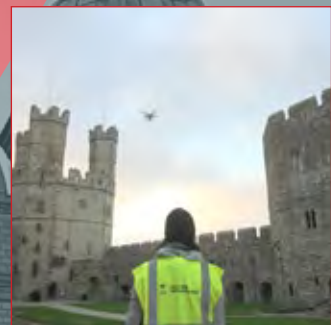
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



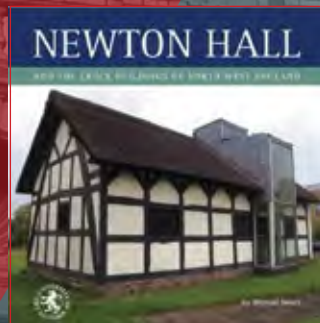
DRONE SURVEYS



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