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Contents

1. Summary	1
2. Introduction	2
2.1 Site location	2
2.2 Topography and geology	2
2.3 Designations	3
3. Method statement	4
3.1 Introduction	4
3.2 Research sources	4
3.3 Site Inspection	4
3.4 The document	4
3.5 Significance assessment methodology	4
3.6 Impact assessment methodology	5
4. Planning and legislative background	6
4.1 National Planning Policy Framework (NPPF)	6
4.2 Local Development Framework	7
5. Historical background	8
5.1 Prehistoric period	8
5.1.1 Archaeological potential	8
5.2 Romano-British period	8
5.2.1 Archaeological potential	9
5.3 Medieval period	9
5.3.1 Archaeological potential	11
5.4 Post-medieval period	11
5.4.1 Archaeological potential	12
5.5 Onset of the industrial revolution	12
5.6 The advent of Manchester's railway network	Error! Bookmark not defined.
5.7 Development of the Site	15
5.8 Previous archaeological works	21
5.9 Summary of archaeological potential	22

6. Site inspection	23
7. Gazetteer	26
8. Significance	35
8.1 Policy context for heritage assets.....	35
8.2 Designated heritage assets.....	35
8.3 Significance of the archaeological resource	35
8.3.1 Historical and archaeological interest.....	35
8.3.2 Baseline significance conditions.....	36
8.4 Summary of significance	37
9. Impact assessment	39
9.1 Development Proposals	39
9.2 Impact upon archaeological resource within the Site.....	39
10. Recommendations	40
10.1 Heritage Assets	40
10.2 Further Investigation	40
Sources.....	41
Cartographic sources	41
Bibliography	41
Websites	42
Acknowledgements.....	44
Appendix 1: Figures	45

1. Summary

ZX Cheetham Hill Developments Limited is devising proposals for a 23-storey building used for both residential and commercial purposes at 33 to 41 Cheetham Hill Road, Manchester (centred on NGR 384076, 399401). In order to support the planning applications for the scheme ZX Cheetham Hill Developments Ltd 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.

During the medieval and post-medieval period, the proposed development area likely lay within the Strangeways estate. By at least the late 18th century, the site consisted of an open field within Strangeways Park.

By the early 19th century, four double-depth houses and a slightly larger dwelling had been constructed within the site. The properties had front and back gardens and may have included cellars. The arrangement of buildings within the site remained unchanged until the mid-20th century, when the houses were progressively cleared. The site was redeveloped into a garage by 1990 which is currently extant.

The potential for the site to contain buried archaeological remains is considered to be high. The most likely remains to be encountered within the site includes various types of 19th-century houses, however these may be considered as negligible. There is limited potential for garden soils to survive in discrete parts of the site, which would also be considered as negligible.

Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it is anticipated that no further archaeological investigation will be required.

2. Introduction

ZX Cheetham Hill Developments Limited have prepared a planning application for a 23-storey building used for both residential and commercial purposes. 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 384076, 399401) comprises a plot of land in the Strangeways area of Manchester, Cheetham Hill, (herein referred to as the 'Site'). The Site lies to the north of Manchester City Centre and is bounded by Carnarvon Street in the north, Cheetham Hill Road to the east, a bank along Park Place to the south and Gibson Place to the west (Fig 1; Plate 1). The Site currently consists of a disused garage and associated hard standing car park.

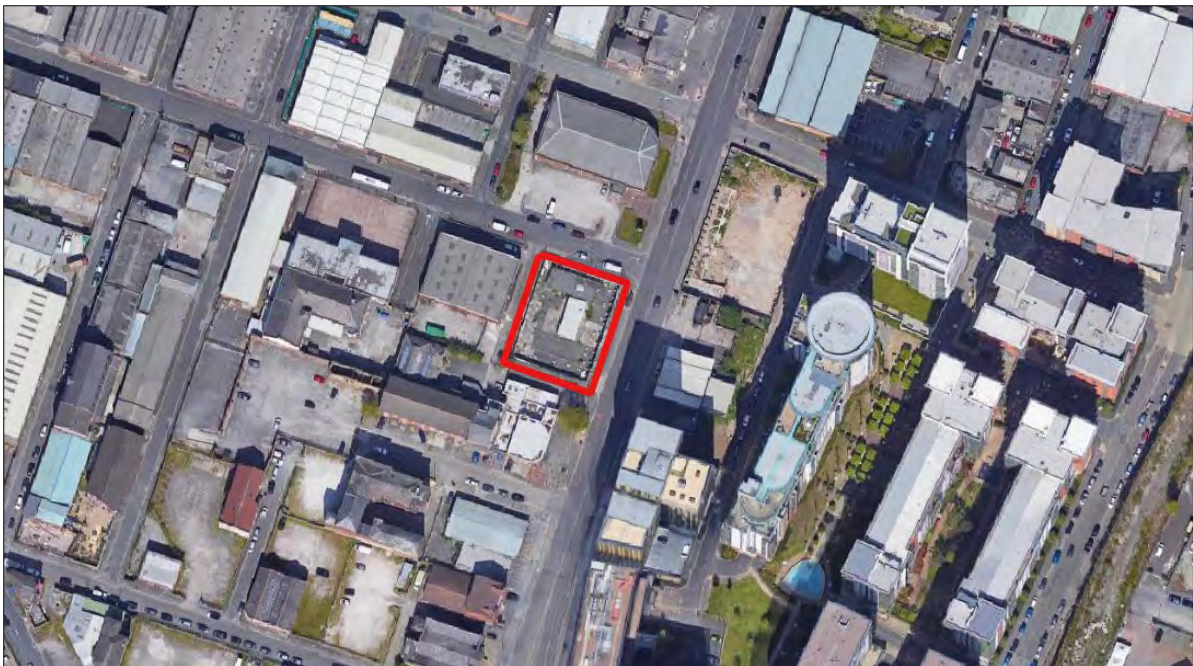


Plate 1 Extract from Google Satellite, showing the Site boundary

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 Irk runs c.175m south of the Site and the River Irwell runs c.500m south-west of the Site. The Site lies at a height of 44.5m above Ordnance Datum (aOD) and is relatively flat.

The Site is located on a band of solid geology comprising the sandstone of the Chester Formation, formed between 250 and 247.1 million years ago during the Triassic Period. It is

overlain by superficial Devensian Till deposits, 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 additional heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens. It does not lie within any Conservation Areas.

The Site is located within 300m of six designated heritage assets (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

Site	Designation	List Entry	Location (NGR)
Former Synagogue	Grade II Listed Building	1208420	SJ 84034 99291
Roman Catholic Church of St Chads Presbytery	Grade II Listed Building	1208542	SJ 84195 99528
Churchyard Walls of Roman Catholic Church of St Chads Presbytery	Grade II Listed Building	1197786	SJ 84190 99544
Former Free Library	Grade II Listed Building	1293124	SJ 84215 99634
Cheetham Town Hall (former)	Grade II Listed Building	1208440	SJ 84178 99693
Gatehouse of HMP Manchester	Grade II Listed Building	1254670	SJ 83800 99527

Table 1 Designated sites within 300m radius 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 (Fig 13);
- / 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 3-10), 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 2021).

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 and 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 nearest known prehistoric finds were discovered during the 19th century at Cathedral Yard. These comprise of a flint flake discovered in the Cathedral Churchyard in 1899, c.400m south of the Site. 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. Castlefield Roman Vicus and Area of Roman Manchester lies c.1.5km south-west of the Site.

The study area lies beyond the extramural settlement, however, the Roman road (HER 14.1.0) from Manchester to Ribchester (HER 14.1.0) is situated c.200m to the west of the study area, continuing to the west of Strangeways, following the course of Bury New Road.

The River Irk, which runs c.280m south of the Site, is considered a receptacle of all relicts including ceramics, coins, weapons and domestic utensils that has either fell or been thrown in over the centuries. An immense amount of Roman and other coins were found in the old river bed during its diversion for the construction of the Lancashire & Yorkshire Railway Company in 1899 (HER 1393.1.0). Some notable coins included Emperors such as Trajan, Hadrian and Domitian. However, it also produced a coin of the Pyrrhus King of Epirus (295-272AD) and a copper coin from Carthage.

5.2.1 Archaeological potential

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

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.

Evidence of early Saxon occupation within the area includes a Saxon findspot, recovered from Red Bank in 1850, c.195m east of the Site. The find was a funerary urn, that was stamped with decoration typical of the Saxon Period. The find likely dates to the 6th century and has parallels with vessels found in Yorkshire and Lincolnshire (HER 1254.1.0).

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*).

The manorial watermill, originally known as Upper Mill, occupied a site on the River Irk to the north of the medieval settlement at Manchester (HER 9863.1.0), 200m south of the Site. The Manorial Survey of 1340 also recorded a fulling mill (HER 9864.1.0) at the site. By 1434, an oven had been built to the east of the mills. A new mill was erected in 1510 (HER 9862.1.0) and the mill buildings were granted to Chetham's in 1515. These buildings were presumably, demolished ahead of the construction of Victoria Station in 1844. The mill buildings were located approximately 380m to the south-east of the Site. 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.

Hanging Ditch, formed the original boundary of the medieval settlement comprising the outermost of a series of defensive earthworks, which was excavated by the Greater Manchester Archaeological Unit (GMAU) at the Wellington Inn/Sinclair's Oyster Bar site in 1997 (HER 16050.1.0). This demonstrated that the feature had originated as a natural post-glacial channel, but had been modified in the 13th century, most likely as part of the defence of the Norman settlement, containing the castle, church, and a small number of dwellings. The later fills from episodes of in-filling contained artefacts dated to the mid-14th to 15th centuries. Two inner ditches may also have been associated with the castle. The middle ditch was observed in the 1760s during excavations for a new burial ground. This was undated but appeared to have defined the existing boundary of Chetham's School. The innermost was observed during excavations in c 1900 and by GMAU in 1983, creating a small enclosure at the tip of the spur at the confluence of the two rivers.

The Site lies c.400m north of Manchester's medieval core, in the Strangeways area of Manchester. Strangeways was first recorded in 1322 as *Strangwas*, deriving from the Anglo-Saxon *Strang* and *gewæsc* meaning 'a place by a stream with a strong current' (Farrer & Brownbill, 1911). Strangeways lies within the southern part of Cheetham, within Cheetwood.

The earliest reference to Cheetham appears in 1212, when Roger de Middleton held a ploughland in Cheetham of the king in chief in thegnage by the annual service of a mark. Henry de Chetham held the estate under Roger. The mesne lordship of the Middleton family did not last long, and it is believed that Cheetham was held directly by the king as Duke of Lancaster by the Chethams and their successors. Sir Geoffrey de Chetham was recorded throughout the mid-13th century. After his time, the manor was held by the Pilkingtons, the tenure being altered to knight's service, and on their forfeiture in 1485 it was granted to the Earl of Derby, and descended like Knowsley down to the mid-17th century. There does not

appear to be any later record of a manor of Cheetham, the estate probably having been dismembered by various sales (Farrer & Brownbill, 1911, pp. 259-62). Strangeways lay within the southern part of the Cheetham.

The principal estate in Cheetham, apart from the Manor, was Strangeways. Strangeways is mentioned in a description of The Bounds of Manchester in 1322 (HER 275.1.0). It was long held by the de Strangeways family from at least 1304 but was sold in the mid-17 century to the Hartleys, who retained possession for several generations. In 1711, the estate was bequeathed by Catherine Richards, widow to Thomas Reynolds, to the Earl of Ducie, who was the owner in 1850 (Farrer & Brownbill, 1911, pp. 259-62). The hall (formerly sited c 350m north-west of the Site) itself was built before 1590, though its precise date is unknown. The hall was demolished around 1860 and replaced by the Assize Court (HER 11769.1.0). The site of Strangeways Hall lies c.410m north-west of the Site. The Site was most likely agricultural fields during this period.

The Manor Survey of 1320 records two mills within the area. Manor (Upper) Watermill (HER 9863.1.0) was revealed to be a watermill for the parish, situated c.200m south of the Site. A later medieval mill was built and erected in the same site in 1510. A fulling mill was also recorded south-west of the watermill (HER 9864.1.0). In 1515 the fulling mill was granted to Cheetham's.

5.3.1 Archaeological potential

The Site most likely lay just beyond medieval settlement activity and the potential for buried archaeological remains is considered to be low due to the extensive development that took place in the 19th 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).

A settlement had been established within the Strangeways estate by 1544, which comprised 24 messuages, 20 burgages, 20 cottages and a watermill, with land, meadow, pasture, wood, moor and heath, and turbary, £5 13s. 4d. rent, and the moiety of a water-mill, in Cheetham, Strangeways, Rochdale, Spotland, Oldham, Cheesden, Manchester, Salford, Oldfield, Withington, and Ardwick (Farrer & Brownbill, 1911, pp. 259-62). Land within the estate was progressively sold off during the late 16th century and early 17th century, including a burbage in Manchester, near the Irk and land in Salford (*ibid*). The selling off of their property likely reflected the dwindling fortunes of the estate, though the family continued to had hold Strangeways Hall, watermill and 40 acres of land in Cheetham, the Knolls and other lands in Manchester, Ardwick, Salford, and Withington.

Cheetham was a township within the parish of Manchester by at least the post-medieval period. The hearth tax returns of 1666 show that there were 70 hearths liable in the township of Cheetham. The largest houses were those of John Hartley, John Symon, and Edward Chetham, with 13, seven, and six hearths respectively. A Cheetham halfpenny token was issued in 1668 (Farrer & Brownbill, 1911, pp. 259-62).

5.4.1 Archaeological potential

The Site most likely remained agricultural fields during the post-medieval period. The potential for buried archaeological remains is considered to be low.

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.

The second half of the 18th century was characterised by an accelerated pace of development, which was captured on the first detailed plans of the area, 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. 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 (HER 8654.1.0) 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 textile industry.



Plate 2 Extract from Casson and Berry's map of 1741, showing approximate Site location

The success of the Bridgewater canal acted as a catalyst for the construction of numerous canals, including the Rochdale Canal (HER 1386.2.0). The Rochdale Canal (HER 12089.9.0; 1386.2.0) had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. Initially, the canal opened in stages as sections were completed beginning with the Manchester to Rochdale branch in 1798. The completion of the Rochdale canal in 1804 meant that a water transportation route now existed between the North Sea at Hull and the Irish Sea at Liverpool. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre, (DGM1553).

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). The River Medlock was utilised for early industry, and several industrial premises associated with the textile finishing industries had been established along its banks. These included dye works and printworks, which are shown along its course on late 18th-century mapping. A large complex of buildings

identified as a Print Works (HER 9736.1.0) was situated c.240m south-west of the Site. The premises was most likely water powered and a large irregular reservoir lay to the north-east of it. Tithe maps reveal it was occupied by John Redfern, but the land was owned by the Earl of Ducie. Green's Map of 1794 reveals another complex of buildings situated c.140m south of the Site and named a dyeworks. However, it was demolished and turned into houses by the early 19th century.

A slightly example includes Red Bank Mill (HER 15733.1.0), which lay between Back Foundry Street and Back Red Bank in the 19th century, c.200m east of the Site. The building originally functioned as a cotton mill and consisted of a single rectangular building. It was later converted into an oil and tallow refinery and eventually adapted into a sawmill in the 20th century.

On the incorporation of Manchester in 1838, Cheetham became part of the new borough. Cheetham ceased to be a township in 1896, being absorbed into the new township of North Manchester. Land in the southern part of Cheetham, in the Strangeways area was sold off to the Manchester and Leeds Railway in 1838 (Farrer & Brownbill, 1911, pp. 259-62).

During the late 19th century, the southern end of the township became home to a large Jewish community, who had fled persecution from the former Russian Empire during the pogroms. In total, nine synagogues had been established by the early 20th century, some of the buildings having formerly been used as Nonconformist chapels. A hospital and dispensary were also founded, together with a Home for Aged Jews and a Talmud Torah (Farrer & Brownbill, 1911, pp. 259-62).

5.6 Victoria Station

The main notable railway in proximity to the Site (c 210m south of the Site) is Manchester Victoria Station. It was the original block to Hunt's Bank Approach for the Manchester and Leeds Railway Company in 1844 (List Entry: 1254725). The station was designed by George Stephenson and completed by John Brogden. By the mid-1840s, several different railway companies were operating from the station that connected Manchester to London, Glasgow, Liverpool, Leeds and Sheffield. At the time, it was one of the biggest passenger stations in Britain. Victoria Station has undergone several extensions as Manchester grew in the Industrial Period. In 1842, the Manchester and Leeds Railway broke ground in York Street, Cheetham Hill, in preparation for an additional line which would pass under Cheetham Hill Road (Wray, 2019).

In January 1846, during the Manchester Town Council meeting, the Town Clerk read from the report of the Improvement Committee, which consisted of the following:

"that an intimation was made to them in December from the Manchester and Leeds engineer to the effect that their station at Hunts Bank was becoming too small for their rapidly increasing traffic, and that other branch railways were likely, in a short time, to become connected with their main line, which would still further increase the amount of traffic; and that, in his opinion, it would be a convenience to the company, and enable them to provide much better accommodation for the public, if the street proposed to be carried along Mill Brow, through the land of the company to the present station, and thence to the Cheetham Hill Road, could be diverted so as to leave the entire area bounded by the river Irk at the disposal of the company, as, by this arrangement, the company would be enabled to bring the station for a portion of

their traffic up to Long Millgate, at the point opposite the bottom of Todd Street.” (Wray, 2019, p. 162)

Several more extensions and reconstructions took place for Manchester Victoria including the extensions of the station which included the diversion of the old Cheetham Hill Road, and the covering of the River Irk between Hunts Bank and Red Bank (Wray, 2019, p. 844).

5.7 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. Several cartographers began to map Manchester and its suburbs during the second half of the 18th century. One of the first maps to capture the Site is Green’s Plan of Manchester and Salford 1787-1794 (Plate 3). The Site lay within the Strangeways estate, 350m east of the Hall, within an open field annotated on Green’s map as being within ‘Strangeways Park’. Strangeways Park was a large pleasure garden that included fishing ponds, several other large bodies of water, a bowling ground, a maze, shooting butts and tree lined avenues. The field within the Site lay to the south of a decorative maze and east of a large body of water labelled ‘Canal’ on Green’s plan. The field was owned by Lord Ducie, who held the Strangeways estate in the late 18th century.

Lord Ducie, also known as Captain Francis Reynolds-Moreton, was the 3rd Baron of Ducie was a famous British naval officer who commanded several ships during and after the time of the American Revolutionary War. He was born in Strangeways, Manchester and was part of a notable family who were said to be descended from the Normans. The Ducie family had many estates and land, including the manors of Charfield, Cromhall Abbots and Cromhall Lygon, Tortworth, Wickwar and Woodchester (discovery.nationalarchives.gov.uk/).



Plate 3 Extract from Green's map of Manchester & Salford, 1787-94, showing the approximate Site boundary

Banks and Co's map of Manchester (Fig 3; Plate 4) is the first map that captures development within the Site. The proposed grid of streets had been laid across the fields surrounding the

Site, in anticipation of development. Many of these streets intersected the large 'canal' or reservoir that lay to the west of the Site (see Plate 3, p15). York Street ran broadly south-west to north-east along the eastern boundary of the Site. An isolated row of five buildings had been erected within the Site. In total, four of the buildings were identical, comprising double-depth terraced houses with rear yards, outbuildings and small front gardens facing onto York Street. The northernmost building had a slightly larger footprint.



Plate 4 Extract from Banks and Co's map of Manchester, 1831, showing the Site boundary

The next available map that captures the Site is the Ordnance Survey map of 1850 (Fig 4; Plate 5), which is the first accurate plan that details the Site. The same arrangement of buildings occupied the Site, though the 1851 map shows the buildings in greater detail than the previous map. Pavement lights seem to have been depicted along the York Street frontage, suggesting that the buildings may have been cellared. External staircases were also shown to the rear of each property, potentially suggesting that they were slightly raised above ground level. The only notable difference captured on the 1851 map was the erection of a small, square outbuilding to the rear of the northmost building. The wider area had undergone intense development, mostly consisting of residential houses.

Slater's trade directory of 1850 provides an insight into the social history of the Site. It records the houses within the Site as No. 25 to No. 33 York Street. The occupations of the residents within the Site included a salesman, a calenderer, a manager, and a surgeon (Slater, 1850, p. 646).

By 1879, Slater's trade directory records that the double-depth houses were occupied by an ironmonger, a manufacturer and a decorator. The directory shows that the northernmost house within the Site was split into two properties during this period. No. 41 was occupied by Cheetham Liberal Club Co. Limited and No.41a was occupied by Gaskin Thomas & Son Plumbers (Slater, 1879, p. 576).

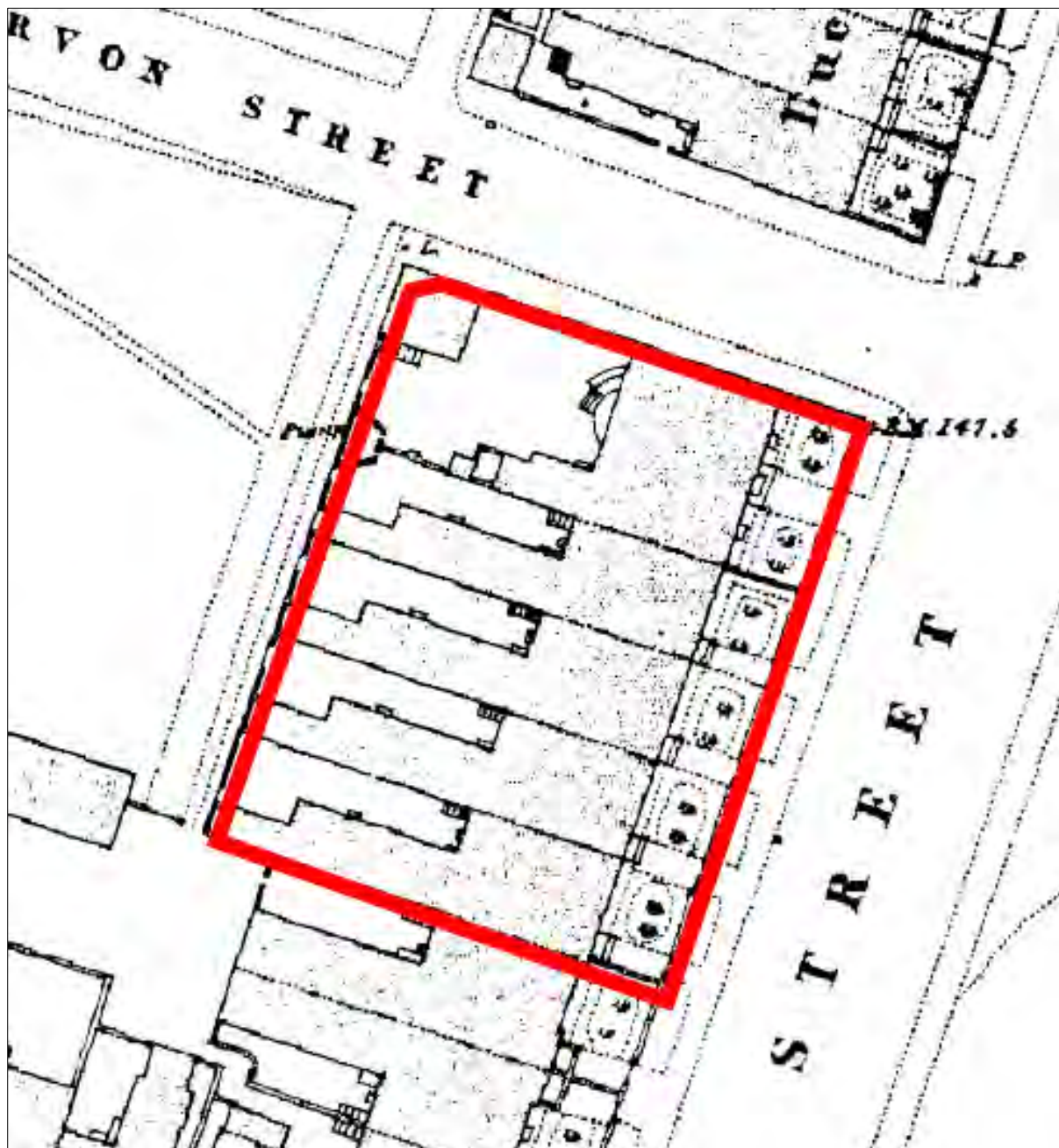


Plate 5 Extract from the Ordnance Survey Town Plan map of 1850, showing the Site boundary

The double-depth houses within the Site remained mostly unchanged on the Ordnance Survey map of 1891 (Fig 5; Plate 6) and throughout the first half of the 20th century (Figs 5 and 6). The only minor alteration included an extension to the rear of the larger building in the north of the Site, with access to the courtyard from Carnarvon Street. The extension could have been associated with it functioning as a liberal club and plumbers in the latter 19th century.



Plate 6 Extract from the Ordnance Survey Town Plan map of 1891, showing the Site boundary

The census returns of 1891 provides an insight into the social history of the area in the late 19th century. The census returns reflect the influx of Jewish settlers in the area, after they had fled the former Russian Empire from persecution (Table 3). In total, two Jewish families resided at the houses within the Site.

Address	Household Name(s)	No. residents	of	Occupations of residents	Birthplace of residents
33 York Street	Saul	4		Retired Jewish clergyman, retired general practitioner	Russia

35 York Street	Holbrook, Williams, Barnes, Shatwell	9	Fruit salesman, domestic servants	Radford, Blackburn, Manchester, York
37 York Street	Landale, Holme, Walbank, Hughes	9	Fruit merchant, housekeeper, domestic servant, nurse	Manchester, London, Staffordshire, Chesterfield
39 York Street	Sewelson, Schlomonitz, Masley	5	Chemist, domestic servant	Russia, Manchester, Prussia
41 York Street	Hope	4	Insurance agent	Manchester

Table 3 Census Returns for York Street, 1891

By 1898, the original route of Cheetham Hill Road was diverted to arch over the Irk, in which it replaced York Street and continued north (Wray, 2019, p. 832). The census returns of 1901 recorded the houses within the Site as being No. 33 to No. 41 Cheetham Hill Road (Table 4). All of the properties within the Site were inhabited by Jewish families. This highlights the mass immigration of the Jewish population into Cheetham Hill during this period. The residents had specialised occupations, indicating that they were middle-class. Occupations listed include a surgeon, a boot and shoe manufacturer, a tailor, a chemist and a photographer. The majority of the residents within the Site employed domestic servants which is a further indication of wealth.

Address	Household Name(s)	No. residents	of	Occupations of residents	Birthplace of residents
33 Cheetham Hill Road	Saul, Gorman	5		Physician & surgeon, domestic servant	Russia, Manchester, Wigan
35 Cheetham Hill Road	Freeman, Milan	10		Boot & shoe manufacturer, domestic servant	Russia, Manchester, Ireland
37 Cheetham Hill Road	Tragen, Milan, Findlen	12		Ladies tailor, ladies tailor's apprentice, domestic servant	Germany, Russia, Manchester

39 Cheetham Hill Road	Sewelson, Gray	4	Chemist, domestic servant	Russia, Manchester,
41 Cheetham Hill Road	Levy, Linsey	6	Grocer, grocer's assistant, domestic servant	Russia, Manchester, Ireland
41 Cheetham Hill Road	Lepshitz	1	Photographer	Russian

Table 4 Census Returns for Cheetham Hill Road, 1901

By the mid-20th century, two of the double-depth houses in the south of the Site had been demolished. The building at the north end of the Site had been converted into three properties which are labelled on the Ordnance Survey map of 1949 (Fig 8; Plate 7) as No. 1a and 1c of Carnarvon Street and No. 41 Cheetham Hill Road.



Plate 7 Extract from the Ordnance Survey National Grid map of 1949, showing the Site boundary

An aerial photograph of the Site taken in 1953 (Plate 8) shows the two remaining double-depth houses along Cheetham Hill Road and the separation of the larger building that occupied the junction of Cheetham Hill Road and Carnarvon Street. A small square structure can be seen on the photograph, in the south-west corner of the Site, although the purpose of this building is unknown.



Plate 8 Aerial photograph of the Site in 1953, courtesy of Historic England

The Site remained unchanged until the later 20th century (Fig 9 & Fig 10). The remaining buildings were demolished by 1990 and replaced with a garage. The garage remains extant, together with an associated shelter. The remainder of the Site consists of a hard-standing surface.

5.8 Previous archaeological works

In total, 23 archaeological events have been recorded within 300m of the Site. Non-intrusive events include 12 desk-based assessments, three heritage impact assessments and an environmental assessment. Intrusive archaeological investigations include two watching briefs, two evaluations and an excavation.

The closest archaeological event to the Site includes a desk-based assessment undertaken by Oxford Archaeology North in 2015 (EGM4197). The report was written for a plot land that lies c.18m south-east of the Site. concluded that the site contained a block of workers' houses that had some potential for survival along with the cellars of larger domestic buildings (Oxford Archaeology North, 2015).

An excavation at 4 & 5 Angel Square, situated c.290m south-east of the Site was undertaken by Salford Archaeology in 2020 (EGM5116). The excavation revealed former buildings on the

fringe of the medieval core of Manchester. It was believed that the earliest foundations encountered were associated with an 18th- century building. Other remains found were associated with dwellings and a workshop (Salford Archaeology, 2020).

5.9 Summary of archaeological potential

No prehistoric or Roman activity is known to have taken place within the Site and the likelihood of finding remains associated with these periods is considered to be low.

The Site lay within the Strangeways estate during the medieval and post-medieval periods. Late 18th-century maps show that the Site consisted of an open field that lay within Strangeways Park.

By the early 19th century, four double depth houses and a slightly larger dwelling had been constructed within the Site. The properties had front and back gardens and may have included cellars. The arrangement of buildings within the Site remained unchanged until the mid-20th century, when the houses were progressively cleared.

The Site was redeveloped into a garage by 1990 which is currently extant.

6. Site inspection

A Site visit was carried out as part of the archaeological assessment on 26th June 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 Site currently contains a disused red-brick motor garage (Plate 9) formerly known as 'Arena Motor Company' (Plate 10). Attached to the southern elevation of the garage is a rectangular steel-reinforced shelter with plastic cladding on the roof (Plate 11 & Plate 12). The remainder of the Site consists of hard-standing concrete and tarmacadam surfaces, with potential evidence of service trenches (Plate 13). There were no visible archaeological remains within the Site, though there is high potential for below-ground remains of the houses to survive beneath the present superficial structures.



Plate 9 Photograph of the disused garage within the Site, facing north



Plate 10 Photograph of disused garage within the Site, facing north-west



Plate 11 Photograph of shelter within the Site, facing east



Plate 12 Photograph of the shelter within the Site, facing north



Plate 13 Photograph of the concrete surface within the Site, facing south-east

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 11-12 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Strangeways Parkland
Designation	Non-designated heritage asset
HER Number	
Site Type	Garden soils (site of)
Period	Unknown
NGR	384076, 399400
Source	Green's map
Description	Green's map of 1794 shows that the Site lay within an open field within Strangeways Park. The estate was held by Lord Ducie. The land remained undeveloped until the early 19 th century.
Assessment	Most of the medieval to post-medieval landscape is likely to have been removed by the later 19 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	19 th century double-depth houses
Designation	Non-designated heritage asset
HER Number	
Site Type	domestic housing (site of)
Period	19 th century
NGR	384076, 399393
Source	Bancks and Co's Map; OS Mapping; trade directories; census returns
Description	In the early 19 th century, four double-depth houses, with rear gardens and outbuildings were constructed within the Site. The houses remained unchanged until they were progressively demolished between the mid-and late 20 th century. The houses seem to have had pavement lights and external staircases to the rear, indicating that they may have been cellared.
Assessment	Remains associated with the double-depth houses may survive within the Site, especially if they were cellared and could be affected by the proposed scheme.

Gazetteer Entry 03

Site Name	19 th century larger dwelling
Designation	No designation
HER Number	-
Site Type	Domestic building (site of)

Period	19 th century
NGR	384083, 399413
Source	Bancks and Co's map, OS Mapping, trade directories, census returns
Description	A slightly larger dwelling was constructed adjacent to the double-depth houses in the north of the Site. It was extended and altered in the later 19 th century, and eventually divided into three properties. The dwelling was later demolished sometime in the later 20 th century. The Ordnance Survey map (Fig 5) shows that the house had paving lights, which is an indication that it was cellared.
Assessment	Remains of the larger dwelling could survive within the Site, especially if it was cellared and therefore may 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 situated within 300m of six designated heritage assets, however, the proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report (see Section 2.3).

8.3 Significance of the archaeological resource

8.3.1 *Historical and archaeological interest*

Historical interest

Late 18th-century maps show that the Site consisted of an open field that lay within Strangeways Park (within the Strangeways estate) held by Lord Ducie (GE01). From the early 19th century onwards, domestic dwellings occupied the Site (GE02-03). Manchester was at the forefront of the industrial revolution and therefore the Site may be considered to be of historical interest.

Archaeological interest

Archaeological remains within the Site are most likely associated with the residential use of the area, comprising of 19th century houses (GE02-03) and associated outbuildings. The houses contained back yards and any surviving garden soils would be of archaeological interest as few remains of the former landscape survive within Manchester today. Any remains associated with the houses would be of little archaeological interest as many examples have been excavated.

8.3.2 Baseline significance conditions

Period

No prehistoric or Roman activity is known to have taken place within the Site, and the potential for such remains is considered to be low due to the intensive development of the Site in the early 19th century.

The Site likely lay within the Strangeways estate during the medieval and post-medieval periods. Late 18th-century maps show that the Site consisted of an open field that lay within Strangeways Park (GE01).

The most likely remains to be encountered within the Site could date to the industrial period, which could include domestic dwellings (GE02-03). Site's reflecting Manchester's industrial heritage may be considered significant due to period.

Rarity

Archaeological 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. Remains associated with the pre-19th century landscape would include agricultural soils (GE01).

Archaeological remains associated with 19th-century domestic houses (GE02-3) may not be considered rare as several examples have been excavated in the past 30 years. In addition, several rows of double-depth terrace houses remain standing throughout Manchester.

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 from the early Industrial Period onwards. The buildings erected within the Site consisted of contemporary residential buildings (GE02-3) and have some group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. Some of the buildings within Site may have contained cellars, which have high potential to survive as below-ground 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 or Roman remains within the Site and the potential for these remains is considered to be low.

The Site lay within the Strangeways estate during the medieval and post-medieval period. By at least the late 18th century, the Site consisted of an open field within Strangeways Park. The remains of garden soils may have the potential to address the research agendas outlined in the current Archaeological Research Framework for North West England (<https://researchframeworks.org/nwrf/sample-page/industrial>: Table 5):

Industrial Period	
LM06	How can the impact of landholding and lordship be identified by wider landscape studies?
PM19	How can the study of leisure landscaping inform our understanding of the changing landscape in this period?
IND08	To what extent were post-medieval geometric garden landscapes swept away by post-1750 landscaping?
IND21	How did industrial period towns affect the pre-existing historic landscape?

Table 5 Industrial Period Research Agendas

Garden soils have the potential to survive within discrete parts of the Site, potentially in areas that did not contain 19th-century cellars and may have some potential to address the research agendas above (Table 5).

Double-depth terraced houses had been erected across the Site by the early 19th century. The survival of these houses may have the potential to address the research agendas outlined in the current Archaeological Research Framework for North West England (<https://researchframeworks.org/nwrf/sample-page/industrial>): Table 6):

Post-medieval	
Ind26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?
Ind30	How have buildings changed in response to planning regulations?

Table 6 Industrial Period Research Agendas

Buried remains of houses may survive within the Site, especially if they were cellared and therefore have some 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 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 soils (GE01) that would be considered as negligible.

The Site has high potential to contain below-ground structural remains of early 19th-century housing (GE02-03) that would be of little archaeological interest and may be considered as negligible.

9. Impact assessment

9.1 Development Proposals

ZX Cheetham Hill Developments Ltd have prepared a planning application for a 23-storey building that will be used for residential and commercial purposes.

9.2 Impact upon archaeological resource within the Site

Delivery of the development proposals will necessitate 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-century houses (GE02-03) and limited potential to contain agricultural soils (GE01). 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

Following consultation with the Greater Manchester Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it is anticipated that no further archaeological investigation will be required.

Sources

Cartographic sources

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Ordnance Survey 1:1056 Town Plan, published 1850
Ordnance Survey 1:500 Town Plan, published 1891
Ordnance Survey 1:1250 National Grid Map, published 1949

Census Returns

Census Returns for York Street, Cheetham, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number: 3261. Folio: 62. Page 13

Census Returns for Cheetham Hill Road, Cheetham, Manchester, Lancashire, 1901. Record Set: England, Wales & Scotland Census. Archive reference: RG13. Piece Number: 3770. Folio: 39. Page 68

Census Returns for Cheetham Hill Road, Cheetham, Manchester, Lancashire, 1901. Record Set: England, Wales & Scotland Census. Archive reference: RG13. Piece Number: 3770. Folio: 340 Page 69

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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 Bancks & Co Map of Manchester and Salford, 1831.
- Figure 4: Site boundary superimposed on the Ordnance Survey 1:1506 Town Plan Map of 1850
- Figure 5: Site boundary superimposed on the Ordnance Survey 1:500 Town Plan Map of 1891
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1908
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1933
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Map of 1949
- Figure 9: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Series 1959
- Figure 10: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Series 1966
- Figure 11: Gazetteer sites superimposed onto modern mapping
- Figure 12: Gazetteer sites superimposed onto modern mapping

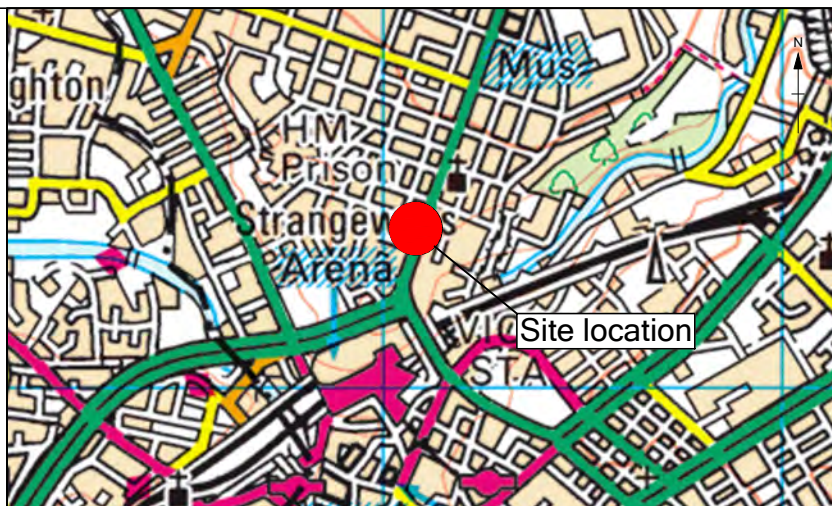
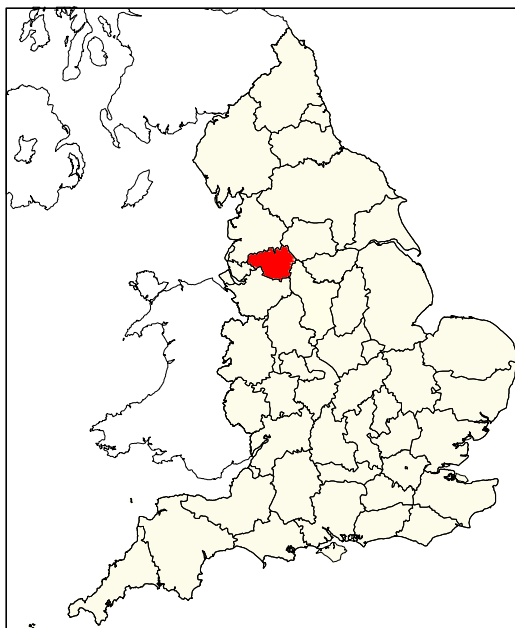


Figure 1:

Site Location

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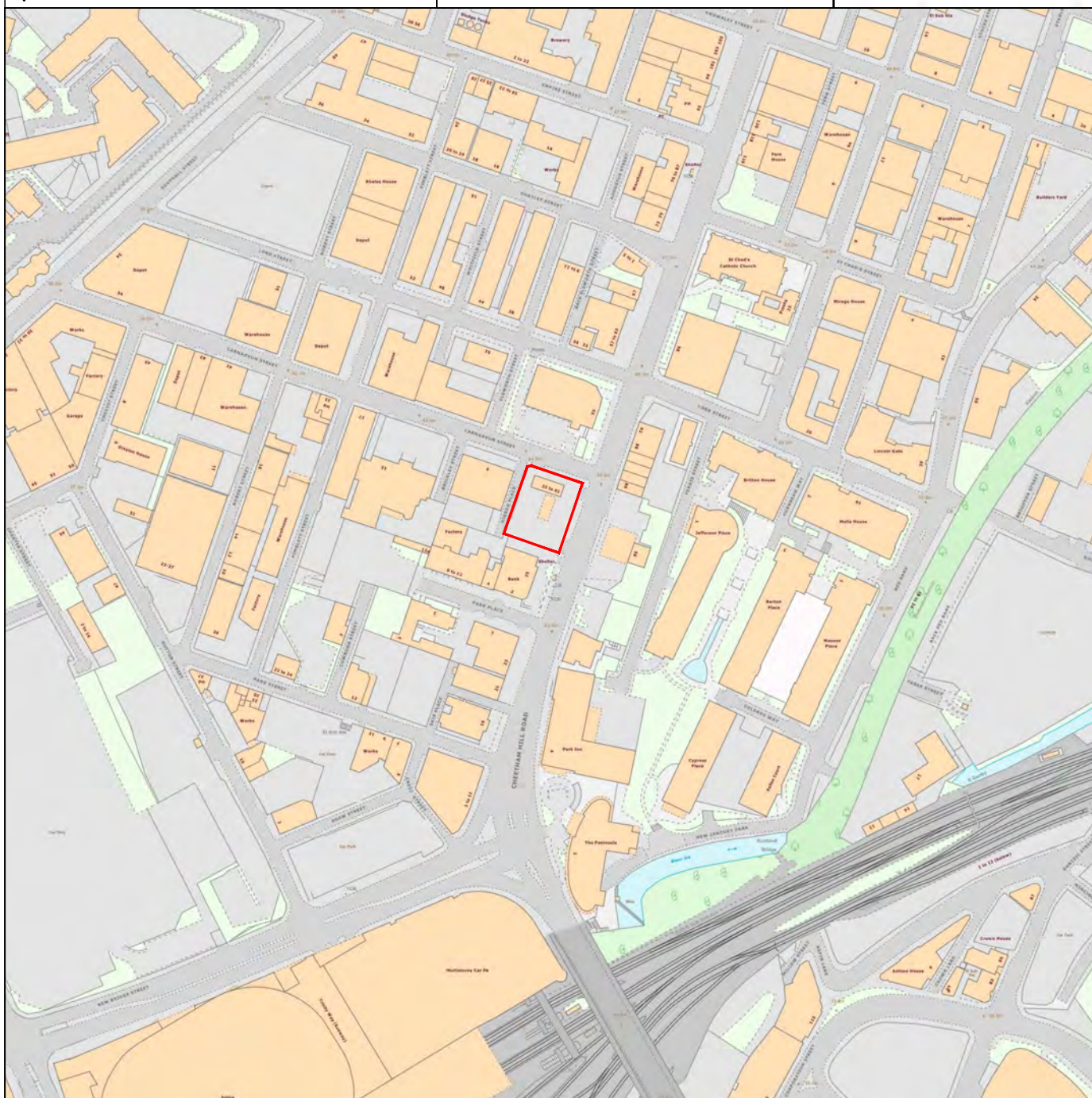
**SALFORD
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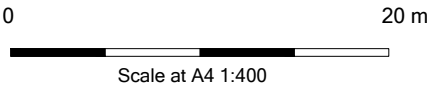
Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:
 Site Boundary



Figure 3:
Site Boundary Superimposed onto Bancks & C0's Map of Manchester & Salford 1831



Key:
— Site Boundary



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0 20 m
Scale at A4 1:400

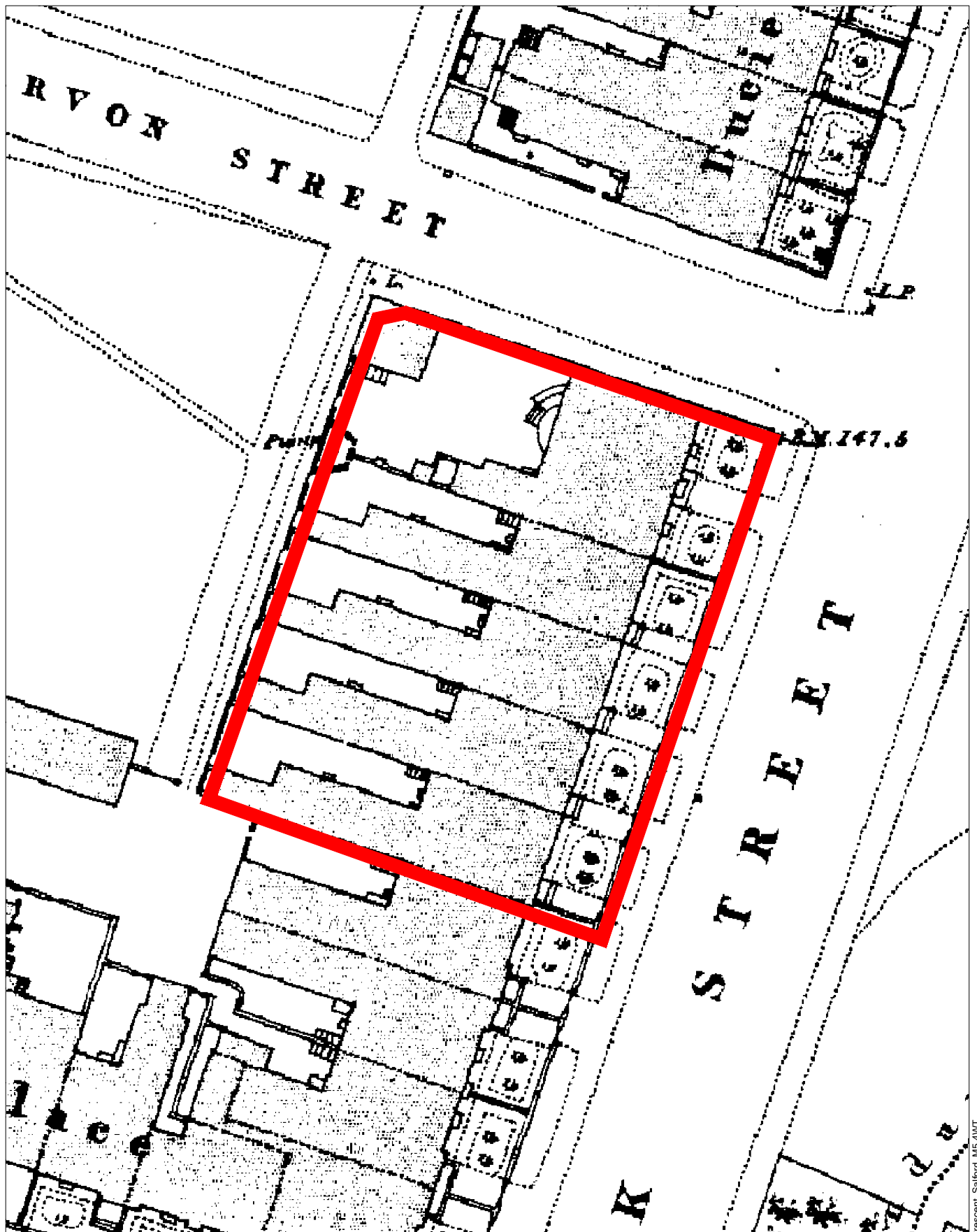


Figure 4:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1850

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Key:

— Site Boundary



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0 20 m



Scale at A4 1:400

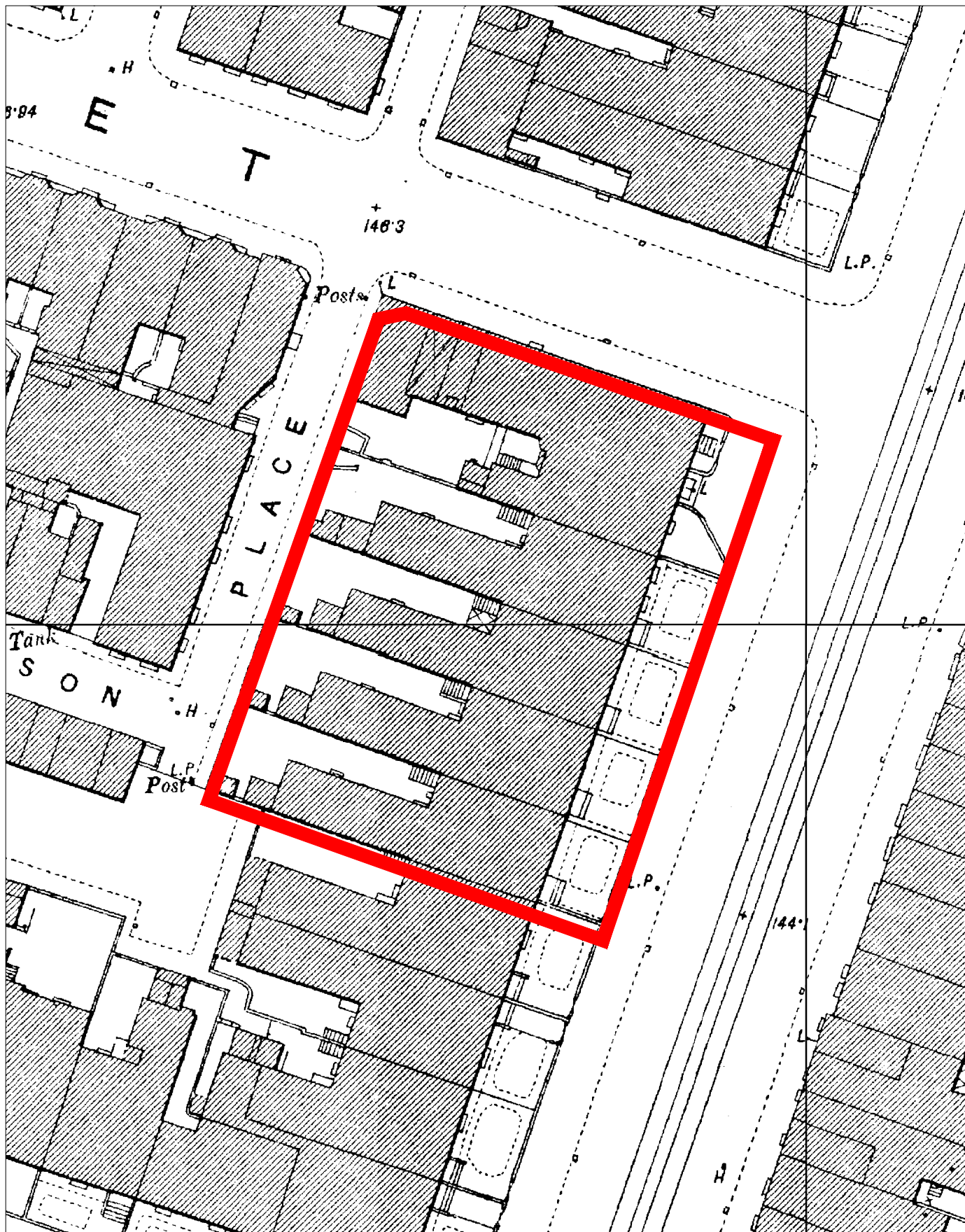


Figure 5:

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

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Key:

— Site Boundary



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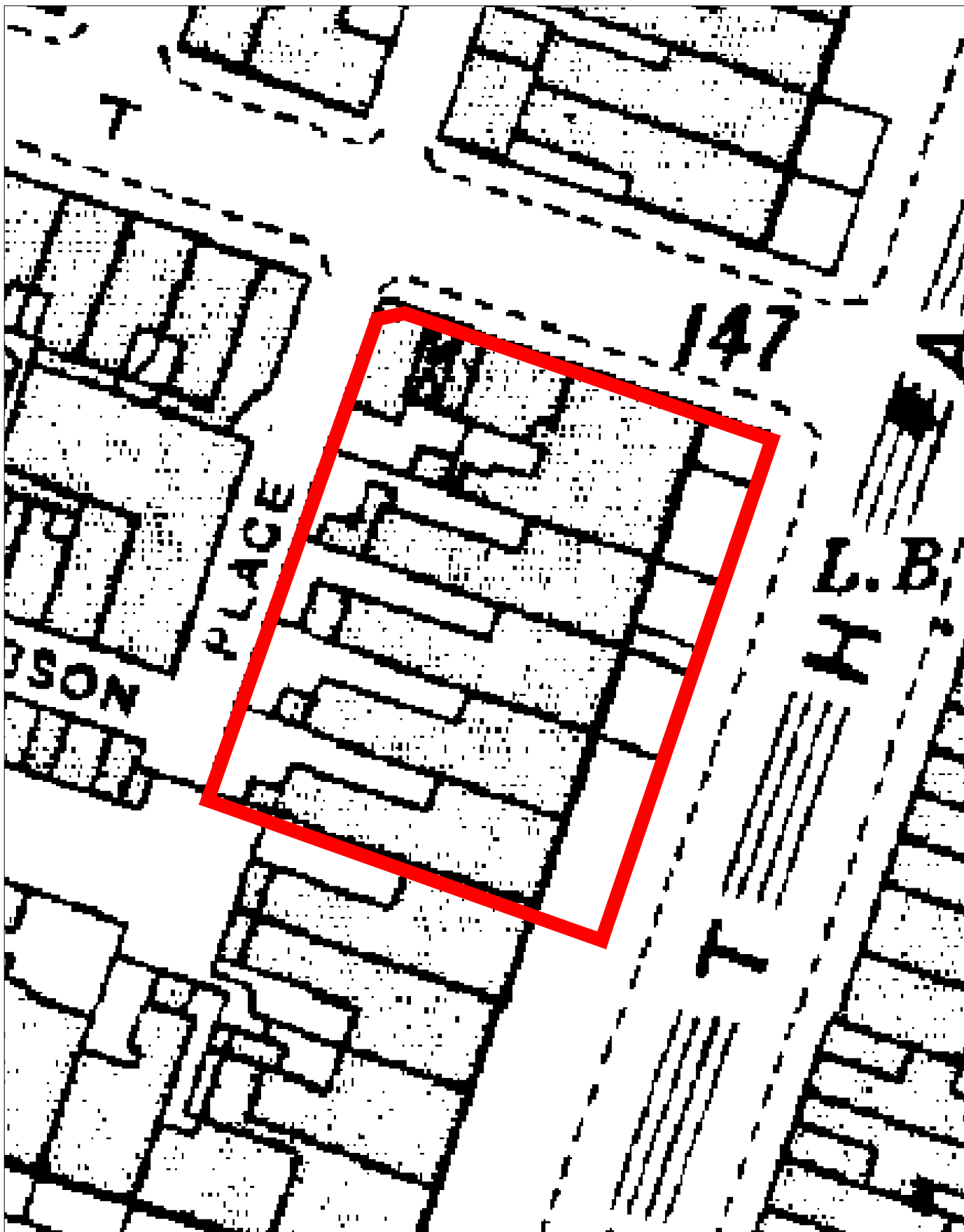


Figure 6:

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

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Key:

— Site Boundary



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0 20 m



Scale at A4 1:400

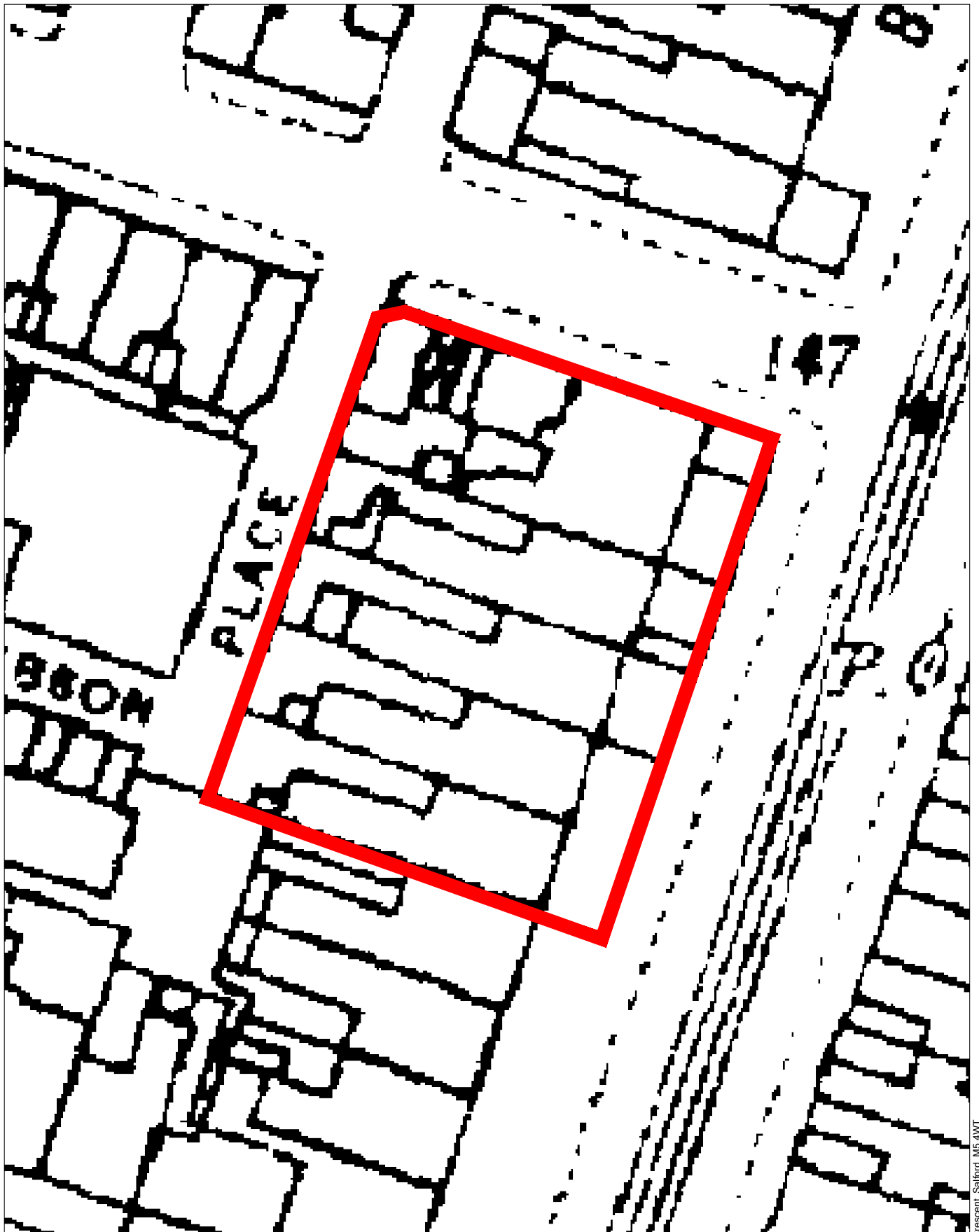


Figure 7:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1933

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Scale at A4 1:400

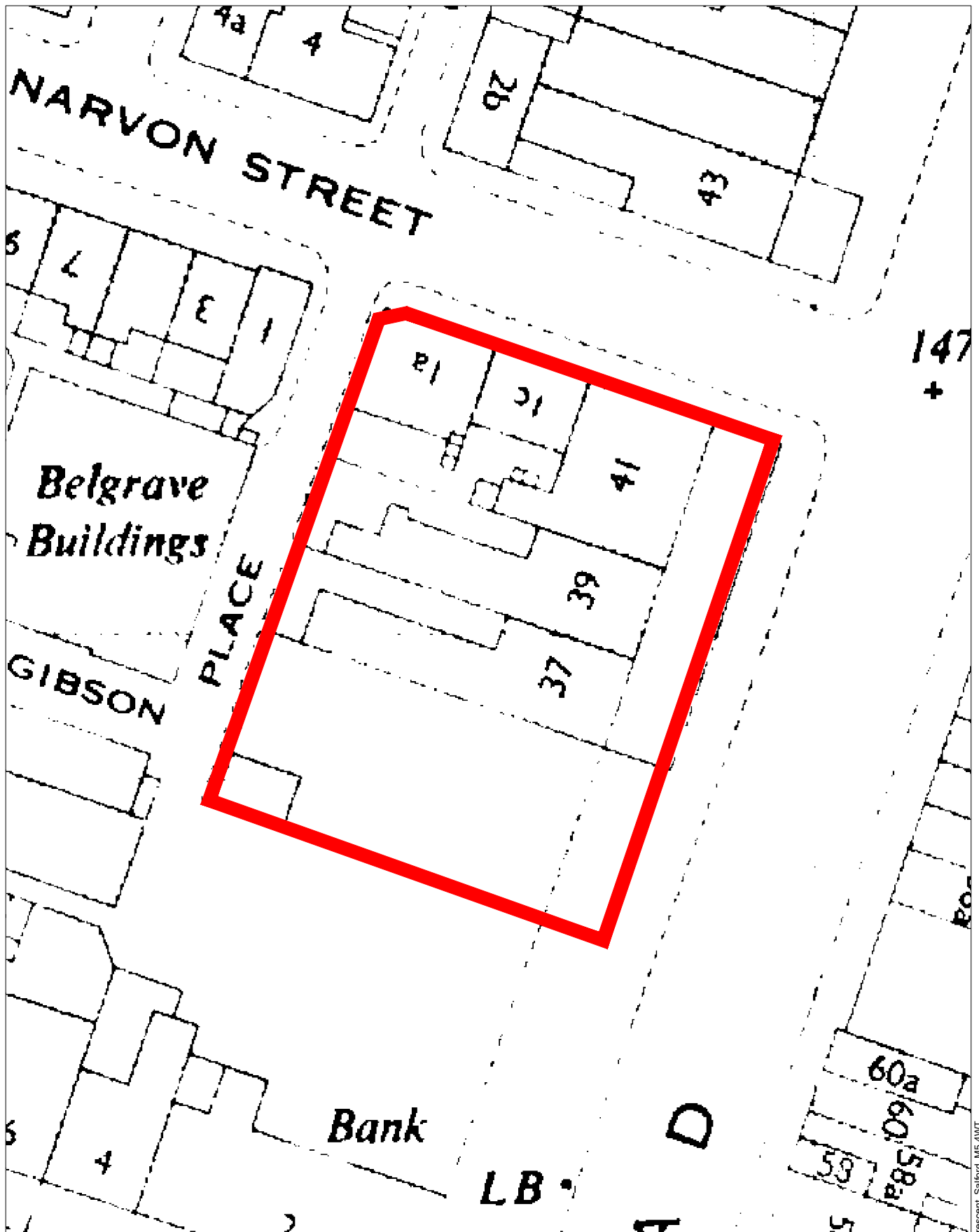


Figure 8:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1949

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Key:

— Site Boundary



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Scale at A4 1:400

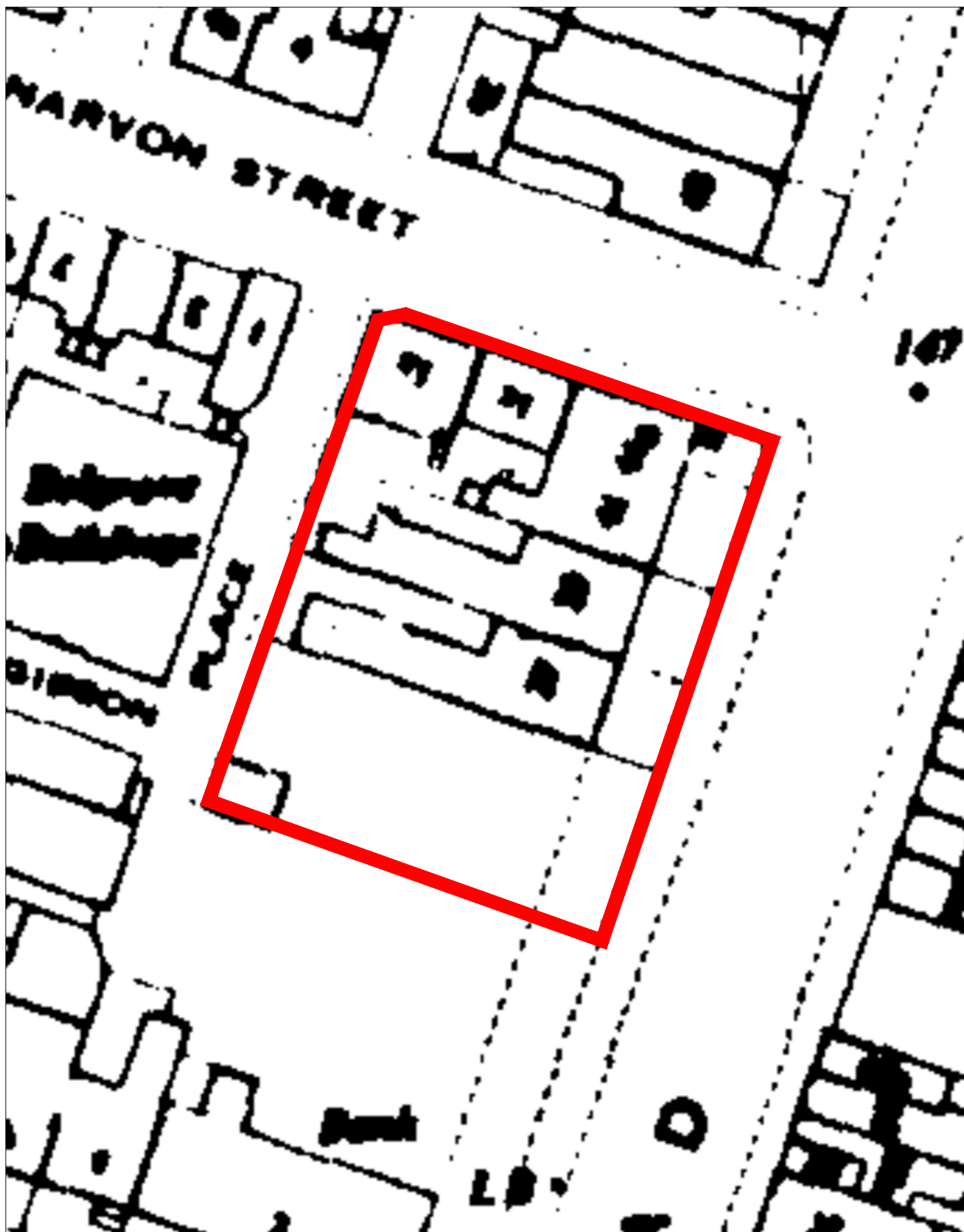


Figure 9:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1959

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Key:

— Site Boundary



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Scale at A4 1:400

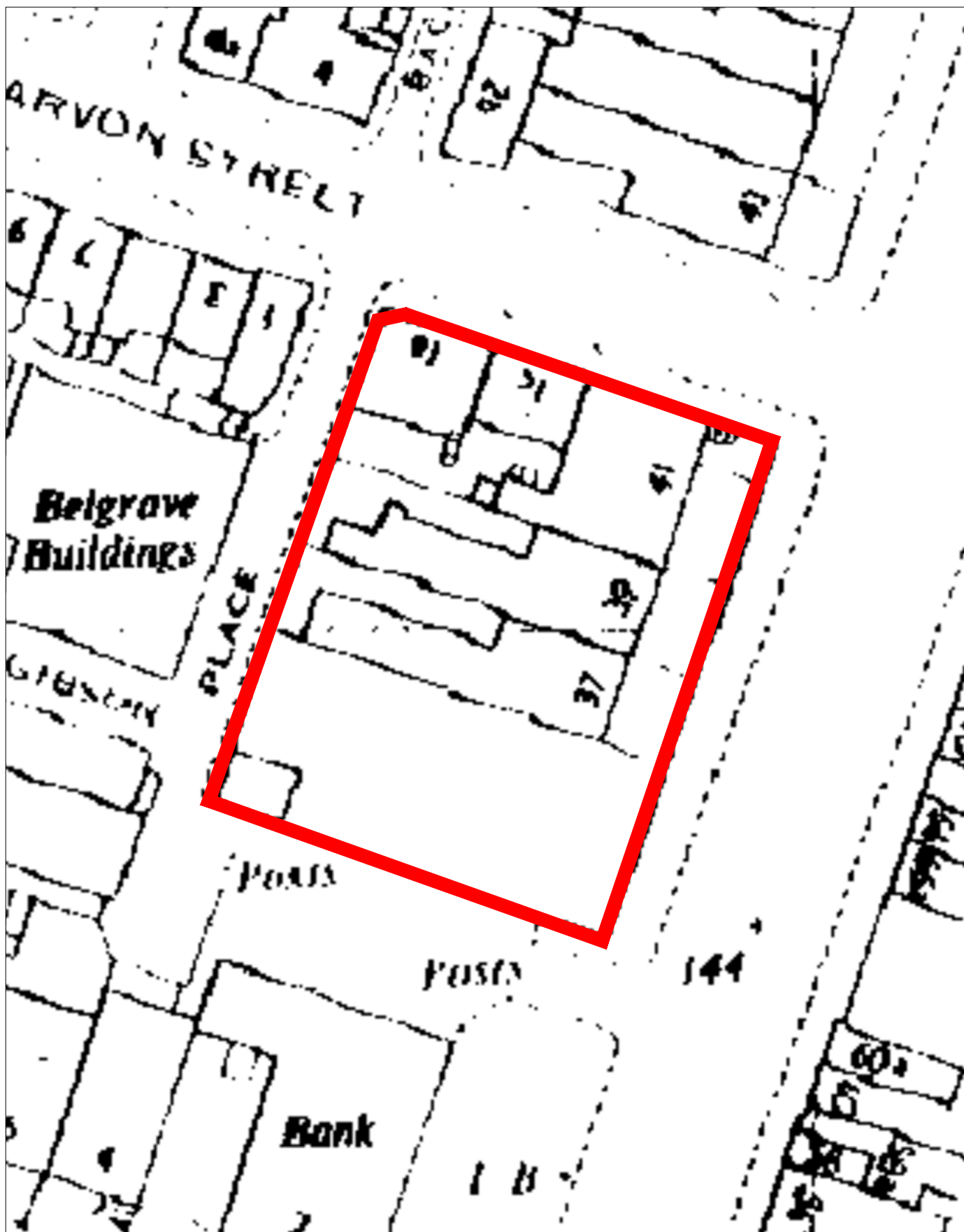


Figure 10:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1966

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Key:

— Site Boundary

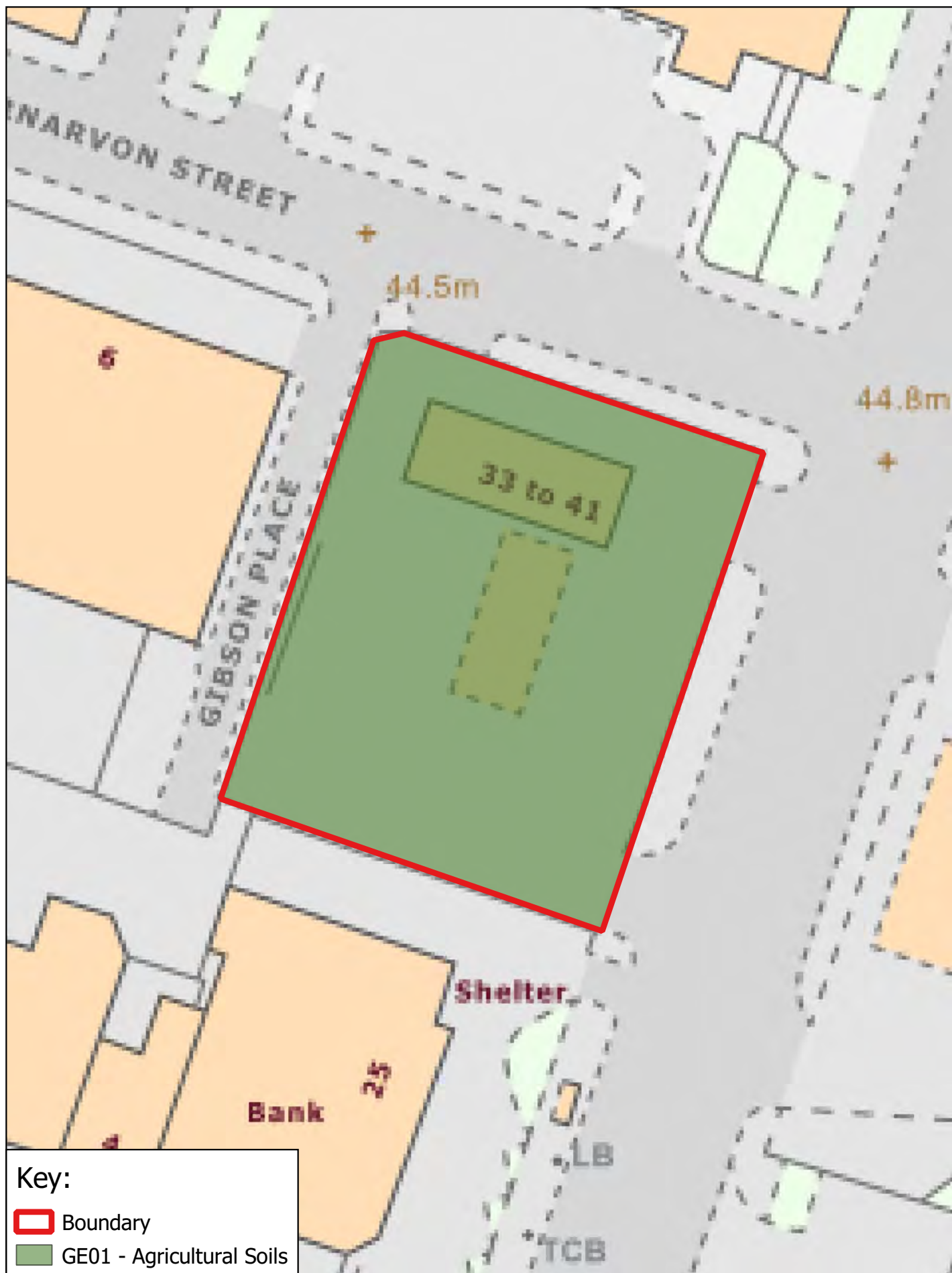


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Key:



Boundary



GE01 - Agricultural Soils



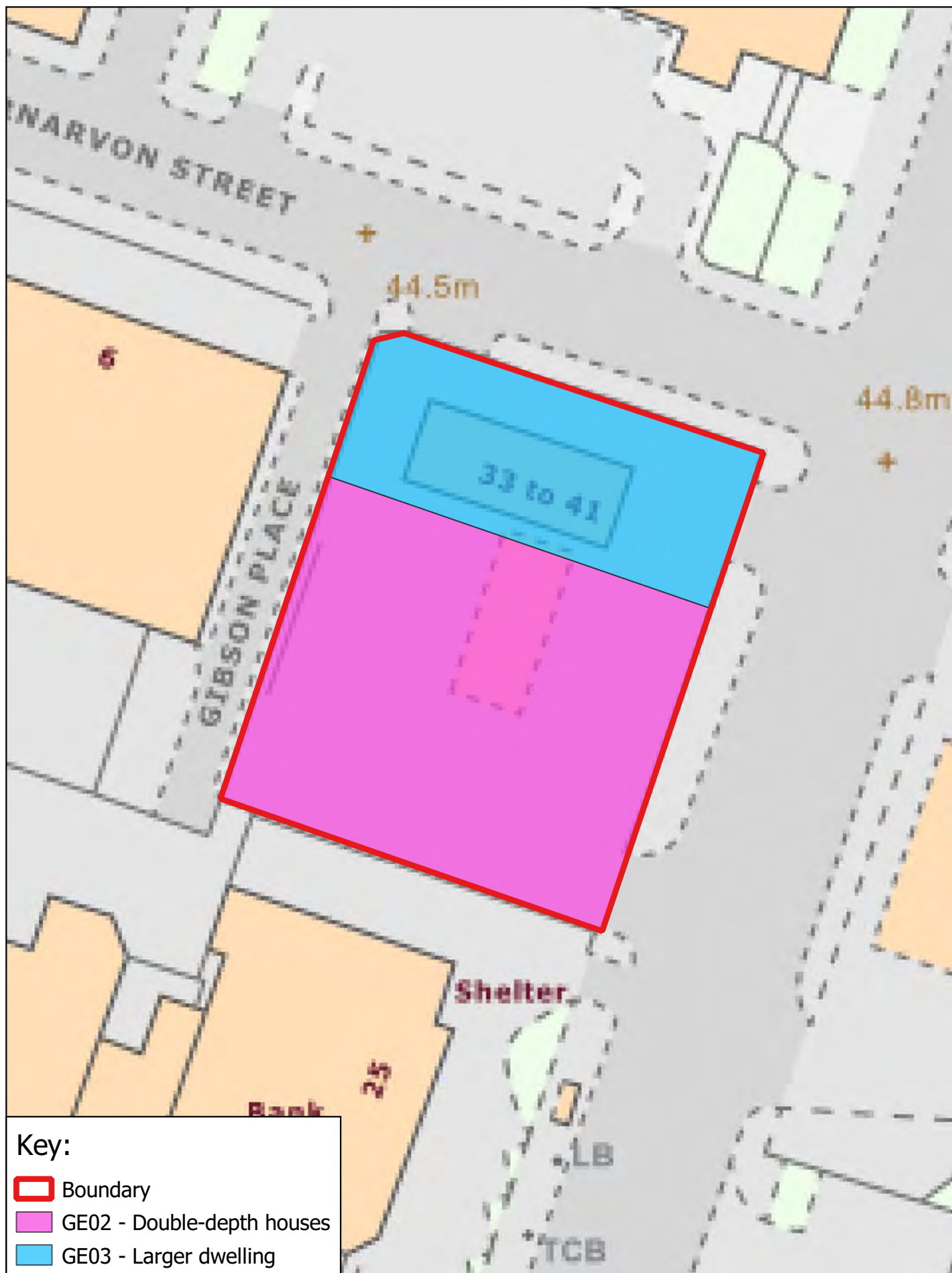
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Figure 11: Locations of Gazetteer Entries

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Figure 12: Locations of Gazetteer Entries

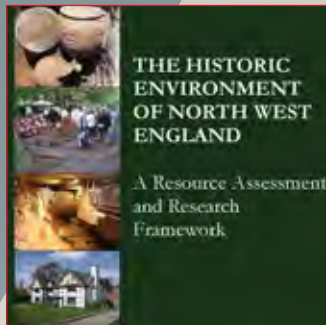
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DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



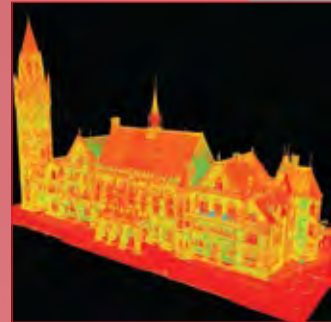
EXCAVATION



BUILDING SURVEY



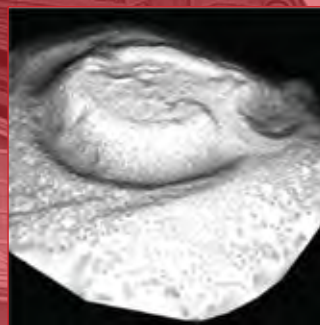
3D LASER SCANNING



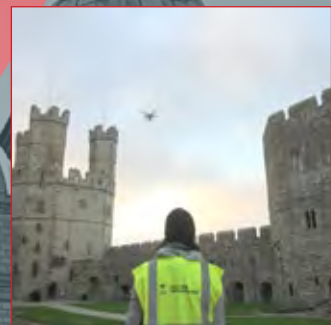
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



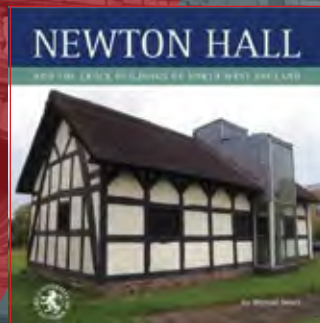
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

