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1. Summary

The University of Manchester is devising proposals for the redevelopment of land at University of Manchester Fallowfield Campus, Manchester (centred on NGR 385730, 394125). In order to support the planning applications for the scheme the University of Manchester 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 of any surviving remains.

During the medieval period, Fallowfield was a hamlet between the townships of Withington and Rusholme, within the manor of Withington. Fallowfield likely remained largely agricultural during this period, though it was surrounded by several medieval estates. The settlement at Fallowfield expanded during the post-medieval period. By the late 18th century, a small farmstead or cottage had been erected within the west of the site, surrounded by enclosed fields. In addition, a township or parish boundary of unknown date passed along the west site

Fallowfield remained a semi-rural village comprised largely of halls and farmsteads throughout the first half of the 19th century. In total, two additional buildings had been established within the site by the late 1820s, though all three buildings had been cleared by the mid-19th century. By the late 19th century, Fallowfield had been transformed into an affluent suburb of Manchester. Grand estates were constructed throughout the area, comprising large Victorian villas that had been built to accommodate middle-class residents. The Victorian villas were accompanied by ornamental gardens and ancillary buildings such as stables, coach houses, sheds, and orangeries/hot houses.

The site remained largely unchanged throughout the 19th and 20th century. Double depth houses had been constructed within the south of the Site by 1933. 'The Hollies' and 'The Acorns' villas were converted into a convent high school for girls. The villas were eventually demolished by the latter half of the 20th century in preparation for the construction of the University of Manchester Fallowfield Campus.

There is little evidence to suggest that prehistoric, Roman or medieval remains survive within the development area, especially given the later development of the site. The potential for the site to contain buried archaeological remains is considered to be high. Remains may include post-medieval field boundaries, 18th-century farmsteads or cottages, a township or parish boundary of unknown date and orangeries/hot houses. Any such remains that do exist within the site are likely to be of low (local) significance, and without a programme of mitigation, the scheme could damage or destroy the remains. The site also has high potential to contain remains associated with Victorian garden features, Victorian villas, a tramway and 20th-century buildings, however, these would be of limited archaeological interest and may be considered 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. Following consultation with GMAAS, it may be anticipated that an intrusive archaeological evaluation will be required.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

2. Introduction

The University of Manchester have prepared an outline planning application for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq. m of floorspace to be used for ancillary purposes associated with the student residential use, ancillary supporting staff accommodation (up to 55 bedrooms), and up to 1,200 sq. m, of ancillary residential dwellings, plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and road. 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 385730, 394125; referred to herein as the Site) currently comprises of a residential campus for the University of Manchester, 3km south of the main university site. The Site is bounded by Ashburn Hall to the north, Whitworth Lane to the east, Moseley Road to the south and Wilmslow Road (A6010) to the west (Fig 1; Plate 1).



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 Site lies 3km south of Manchester City Centre, with Platt Brook running c. 1.3km west of the Site. The Site lies at a height of 39.2m above Ordnance Datum (aOD) along Moseley Road and rises to 44.5m aOD in the north.

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. The solid geology is overlain in the northern half of the Site by a superficial deposit of Devensian Till, Diamicton, which formed between 116 and 11.8 thousand years ago during the Quaternary period. There were no superficial deposits within the southern half of the Site (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 Site is located within 750m of 24 listed buildings, and one Scheduled Monument (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)
188, Ladybarn Lane	Grade II Listed Building	1219314	SJ 85869 93282
180 Ladybarn Lane	Grade II Listed Building	1197943	SJ 85887 93306
174-178 Ladybarn Lane	Grade II Listed Building	1291533	SJ 85892 93329
132 Ladybarn Lane	Grade II Listed Building	1282989	SJ 85896 93453
Ladybarn Cottage	Grade II Listed Building	1219295	SJ 85899 93463
96 and 98 Ladybarn Lane	Grade II Listed Building	1219280	SJ 85849 93572
Rose Cottages	Grade II Listed Building	1197942	SJ 85797 93570
Norton Place	Grade II Listed Building	1270510	SJ 85518 93702
Synagogue	Grade II Listed Building	1254890	SJ 85379 93992

Church of the Holy Innocents and St James	Grade II Listed Building	1270568	SJ 85509 94043
Fallowfield War Memorial	Grade II Listed Building	1433240	SJ 85525 94025
Queen of Hearts Public House	Grade II Listed Building	1254889	SJ 85554 94048
The Firs and Attached Annex	Grade II Listed Building	1270605	SJ 85889 94090
Lodge of the Firs, with attached gateway	Grade II Listed Building	1254834	SJ 85854 94136
Ashburne Hall	Grade II Listed Building	1401670	SJ 85737 94382
Behrens Hall	Grade II Listed Building	1246273	SJ 85693 94420
Unitarian Chapel (Platt Chapel)	Grade II Listed Building	1270509	SJ 85571 94468
Hollings Building at Manchester Metropolitan University	Grade II Listed Building	1119722	SJ 85650 94516
Appleby Lodge	Grade II Listed Building	1096151	SJ 85550 94692
Former Church of St James	Grade II Listed Building	1200848	SJ 85853 94786
Platt Hall	Grade II* Listed Building	1246947	SJ 85335 94879
6 Moon Grove	Grade II Listed Building	1220030	SJ 85547 94990
5 and 7 Moon Grove	Grade II Listed Building	1197927	SJ 85575 95021
4 Moon Grove	Grade II Listed Building	1219999	SJ 85532 95014
Section of an early medieval boundary ditch known as Nico Ditch	Scheduled Monument	1015132	SJ 85527 94439

Table 1 Designations located within 750m 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 3-6), 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* (Ministry of Housing, Communities & Local Government, 2021). 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).

There is currently no evidence of prehistoric activity within the Site, however, Neolithic stone axes have been found in Fallowfield. One stone axe was found within an allotment, c.600m west of the Site (HER 1238.1.0). The axe consisted of a polished flint axe that was 4 ³/₄ inches long, with flattened sides and evidence of re-sharpening. Any evidence of prehistoric remains within the study area are, at best, likely to comprise stray artefacts deposited within later, disturbed contexts such as the flint axe. 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 3.9km south-east of the 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.1.5km to the east of the Site. The current route of the A56 follows the alignment of the Roman road from Manchester to Chester, running through Stretford west of the Site (Farrer & Brownbill, 1911, pp. 329-35).

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 low.

5.3 Early 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, c. 4.7km north-west from the Site, 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.

During the early medieval period, substantial and defensible boundary features were established to mark various territories. Up to 50 examples have been identified with a wide

distribution across England. Examples include Offa's Dyke, which marked a military or territorial boundary between Mercia and Wales for centuries (HER 1401.1.0). Evidence from contemporary documentary sources, excavation and survey suggests that most of the boundaries were constructed in the early medieval period between the 5th and 8th centuries AD. One such boundary has been identified in Manchester, known as Nico Ditch.

The nearest remains associated with the Anglo-Saxon settlement at Manchester comprises Nico Ditch (HER 1401.1.0). One of the only surviving sections of Nico Ditch lies 160m north-west of the Site and is designated as a scheduled monument (List entry: 1015132). The scheduled section of the ditch is currently identifiable in Platt Park as a linear earthwork, which lies within an area of low-lying ground between two mosslands to the east and west of the site of the Anglo-Saxon town of Manchester. The section of ditch survives as a 135m long section of a linear earthwork comprising a bank and ditch. Other parts of the ditch have been traced as upstanding earthworks and field boundaries for 5km, between Hough Moss in the west and Ashton Moss on the east side of the city. The ditch was most likely constructed during the administration of the Anglo-Saxon Kingdoms between 600AD and the 10th Century. Its name has been recorded in various forms in the past including 'mykelldiche' and 'magnum fossatum' in AD 1190-1212. These names point to an Anglo-Saxon origin and mean the 'great ditch'.

5.3.1 Archaeological potential

No early medieval remains are known within the Site, although the presence of the nearby Nico Ditch indicates that the Site may have witnessed some early medieval activity. The potential for buried archaeological remains associated with the early medieval period is considered to be low.

5.4 Late medieval period

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. 4.7km to the south-west of Manchester's medieval core.

5.4.1 The manor of Withington

Placename evidence suggests that Withington may have Anglo-Saxon origins deriving from the words *wilig*, Anglian for willow tree and *tun*, Old English for settlement (<http://kepn.nottingham.ac.uk/map/place/Lancashire/Withington>). The Site historically lay

within the manor of Withington, in which its first documentary appearance revealed that it was held by the Lord of Manchester. The manor included Withington proper, together with several adjacent hamlets and townships, such as Didsbury, Burnage, Levenshulme, Moss Side, Chortlon-cum-Hardy and Rusholme. The manor house of Withington was established at Hough (Farrer & Brownbill, 1911, pp. 303-09).

Fallowfield appeared to have no legal existence and was known as a hamlet, potentially lying between the townships of Withington and Rusholme (Williamson, 1888, p. 86). The earliest reference to Fallowfield appears in 1300, during the reign of Edward I, when William, son of Henry, granted Jordan, son of William of Fallowfield, a portion of his lands. A second piece of land was conveyed to Jordan de Fallowfield and is described as:

"part of one plough land, called Greencloough field lying between the land of Henry de Trafford on one side and William son of Henry de Mamcestre on the other side, of which said plough land, one end reaches to the king's highway leading to Ince, and the other end reaches to Le Somer Werked-defeld, and also half an acre of meadow land situated in Le Brode medowe, bounded on both sides by the land of Henry de Trafford, one end 12 of which extends to the bank or boundary of the wood called Le Birchenewode, and the other end extends to Clayfeld." (Williamson, 1888, p. 11).

The Birch Deed of 1301 mentions that Thomas, son of John de Fallowfield (Falufeld), in 1317 granted to Nicholas, son of Sir Henry de Trafford, land and wood called Ditchflat in Fallowfield in the vill of Withington. In 1348, Robert de Fallowfield claimed a messuage and two acres in Withington against Sir John de Strickland and Alice his wife. Documentary sources that recorded a dispute in 1530 suggest that by this time Fallowfield had become a township (Farrer & Brownbill, 1911, pp. 288-93).

Rusholme first appears in documentary evidence in 1235 as 'Russum', originating from the Old English *rysc* meaning '(place at) the rushes' (Mills, 2011). The town name can be traced throughout historical records, appearing as Russham in 1420, Rysshulme in 1551 and Risholme in 1568. Rusholme was a district within the manor of Withington which became the surname of a local family. The area comprised several estates, including Platt, Birch, Slade and Holt. Fallowfield, which was encircled by the four manor houses, was believed to be fertile cultivated farmland. The custom of using the name Withington to include such a wide area makes it difficult in many cases to be sure exactly the locality of the lands and the charters. During the reign of Henry III, in the 13th century, Henry de Rusholme owned a large part of the township. With no heirs to pursue his legacy, the township reverted to the Lord of Withington (HER 17235.1.0) (Farrer & Brownbill, 1911). The nearest manor house to the Site was Birch Hall (HER 1396.1.0), which lies c.430m to the north-east of the Site, within the township of Rusholme. Birch estate was descended from c.1260-1740 within the Birch family. The estate was granted to Matthew de Birches around the year 1260. Birch Hall likely had much earlier origins. The earliest deed of 1190 was when the estate was passed to Mather de Birches. It was clear by the inventory of rooms taken in 1260 that the hall was of considerable size. Originally the building was constructed with timber and plaster but was later modernised. Allegedly a moat was said to have surrounded it (Williamson, 1888, p. 65). Birch even established a mill on his own lands, as early as 1322.

Platt (Old) Hall (HER 1237.1.0) lay c.650m to the north-west of the Site. The name 'Platt' is ancient and has Anglo-Saxon origins, meaning 'a sheep fold' in Anglo-Saxon (Williamson,

1888, p. 49). Around the time of Henry II (1133-1189), Matthew, son of William granted to the Hospitallers the land of Platt. William, son of Richard de More, gave a moiety of Platt, in marriage with his daughter Cecily, to Henry, son of Gilbert. Richard son of Adam de Farnworth assumed the name Platt and retained the name and land until 1625 (Farrer & Brownbill, 1911, pp. 303-09).

Holt Hall (HER 1399.1.0) which was situated c.720m north of the Site, stood within the grounds of Birchfields Park. The land and hall were granted to Hugh de Haslam in 1260. Although it is believed that the hall is older than 1260. By the 15th century, the hall belonged to the Bamfords, whose daughter married into the Birch family. Since then, the name Holt has descended with Birch.

In the 14th century, Henry de Rusholme had granted Geoffrey, son of Luke de Manchester, various parcels of land in Rusholme, including “6 acres next to Hugh de Haslam’s land and stretching from Gooselache to the old ditch” (Farrer & Brownbill, 1911). By 1334, Chorlton-on-Medlock was established as a township, held by the baron of Manchester and Rusholme, held by Henry de Rusholme. It is likely that the ditch referred to in this record is Nico Ditch. A description of the boundaries of the Platt estate, within Rusholme, refers to Nico Ditch as ‘Great Ditch’ (Royle, 1914, p. 12), indicating the use of Nico Ditch as a boundary marker throughout the medieval period.

Archaeological evidence of activity during the late medieval period is scarce in the area and the Site likely remained rural land within the hamlet of Fallowfield.

5.4.2 Archaeological potential

The potential for buried archaeological remains is considered to be low.

5.5 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.

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.

Fallowfield, as a whole, remained a rural district in the post-medieval period. The Platt estate remained within the Platt family until 1625, when it was sold to Ralph Worsley. The most notable member of the Worsley family was Major General Charles Worsley. He was a sincere Puritan who took an active part in parliament and was engaged in the government of Lancashire during the Civil War. Old Platt Hall (HER 1237.1.0), which lay c.670m north-west of the Site, was demolished and replaced by a new hall (HER 1237.1.1). Platt Chapel (HER 8658.1.0) lay within the Platt estate, known as Platt Fields, and was a private chapel for the Birch family. The original chapel which lay c. 200m north-west of the Site was built in the 16th century. The present building was constructed in 1790-91. Modern alterations in the 1940s and 1950s involved the excavation of the graveyard. In total, two vaults were uncovered, one of Thomas Robinson and the other of John Carrill Worsley and his family. This vault is thought to be one of the only surviving relicts of the original chapel.

Meanwhile, the Birch estate continued in the hands of the Birch family. Several of the family are said to have distinguished themselves during the French Wars of the 15th century. One of the most notable members was Colonel Thomas Birch, another sincere puritan who took an active part in the Civil War of Lancashire. He became governor of Liverpool on the recapture of the town in 1644 and presented in Parliament from 1649-58. However, he retired upon the Restoration (Farrer & Brownbill, 1911, pp. 303-09). The grounds of Birch Hall (HER 1396.2.0) lay c.445m north-east of the Site and were of post-medieval date. The detached area, possibly an orchard with a pond to the north-east of the Hall was developed as Birch Hall Farm by 1895. The site is now occupied by the Manchester Grammar School, and the adjacent fields are now open space known as Birchfields Park.

Birch Fold (HER 9751.1.0), a house that was situated c.200m north-east of the Site was owned by Wilbraham Egerton. The cottage was said to be the oldest house in Rusholme when it was demolished in 1912. In some documentary sources such as William Royle's 'History of Rusholme' in 1914, note that there were people who remember the house having a moat, and where Oliver Cromwell is said to have slept.

5.5.1 Archaeological potential

The potential for post-medieval activity within the Site is considered to be low. Any remains would likely have been destroyed by the development of the Site in the later industrial period.

5.6 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). 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).

Settlement activity (HER 9773.1.0) began to develop and expand in the Fallowfield area during the early industrial period. Cottages within the area included several late 18th-century buildings such as a row of four terraces at Fallowfield Settlement (HER 9773.1.0; c.140m south of the Site), Rose Cottages (HER 8449.1.0; c.390m south of the Site) and the houses at 96 and 98 Ladybarn Lane (HER 8450.1.0). In addition, two early 19th-century dwellings were erected at 132 Ladybarn Lane (HER 8452.1.0) and Ladybarn Cottage (HER 8451.1.0) south of the Site.

Fallowfield remained a semi-rural district until the 19th century when it became Manchester suburb with wealthy, middle-class housing developments being built within the area. The Industrial Revolution had created a class of increasingly wealthy business owners who moved out of the city centre to escape the smoke and unpleasant landscape and Fallowfield appears to be an example of this. The landscape consisted of large Victorian Villas accompanied by ornate gardens. An example of a large notable house within Fallowfield includes Behren's House, formerly The Oaks (HER8489.1.0) which is situated c. 120m north of the Site. The house was originally owned by Robert Odgen from 1835-38. The house was deep rectangular in plan and of Classical style. When the Behrens's family died, the house was presented to the University of Manchester as a gift in 1906-8. It now forms part of the university halls.

Similarly, Ashburne Hall, which lies c.90m north of the Site, was also a university building. However, this was a purpose-built women's hall of residence by Sir Percy Scott Worthington (HER16062.1.0). It opened originally in Victoria Park in 1900, but then moved to Fallowfield in 1906, when Edward Behrens and his wife left their house, The Oaks, to the university. The property remains an early example of a purpose-built hall of residence and the first women's hall of residence in England.

The arrival of the railway to Manchester suburbs made it possible for people to commute into the city centre, and also encouraged key landowners to sell off land to meet requirements from the city. The sudden development of the district influenced the construction of roads that connected Fallowfield to other areas such as Chorlton. Lord Egerton, the prime landowner, played a large role in the gradual industrialisation of Fallowfield (Williamson, 1888).

The Fallowfield railway station was established along Wilmslow Road and opened in 1891, by the Manchester, Sheffield and Lincolnshire Railway (HER9747.1.0). It was on the Fallowfield Loop railway line, a suburban railway that circled the south of Manchester and terminated at the former Manchester Central railway station. The station was expanded slightly in 1907.

5.7 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. One of the earliest maps to capture Fallowfield was Yates' 1786 map (Plate 2). The map is too small a scale to provide any specific details but shows that a network of lanes had been established throughout the area, potentially to connect the surrounding halls with the landscape. Ribbon development had taken place along many of the lanes, which is often characteristic of the post-medieval period. The manors are labelled on the map, Birch Hall north of the Site, Platt (Old) Hall to the west and Slade Hall furthest north. Lady barn cottages are visible on Yates's map south-east of the Site.

[illegible]

Johnson's map of Manchester 1818-9 (Plate 3) is the next available map that captures the Site. The map shows that two buildings had been established within the Site, one of which was probably the same as that depicted on Yates's earlier map (Plate 2). The buildings appear to have been annotated as 'The Oaks'. A row of trees lined the west side of Withington Lane in the east edge of the Site. An angled boundary ran through the southern part of the Site, which seems to have marked the township boundary between Withington and Rusholme. The boundary shows that much of the Site lay within Rusholme, whilst a small section of the Site was within Withington. The remainder of the Site was undeveloped.

Other recognisable dwellings labelled on Johnson's map within the immediate environs of the Site include Birch Hall to the north-east, Ashfield House and Mabfield house to the west and

Cabbage Hall to the south. Birch Fold lies north-east of the Site, which was owned by Wilbraham Egerton and is considered to be the oldest house in Rusholme (HER 9751.1.0).

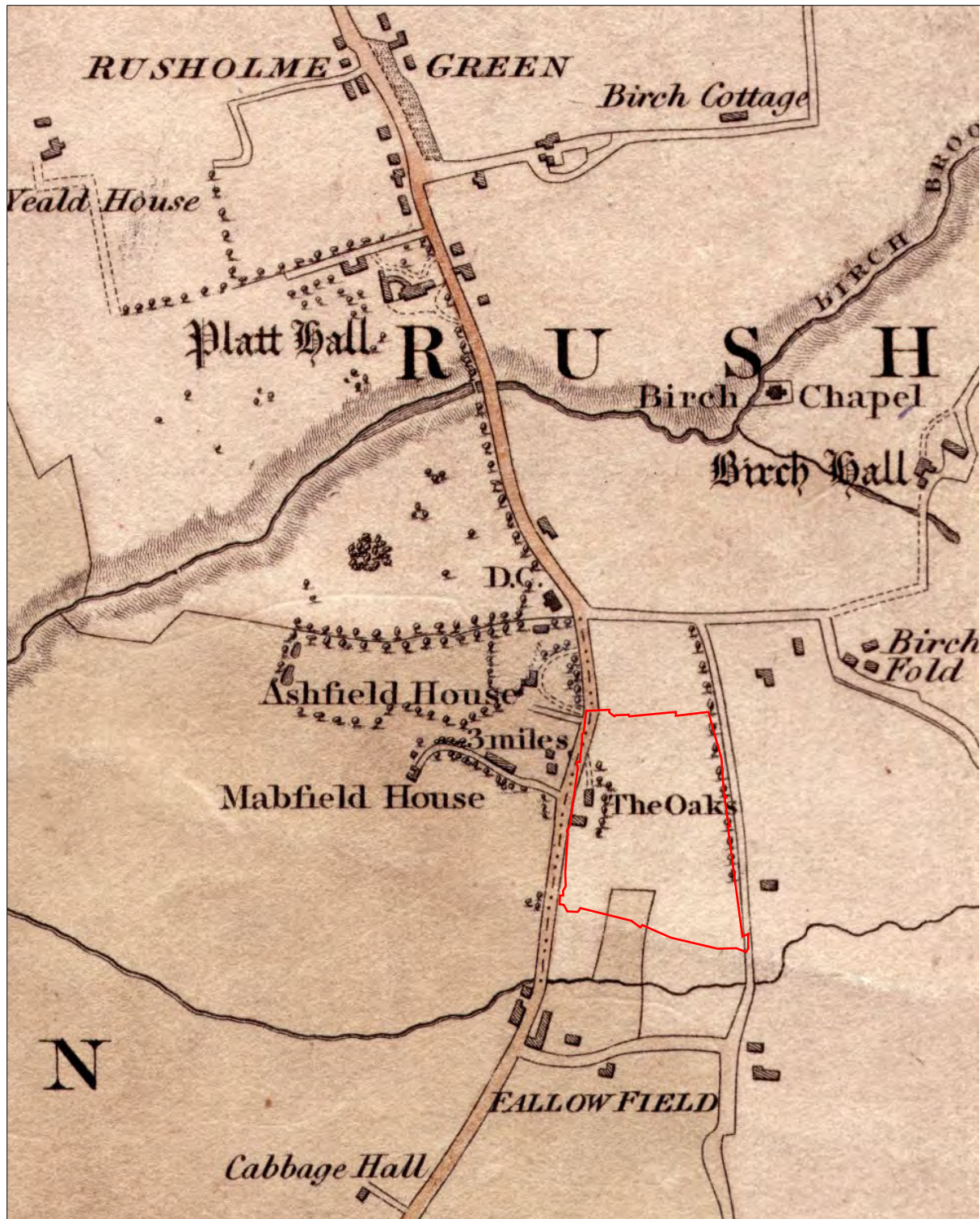


Plate 3 Extract from Johnson's 1818-9 map of Manchester, showing the approximate Site boundary



Plate 4 Hennet and Bingley's map of the County Palatine of Lancaster in 1828 and 1829, showing the approximate Site boundary

The next available map that captures the Site is the Ordnance Survey map of 1848 (Plate 5), which is the first accurate plan that details the Site. The map shows the boundaries of the Site lie within a broadly rectangular plot of land, enclosed on either side by Wilmslow Road to the west and Whitworth Lane to the east. The cottage or farmsteads that appeared on Yates's map through to Hennet and Bingley's map (Plate 2, Plate 3 & Plate 4) appear to have been demolished. There are no longer any visible buildings within the Site and the landscape overall consists of a patchwork of fields, presumably defined by hedgerows. A footpath or track ran broadly east to west through the centre of the Site. Fallowfield Brook lay a short distance to the south of the Site. A township or parish boundary runs south along the western Site boundary, then east along the southern boundary, where it traces the shape of a rectangle within the Site. The boundary replicates that shown on Johnson's map (Plate 3).

Slater's trade directory of 1850 reveals that Wilmslow Road was accompanied by several cottages and even some farms. Properties within the immediate surroundings of the Site such as 'The Firs', to the east were listed within the directory (Slater, 1850, p. 579). An 'Oak Villa' was also listed, which could be referring to a Victorian Villa, that can be seen on later Ordnance Survey maps within the Site (Plate 6). However, the Ordnance Survey map of 1848 also labels an 'Oak Villa' as one of the larger estates immediately west of the Site. Therefore, it is unclear which 'Oak Villa' the directory is referring to. The Site appears to be vacant during this period.

A newspaper from 1875 (*Yorkshire Post and Leeds Intelligencer*, 20th March 1875) advertised a house for let within Oak Drive, Fallowfield. The house is described as 'semi-detached with three sitting rooms, six bedrooms, a coach house, stables and a small green house'. This is one of the earliest pieces of evidence alluding to further development within the Site, and the description of the house illustrates an affluent accommodation.

The Ordnance Survey map of 1891 is the next map that shows detailed development within the Site (Fig 3; Plate 6). A winding road runs throughout the Site, labelled as Oak Drive. It branches off from Wilmslow Road in the north-west of the Site and bends south, where it splits to the west back onto Wilmslow Road and east where it joins onto Whitworth Lane. Carill Drive falls partially within the south of the Site. Oak Drive allows access to several large Victorian villas. In total, 11 detached villas lie along Oak Drive, as well as six semi-detached villas. Carill Drive allows access to four semi-detached villas, in the south of the Site, and two further detached villas face onto Wilmslow Road. All of the villas are accompanied by ornamental gardens, as well as a variety of ancillary buildings. These ancillary buildings include out buildings, sheds, stables, and coach houses. The houses are of considerable size, indicating wealthy residents and also show evidence of paving lights as well as external staircases, which is an indication that they were cellared. Several of the houses also contained orangeries or potential hot houses. Glass houses were either heated by the sun or could have functioned as hot houses, which had heating systems.



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cooks, housemaids, waitresses and governesses. A male and his wife were listed within a coach house associated with 'Oak Mount' villa, in the north of the garden. His occupation was listed as a 'coachman', highlighting that the servants were living on site. An additional family were living within 'The Hollies' villa's stables, north-west of the house within the enclosed garden. The number of domestic servants is another clear indication of wealth within the Site and Fallowfield area.

The four villas along Carill Drive were also listed within the census returns of 1891 and Slater's trade directory of 1895. These houses were occupied by a Baptist minister at No. 1, a cotton and silk manufacturer at No. 3, a solicitor at No. 5 and a chemical merchant living at No. 7 (Slater, 1895, p. 815).

'The Hollies' villa, in 1903 was listed in a local newspaper as a Convent High School for young girls, which illustrates that the villa changed its purpose by the early 20th century (*Manchester City News*, 5th December 1903).



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

Little change can be seen on the Ordnance Survey map of 1907 (Fig 4), apart from some alterations to ancillary buildings. However, evidence of the gradual industrialisation of Fallowfield is evident within the immediate surroundings, for example several rows of workers houses had been built west of the Site.

A photograph taken in 1908 shows Oak Drive, with 'The Oaks' villa behind the wall. The photograph shows what appears to have been a short-lived tram route that ran along Oak Drive (Plate 7). Although the route and extent of the line is unclear.

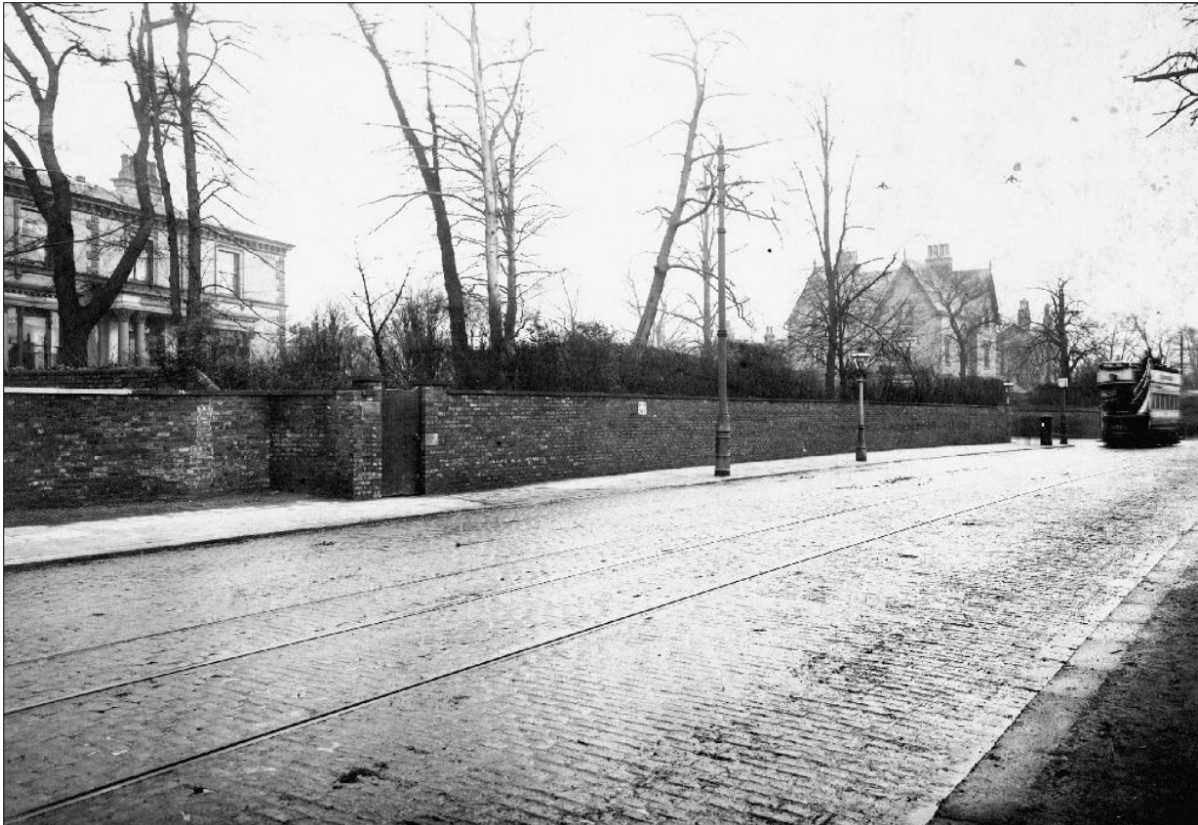


Plate 7 A photograph of Oak Drive, 1908. Image courtesy of Manchester Image Collection

In the early 20th century, a local newspaper mentions a crime relating to 'Oak House' (*Manchester Evening News*, 3rd August 1929). A burglary had taken place and jewellery had been stolen, including a pearl necklace and a diamond engagement ring, the overall value being £2000. This is further evidence showing the type of class of people living within the Site.

The *Manchester Courier* (*Manchester Courier*, 28th June 1915) advertised two properties for sale through Messrs W. Davies and Sons. One of the lots for sale was 'Oak Hill' and the second was named 'Sunny Oak'. Both were semi-detached and were situated on Wilmslow Road and Oak Drive respectively.

The Ordnance Survey map of 1933 shows that overall, the houses within the northern half of the Site remained the same (Fig 5; Plate 8). On a vacant parcel of land within the south of the Site, six semi-detached double-depth houses were constructed with outbuildings and gardens. They faced onto Moseley Road, a new road that ran along the southern boundary of the Site.

An aerial photograph, showing the western half of the Site, taken in 1949, clearly highlights the villas with Oak Drive snaking through the north and centre of the Site, allowing easy access to the villas (Plate 9). In the south of the Site, the curved road of Carill Drive can be seen allowing access to semi-detached houses adjacent to the double-depth houses on Moseley Road. A couple of smaller buildings can be seen within a parcel of land in the very south-west of the Site, although the purpose of these buildings is unknown.



Plate 9 An aerial photograph taken in 1949, partially showing the Site

The Ordnance Survey map of 1957 (Fig 6) shows that much of the Site remained the same, although 'The Acorns' and 'The Hollies' villas had been converted into a convent labelled on the mapping as the 'Faithful Companions of Jesus Convent Grammar School'. A photograph from 1959 shows the east elevation of the convent (Plate 10).



Plate 10 Photograph of the Hollies convent, taken in 1959, courtesy of Manchester Image Collection

A newspaper from 1958 (*Manchester Evening News*, 12th November 1958) explains a situation where a man was found dead and needed identifying. He was found in a bed in Barcombe Hotel, Oak Drive, which is an indication that the 'Barcombe' villa had been converted into a hotel by this period.

By 1985, the houses had been demolished and the land converted into the Fallowfield Campus for the University of Manchester.

5.8 Previous archaeological works

There have been three previous archaeological works within 750m of the Site boundary, which included two building recordings (EGM4314, EGM4315) and an excavation (EGM782).

The excavation was undertaken in Platt fields, c.155m north-west of the Site. The Nico-Ditch was excavated by the University of Manchester Archaeological Unit in 1997 and revealed six phases of activity within the scheduled monument. The profile that was investigated in Platt Fields is the best preserved of all the sections that had been excavated by that period. The origin of Nico Ditch's purpose is still debated, however University of Manchester Archaeological Unit, 1997 believed that the evidence leaned towards the ditch being a territorial marker (University of Manchester Archaeological Unit, 1997).

5.9 Summary of archaeological potential

No prehistoric activity is known to have taken place within the Site. Similarly, no Roman or medieval activity is known to have taken place within the Site.

The Site likely remained agricultural during the post-medieval period, though a building had been erected within the Site by the late 18th century. In addition, a township boundary of unknown date and origin runs through the south of the Site. The potential for remains from this period are considered to be medium.

An additional two buildings had been erected within the Site by the early 19th century. However, by the Ordnance Survey map of 1848, they had been demolished and the Site remained enclosed fields until the late 19th-century when several large Victorian villas had been constructed with accompanying ornamental gardens and ancillary buildings. The Site remained an affluent area.

By the mid-20th century, two of the villas known as 'The Acorns' and 'The Hollies' were converted into a Grammar School.

The former Victorian villas were progressively cleared throughout the 1960s and 70s and redeveloped by the University of Manchester into Owens Park, currently known as Fallowfield Campus.

The Site has potential to contain buried remains dating from the post-medieval to industrial periods. Remains may include a township or parish boundary, post-medieval field boundaries, post-medieval farmsteads or cottages, late 19th-century Victorian Villas and orangeries/hot houses.

6. Site Inspection

A Site visit was undertaken on 10th May 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 comprises several buildings associated with the University of Manchester Fallowfield Campus. Most of these buildings were erected during the 1970s and 80s and provide student accommodation. There was no visible evidence that the buildings within the Site had basements. Green spaces and car parking facilities surround the buildings (Plate 11, Plate 12, Plate 13 & Plate 14). 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 11 Photograph of Owen's Park, within the Site, facing west



Plate 12 Photograph of the Site, showing accommodation and landscaping, facing south



Plate 13 Photograph of the Site, showing accommodation and landscaping, facing east



Plate 14 Photograph of the Site, showing accommodation and landscaping, facing north

The only remnant of the former Victorian landscape is a hard-standing footpath that partially follows the route of Oak Drive, where it split and extended towards Wilmslow Road and Whitworth Lane (Plate 15 & Plate 16).



Plate 15 Photograph of the Site, showing the old route of Oak Drive, facing south



Plate 16 Photograph of the Site, showing the old route of Oak Drive, facing south

A date stone had been built into a modern brick wall in front of Spencer House (Plate 18). The inscription reads 'Birch School, MDCCCXLI (1844)'. Despite the date stone being within the campus, there is no evidence of a school within the Site during the early 19th century. The stone may refer to Birch School / St James' School (11760.1.0) built in 1841 on Birch Hall Lane, c.580m north-east of the Site (Buckley, 1910).



Plate 17 Photograph of the date stone for Birch School, facing east

Due to the intense redevelopment of the Site in the late 20th century, no potential archaeological remains are visible.

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 7-8 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Nico-ditch
Designation	Scheduled Monument
HER Number	1404.1.0
Site Type	Medieval boundary
Period	Early Medieval
NGR	381708, 394517
Source	HER, Historic England
Description	The Nico Ditch is a linear boundary of Anglo-Saxon period. The section of the bank and ditch in Platt Fields survives well and is one of very few sections that remains identifiable, and it lies c.170m north of the Site. The ditch effectively forms a barrier to traffic between the river Irwell and river Medlock and therefore may have formed part of the boundary of the Kingdom of Rheged in the 6 th century or may have been a limit of the Kingdom of Mercia in the later 8 th century. Its name is firmly Anglo-Saxon in origin, this means it was constructed during the administration of the Anglo-Saxon kingdoms between AD600 and the 10 th century.
Assessment	Nico-ditch is a scheduled monument and therefore protected. It also does not lie directly within the Site and therefore will not be affected by the proposed development scheme.

Gazetteer Entry 02

Site Name	Post-medieval to late 18 th -century field boundaries (site of)
Designation	No designation
HER Number	-
Site Type	Field boundaries
Period	Post-medieval
NGR	385738, 394135; 385768, 394196; 385664, 394135; 385727, 394218
Source	Johnson's map of 1818-9, OS mapping
Description	The Site remained rural and largely undeveloped in the post-medieval period to late 18 th century. It contained enclosed fields within the south of the Site, which presumably were marked with hedgerows.
Assessment	Most of the post-medieval landscape is likely to have been removed by the later 20 th -century development of the Site but cannot be completely discounted and may survive in discrete areas of the Site.

Gazetteer Entry 03

Site Name	Post-medieval farmsteads or cottages (site of)
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Designation	No designation
HER Number	-
Site Type	farmstead or cottage
Period	Late 18 th century
NGR	385630, 394192
Source	Yates's map, Johnson's map, Hennet and Bingley's map
Description	A farmstead or cottage appears to have been within the west of the Site on Yate's map. Johnson's map of 1818 shows the same building and also shows that an additional property had been established within the Site, which were labelled 'The Oaks'. It also shows a footpath that led from one of the buildings to the main road west of the Site. Hennet and Bingley's map of 1828-9 showed that a third building had been erected in the north-east edge of the Site. By the Ordnance Survey map of 1848, the buildings had been demolished.
Assessment	The farmstead or cottage could still survive within the Site, and therefore be affected by the proposed development scheme. However, development from the later 19 th century/20 th century may have damaged the surviving archaeology.

Gazetteer Entry 04

Site Name	Township / Parish boundary (site of)
Designation	No designation
HER Number	-
Site Type	Parish boundary (site of)
Period	19 th century
NGR	385605, 394163
Source	OS mapping
Description	A township or parish boundary runs south along the western Site boundary, then east along the southern boundary, where it traces the shape of a rectangular within the Site.
Assessment	Most of the post-medieval to 19 th century rural landscape is likely to have been removed by the later 20 th -century development of the Site but cannot be completely discounted. Township or parish boundaries could be marked with physical features and therefore, it may survive within the Site.

Gazetteer Entry 05

Site Name	Garden features associated with the Victorian villas (site of)
Designation	No designation
HER Number	-
Site Type	soils (site of)
Period	19 th century
NGR	385730, 394125 (centred point)
Source	OS mapping
Description	The Site was occupied by several Victorian villas in the 19 th century, which all were accompanied by large ornate gardens. The gardens remained unchanged until the late 20 th century, when the Fallowfield Campus was

developed on the previous gardens.

Assessment Most of the post-medieval to 19th century rural landscape is likely to have been removed by the later 20th-century development of the Site but cannot be completely discounted and may survive in discrete areas of the Site.

Gazetteer Entry 06

Site Name Victorian villas (site of)
Designation No designation
HER Number -
Site Type Domestic houses
Period 19th century
NGR 385734, 394270; 385730, 394182; 385683, 394093; 385734, 394015
Source OS Mapping; Census returns, trade directories, periodical newspapers
Description Several large Victorian villas occupied the Site in the 19th century. These villas were occupied by several manufacturers and merchants, as well as a solicitor and a Baptist minister in the late 19th century. Evidence of external stairs and paving lights indicate that the villas were cellared. The villas were accompanied by a range of ancillary buildings including coach houses, sheds, green houses, orangeries and stables. The houses were demolished in preparation of the university campus development in the late 20th century.

Assessment Remains of the buildings may survive within the Site, especially if they contained cellars and therefore could be affected by the proposed development scheme.

Gazetteer Entry 07

Site Name Orangeries/hot houses (site of)
Designation No designation
HER Number -
Site Type Orangeries/hot houses
Period 19th century
NGR 385664, 394279; 385742, 394280; 385820, 394172; 385685, 394220; 385625, 394190; 385674, 394172; 385646, 394128
Source OS mapping
Description Several of the Victorian villas contained large extensions which were likely to be orangeries. Some contained glass buildings within the gardens, which could be an indication of hot houses. Glass houses could either be heated by the sun or functioned as hot houses, which had heating systems.

Assessment Remains of the orangeries/hot houses could survive within the Site, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 08

Site Name 20th century double-depth houses (site of)
Designation No designation
HER Number -
Site Type Domestic dwellings

Period	20 th century
NGR	385678, 394017
Source	OS mapping
Description	In total, six double-depth houses were built in the south of the Site in the early 20 th century. Each house contained rectangular gardens and were accessed by Moseley Road, two of the houses contained small green houses. They were demolished in the later 20 th century in preparation for the Fallowfield UoM campus.
Assessment	Remains of the houses could survive within the Site, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 09

Site Name	Tram line, Oak Drive (site of)
Designation	No designation
HER Number	-
Site Type	Tram line
Period	20 th century
NGR	385713, 394237
Source	Manchester Local Image Collection
Description	A photograph taken in 1908 shows Oak Drive, with 'The Oaks' villa behind the wall. The photograph shows what appears to have been a short-lived tram route that ran along Oak Drive. Although the route and extent of the line is unclear.
Assessment	Remains of the tram line may survive within the Site, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 10

Site Name	20 th -century buildings (site of)
Designation	No designation
HER Number	-
Site Type	Buildings
Period	20 th century
NGR	385623, 394016
Source	OS Mapping, AP
Description	A group of six small buildings built within the south-west of the Site by the OS map of 1933. The buildings are also visible on the aerial photograph (Plate 10) in 1949. The function of the buildings is unknown, and they were demolished in preparation of Fallowfield Campus.
Assessment	Remains of the buildings may 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 situated within 750m of 25 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 and Archaeological interest

The Site lay 160m to the south of Nico Ditch (GE01), an early medieval territorial boundary. The Site lay within Fallowfield, a hamlet within the manor of Withington in the medieval and post-medieval period. The Site mostly lay within the township of Rusholme; however, the southern part of the Site lay within the township of Withington. A township boundary (GE04) ran through the Site and likely marked the boundary between the two districts. The township boundary adds to the archaeological interest in the Site.

Fallowfield remained semi-rural and did not become a Manchester suburb until the last half of the 19th century. The Site remained an area for wealthy residents to escape the unpleasant surroundings of Manchester city centre until the late 20th century. It was then sold to the University of Manchester and became the site of the Fallowfield Campus.

Agricultural land that has seen little development such as the northern half of the Site could contain remnants of a pre-industrial landscape. Any field boundaries (GE02) would be of historical and archaeological interest as few remains of the former landscape survive within

Manchester today. Other pre-18th-century remains such as the farmstead/cottages (GE03) also add to the archaeological interest of the Site.

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 century development. There is limited potential to contain post-medieval field boundaries (GE02).

The most likely remains to be encountered within the Site would date to the post-medieval and industrial periods which could include 18th-century buildings (GE03), the township boundary (GE04), garden features (GE05), Victorian villas (GE06) and orangeries/hot houses (GE07). 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. Former field boundaries (GE02) and the township boundary (GE04) have the potential to hold pre-industrial remains.

Remains associated with the Victorian Villas (GE06), double-depth houses (GE08), landscaped gardens, tramway (GE09) and 20th-century buildings (GE10) are not considered to be rare as there are many surviving examples within 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 in the later industrial period onwards. The buildings erected within the Site consisted of Victorian villas, 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. The Victorian villas were possibly cellared. The current buildings relating to the university campus may have damaged any surviving remains. Areas with little development indicate a greater chance of survival.

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

No evidence of prehistoric, Romano-British or medieval remains have been identified within the Site or its immediate environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be low. The Site has limited potential to contain a township or parish boundary along the western and southern boundary. The survival of the township or parish boundary within the Site may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England*: researchframeworks.org/nwrf/early-medieval-agenda/: Table 3):

Early Medieval	
EM18	How can the archaeological investigation of parish boundaries inform our understanding of Early Medieval land use?

Table 3 Early Medieval Research Agendas

The Site contained a post-medieval farmstead or cottage, which may have the potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/sample-page/post-medieval/: Table 4):

Post-medieval Period	
PM15	How well recorded and understood are farming landscapes and field patterns, distributions of buildings and building types?

Table 4 Industrial Period Research Agendas

The Site also contains the remains of Victorian landscaped gardens and field boundaries, which could hold pre-industrial remains. The survival of the soils 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	
IND05	How well understood is change and development of the agrarian landscape in response to industrialisation and enclosure?
IND15	How well recorded and understood are farming landscapes and field patterns?
IND21	How did industrial period towns affect the pre-existing historic landscape?

Table 5 Industrial Period Research Agendas

The Site also contain Victorian villas from the early 19th century, which included several ancillary buildings such as coach houses, sheds, stables. The survival of the Victorian villas 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 6):

Industrial Period	
IND09	How does the nature of rural settlement change during this period?

IND12	How did large houses and estates decline, especially during the early 20 th century?
IND20	How can we measure the boom in Victorian estate improvements?
IND26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?

Table 6 Industrial Period Research Agendas

Within the Site were orangeries/ hot houses attached or built within the gardens of the Victorian villas. Green houses were either heated by the sun or functioned as hot houses, which had heating systems. The survival of hot houses within the Site 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 7):

Industrial Period	
IND52	What Industrial and Modern period types need further study?
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 7 Industrial Period Research Agendas

The Site has the potential to address the research agendas listed above.

8.4 Summary of significance

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest and has potential to contain buried remains dating to the industrial or pre-18th century.

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

The Site has potential to contain 18th-century farmsteads or cottages (GE03), a township or parish boundary (GE04) of unknown date and orangeries/hot houses (GE07) that would be of low (local) significance (see Fig. 9).

The Site has high potential to contain Victorian garden features (GE05), Victorian villas (GE06), double-depth houses (GE08), a tramway (GE09) and 20th-century buildings that would be of limited archaeological interest and may be considered negligible.

9. Impact assessment

9.1 Development Proposals

University of Manchester have prepared an outline planning application for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq. m of floorspace to be used for ancillary purposes associated with the student residential use, ancillary supporting staff accommodation (up to 55 bedrooms), and up to 1,200 sq. m, of ancillary residential dwellings, plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and road. 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 the potential to retain buried remains of 18th-century buildings, a township or parish boundary and orangeries/hot houses. Any such remains that do exist within the Site are likely to be of low (local) significance and, without a programme of mitigation, the scheme could damage or destroy these remains. Areas of archaeological potential are shown in Figure 9.

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. Following consultation with GMAAS, it may be anticipated that an intrusive archaeological evaluation will be required.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

Sources

Cartographic sources

Yates' Map of Lancashire, 1786

Johnson's Map of Manchester, 1818-9

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Ordnance Survey map of 1848, courtesy of National Library of Scotland

Ordnance Survey Town Plan Map of 1891

Ordnance Survey County Series Map of 1907

Ordnance Survey County Series Map of 1933

Ordnance Survey National Grid Map of 1957

Census Returns

Census Returns for Oak Drive, Manchester, Lancashire, 1891. Record Set: 1901 England, Wales & Scotland Census. Archive reference: RG12. Piece Number: 3170. Folio: 68. Page 34

Census Returns for Oak Drive, Manchester, Lancashire, 1891. Record Set: 1901 England, Wales & Scotland Census. Archive reference: RG11. Piece Number: 3912. Folio: 29. Page 35

Census Returns for Oak Drive, Manchester, Lancashire, 1891. Record Set: 1901 England, Wales & Scotland Census. Archive reference: RG11. Piece Number: 3912. Folio: 29. Page 36

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Census Returns for Oak Drive, Manchester, Lancashire, 1891. Record Set: 1901 England, Wales & Scotland Census. Archive reference: RG11. Piece Number: 3912. Folio: 30. Page 38

Census Returns for Oak Drive, Manchester, Lancashire, 1891. Record Set: 1901 England, Wales & Scotland Census. Archive reference: RG11. Piece Number: 3912. Folio: 30. Page 37

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Acknowledgements

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Appendix 1: Census Returns

Address	Household Name(s)	No. residents	of	Occupations of residents	Birthplace of residents
Bank House, Oak Drive	Gill, Hearse, Owen, Hill	5		Cotton manufacturer, cook (domestic svt), Housemaid (domestic svt), Under housemaid (domestic svt).	Withington, Manchester, Burtle, Amlwch, Huntingdonshire
Barcombe Cottage, Oak Drive	Brockbank, Jones, Hughes, Hodge	6		Metal merchant, cook (domestic svt), housemaid (domestic svt), Nurse (domestic svt)	Manchester, Bolton, Bala, Sowerby
Coach houses, Oak Drive	Astley	2		Coachman (domestic svt)	Pilkington, Hanley
New Home, Oak Drive	Magnus, Stockley, Hughes, Hulse	9		Cotton merchant, commercial cotton clerk, scholar, cook (domestic servant), housemaid (domestic svt), waitress (domestic svt)	Derbyshire, Manchester, Macclesfield
Oak Bank, Oak Drive	Hilton, Foord, Brown, Jones, Roberts	6		Retired silk merchant, cook (domestic svt), waitress (domestic svt), housemaid (domestic svt)	Failsworth, Harpurhey, Rusholme, Pagwell, Shrewsbury, Caernarvonshire

Oak Fields, Oak Drive	Von Bargaen, Delany, Mullen, James, Johnson	9	Merchant in Manchester manufacture, scholar, cook (domestic svt), nurse (domestic svt), waitress (domestic svt), housemaid (domestic svt).	Schleswig, Manchester, Queen's, Londonderry, Aberystwyth, Lincolnshire
Oak Fields, Oak Drive	Barratt, Bear, Gregory, Brown, Jones	11	Corn merchant, scholar, nurse (domestic svt), waitress (domestic svt), cook (domestic svt)	Harpurhey, Ardwick, Levenshulme, Rusholme, Heaton Norris, Matlock, The Point, Bildworth
Oak Mount, Oak Drive	Hertz, Becker, Schmierlen, Gregory, Bell, Tomlinson	9	Merchant widow, serving maid (domestic svt), housemaid (domestic svt), cook (domestic svt), waitress (domestic svt)	Manchester, Glasgow, Germany, Shrewsbury, Windermere, Burton on Trent
Sunny Dales, Oak Drive	Eckhoff, Tidswell, Wald, Reynolds, Wyllen	9	Shipping merchant in Manchester manufacturers, scholar, governess (domestic svt), cook (domestic svt), waitress (domestic svt), housemaid (domestic svt)	Germany, Manchester, Stockport, Bristol
The Hollies, Oak Drive	Steinthal, Mackie, Watkins, Price, Hodges, Sutton	12	General merchant cotton goods, commercial clerk cotton,	Manchester, Germany, Bradford, Fallowfield, Kirkcudbright,

			student of architecture, cook (domestic svt), housemaid (domestic svt), lady's maid (domestic svt), kitchen maid (domestic svt)	Somerset, Arley, Ashby, Withington
The Hollies Stables, Oak Drive	Long	3	Coachman (domestic svt)	Chinley, Strafford, Rusholme
The Oaks, Oak Drive	Fulda, Cashen, Bradshaw, Vickery	6	General merchant cotton goods, scholar, cook (domestic svt), housemaid (domestic svt), nurse (domestic svt)	Germany, Manchester, Isle of Man, Chorley, Bristol

Table 8 Census Returns for Oak Drive, 1891

Address	Household Name(s)	No. residents	of	Occupations of residents	Birthplace of residents
1 Carill Drive	McLaren, Doig, Craven	6		Baptist minister, bookkeeper, cook (domestic svt), housemaid (domestic svt)	Scotland, Manchester, Adderley
3 Carill Drive	Drey, Mackay, Boulter, Jones	9		Cotton & silk manufacturer, cook (domestic svt), children's maid (domestic svt), housemaid (domestic svt).	Manchester, Ireland, Rushbury
5 Carill Drive	Totham, Davies, James	5		Solicitor, cook (domestic svt), waitress (domestic svt),	Thornton in Lonsdale, Barmouth, Cardiganshire

			housemaid (domestic svt)	
7 Carill Drive	Shott, Williams, Davis, Birch, Furniss	10	Chemical merchant, cook (domestic svt), waitress (domestic svt), nurse (domestic svt), nurse housemaid (domestic svt)	Germany, Russia, Manchester, Pwllheli, Worthen, Ashford

Table 9 Census Returns for Carill Drive, 1891

Appendix 2: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed on the Ordnance Survey 1:500 Town Plan of 1891
- Figure 4: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1907
- Figure 5: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1933
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map of 1957
- Figure 7: Location of Gazetteer Entries
- Figure 8: Location of Gazetteer Entries
- Figure 9: Areas of Archaeological Potential

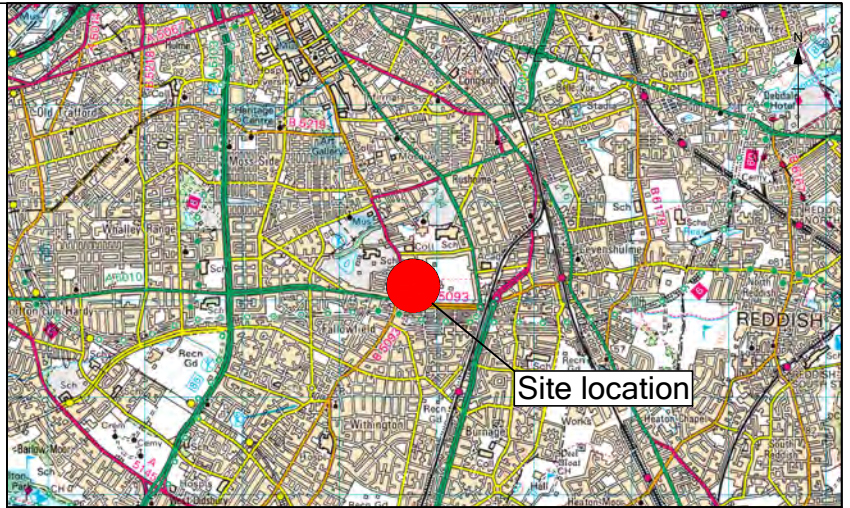
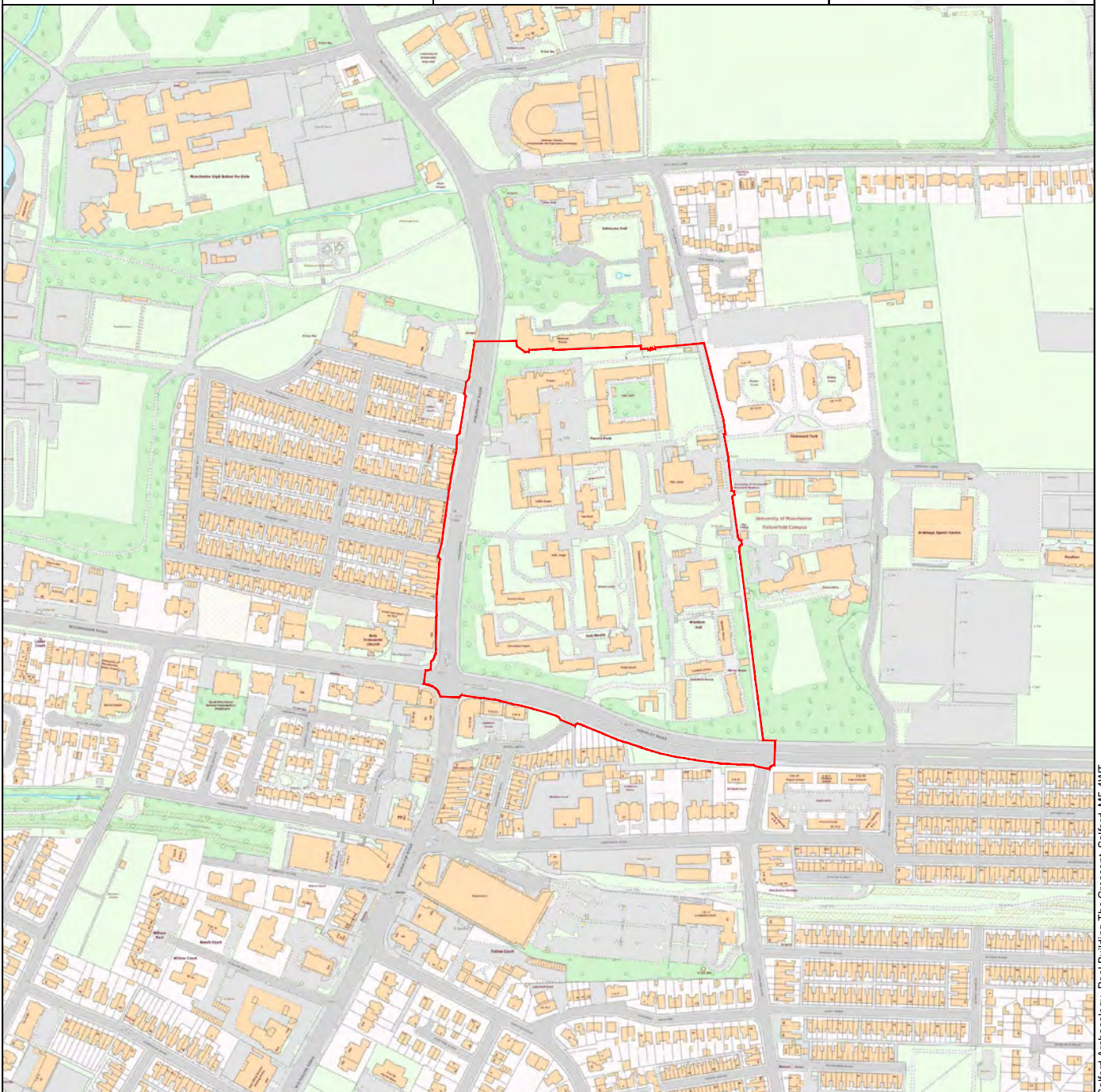


Figure 1:
Site Location
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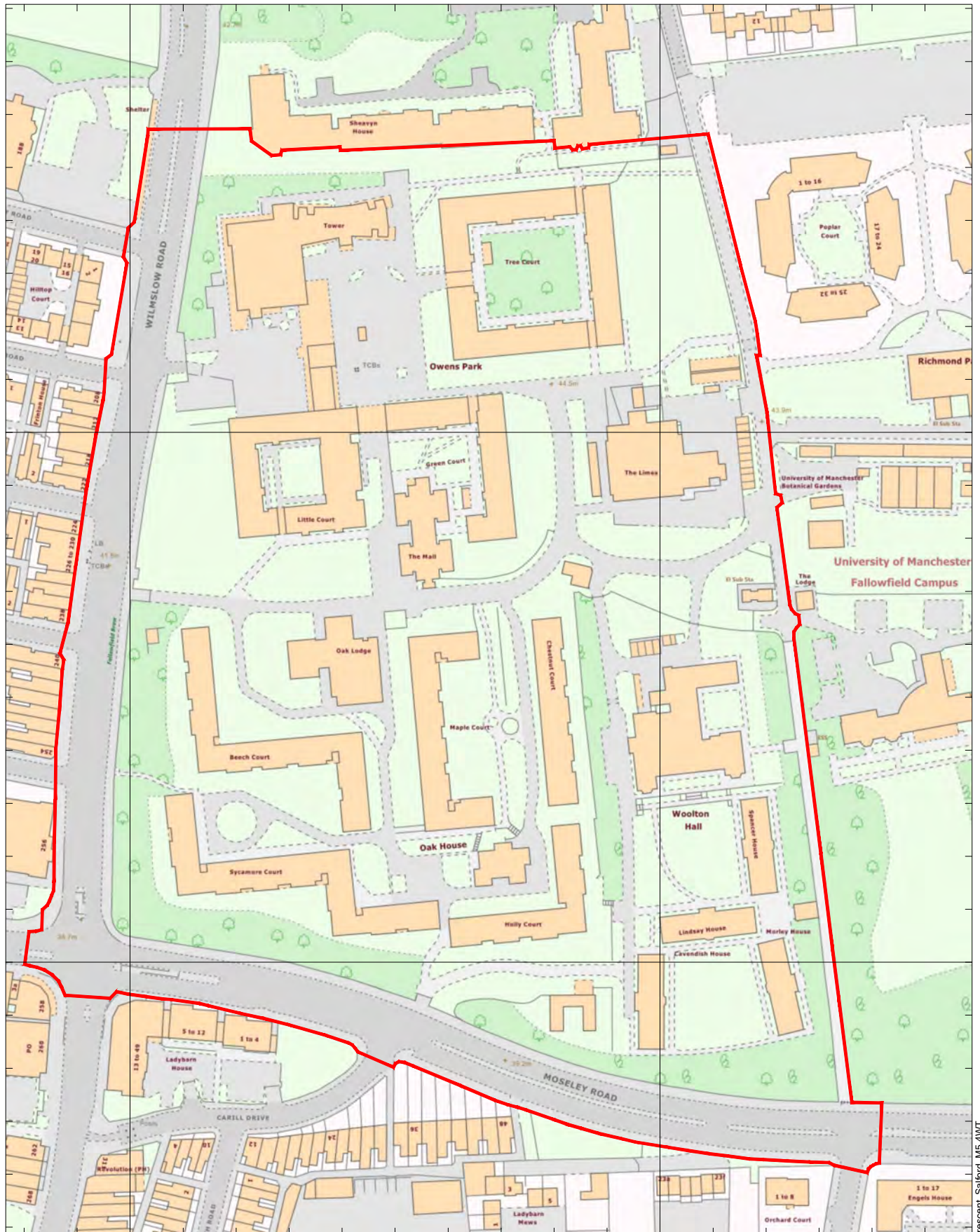


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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0 100 m

Scale at A4 1:2000

Key:

— Site Boundary



Figure 3:

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

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Key:

— Site Boundary



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0 100 m



Scale at A4 1:2000

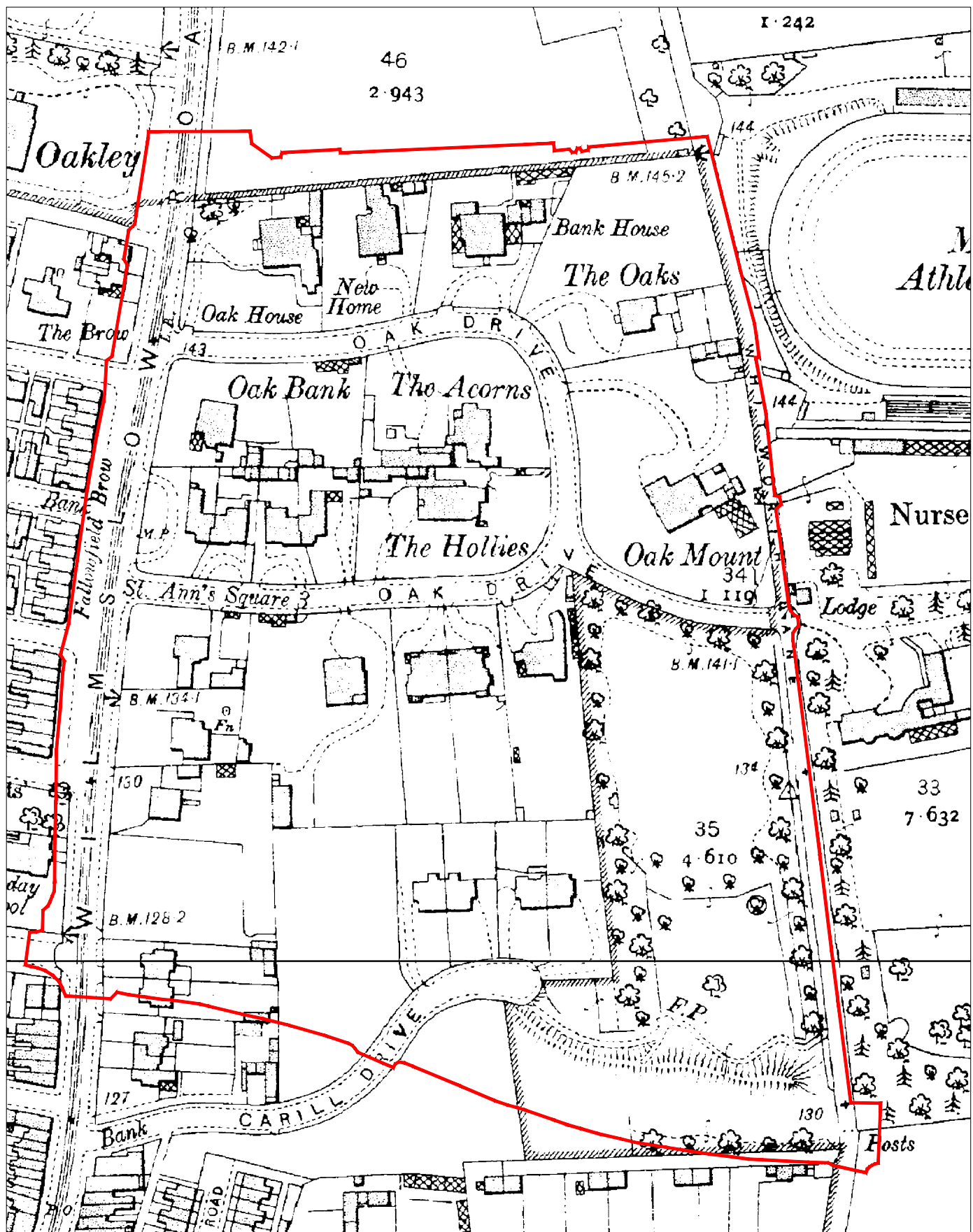
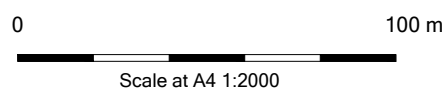


Figure 4:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1907

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 Site Boundary

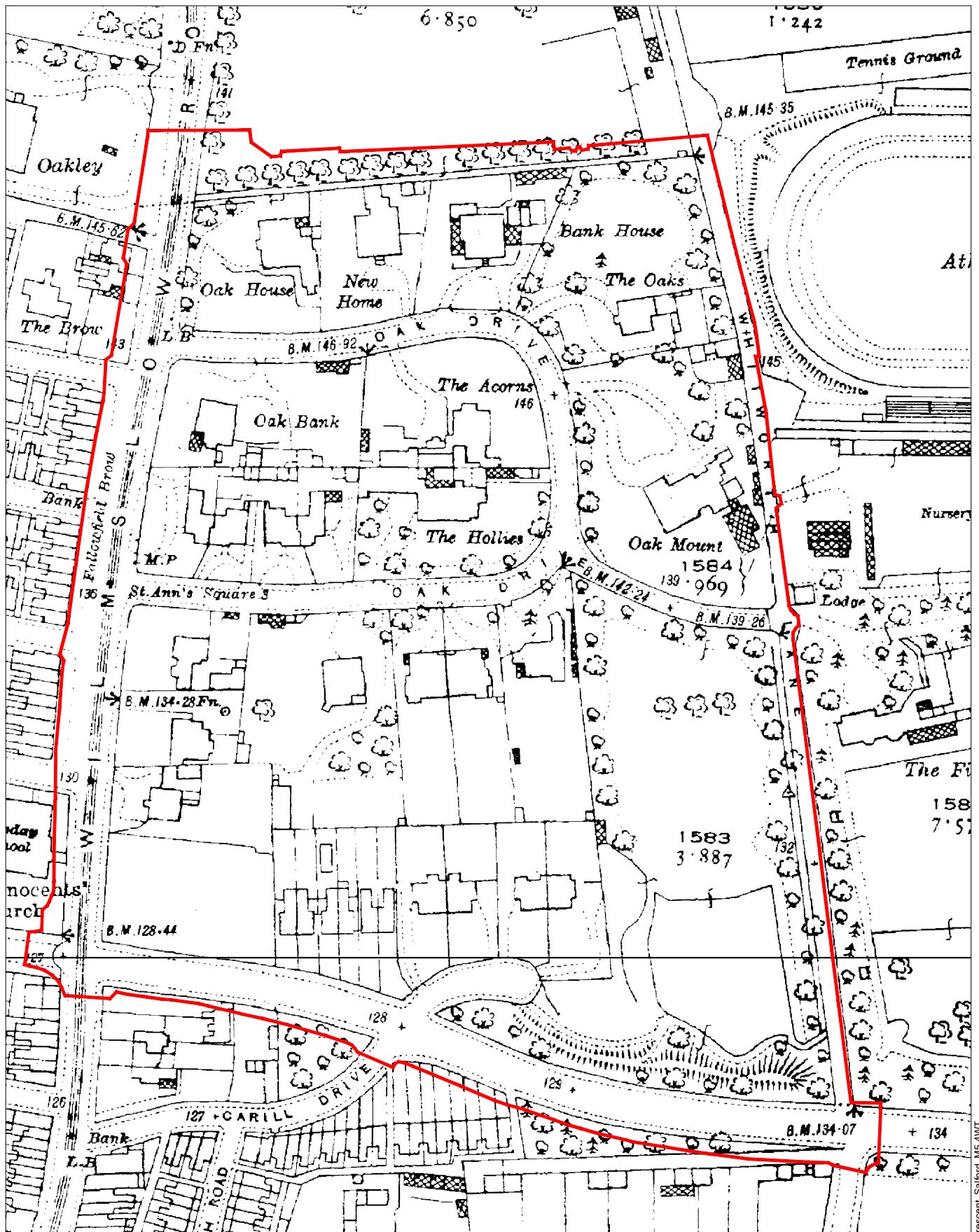


Figure 5:

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

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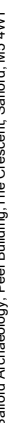
— Site Boundary



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Scale at A4 1:2000



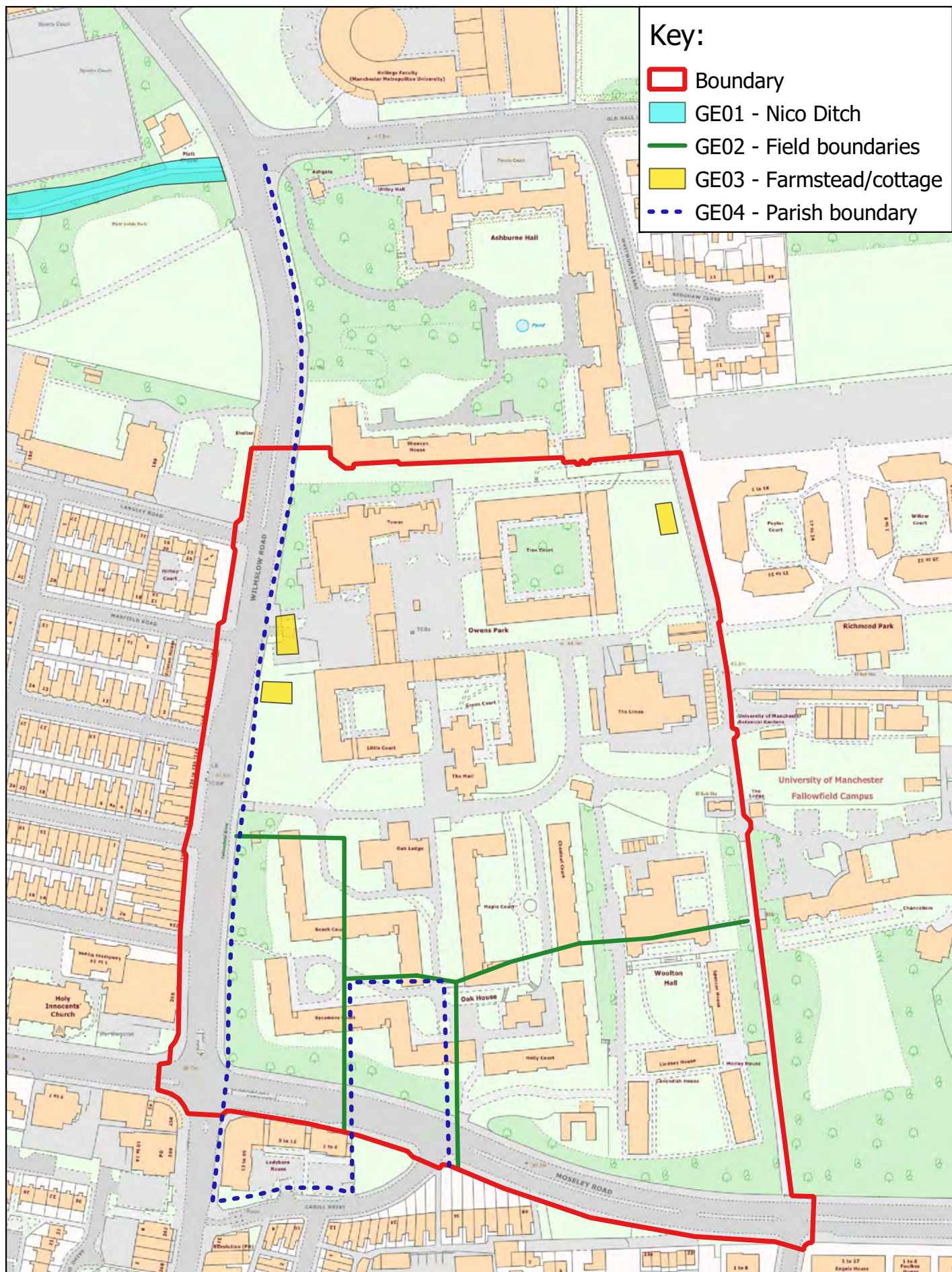
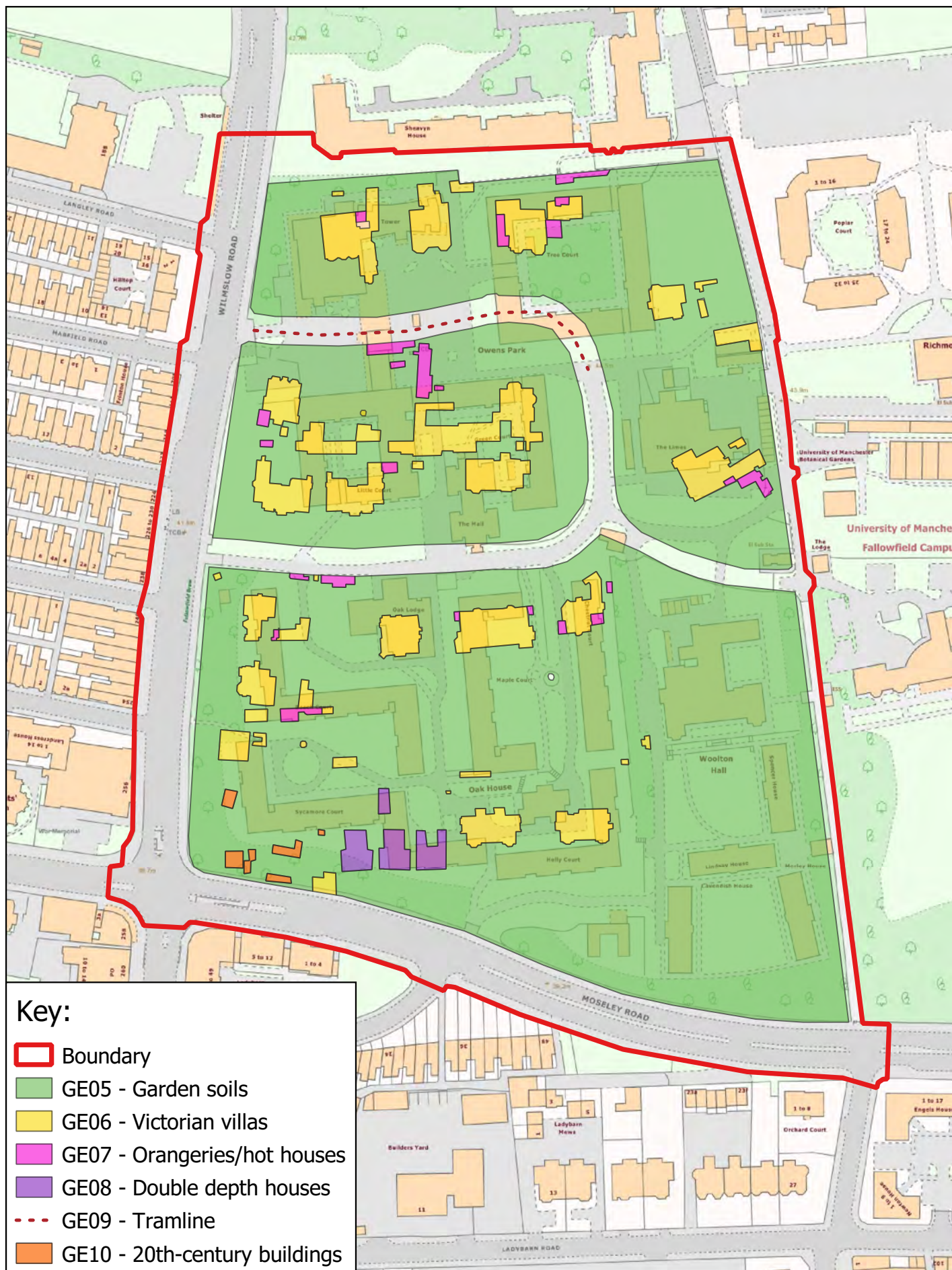


Figure 7: Location of Gazetteer Entries

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0 25 50 m





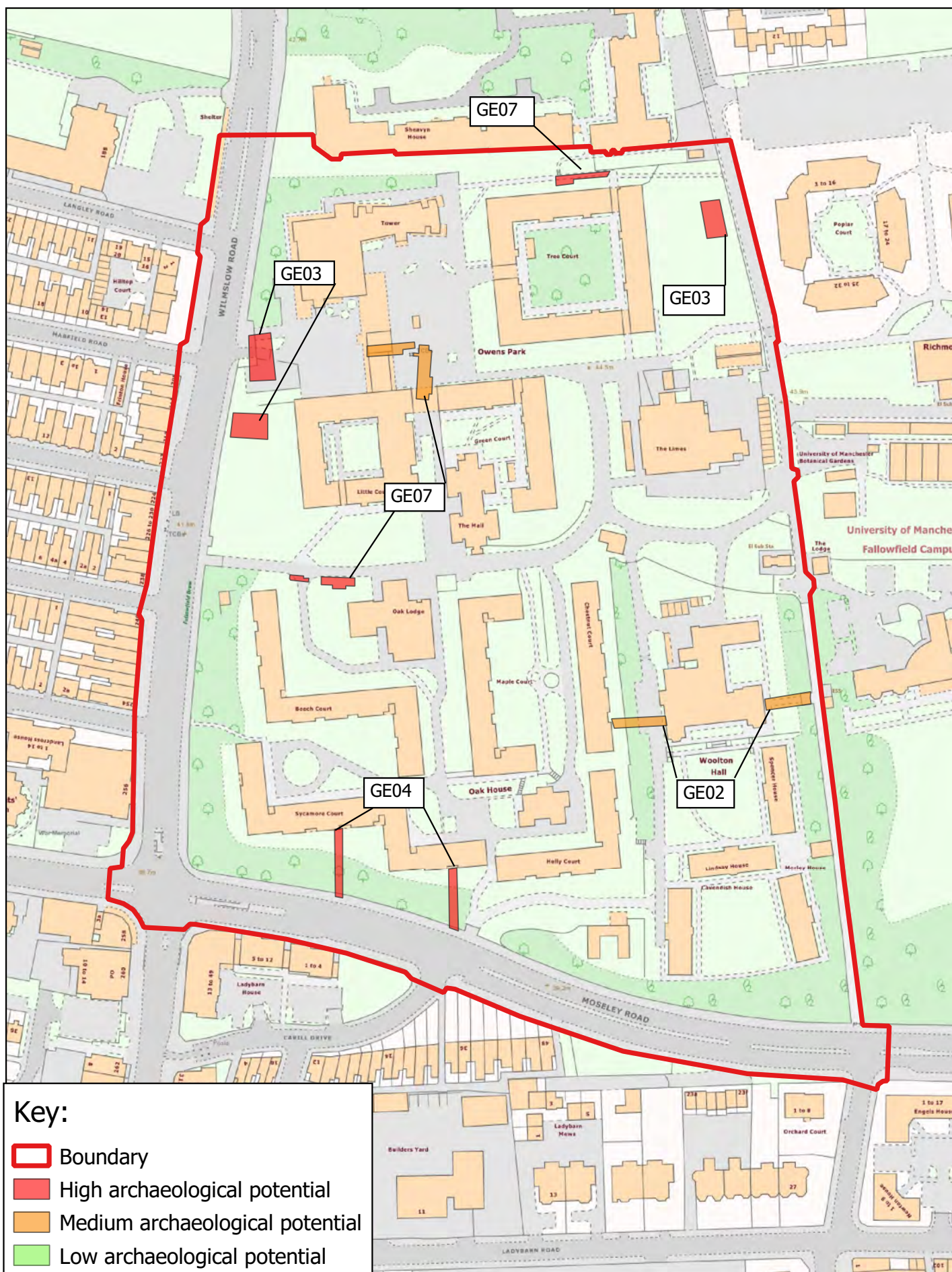
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Figure 8: Location of Gazetteer Entries

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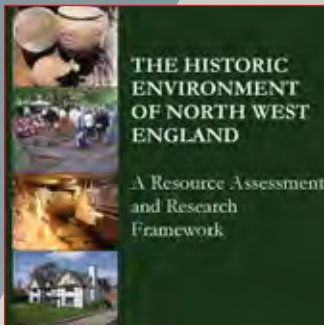
0 25 50 m







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DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



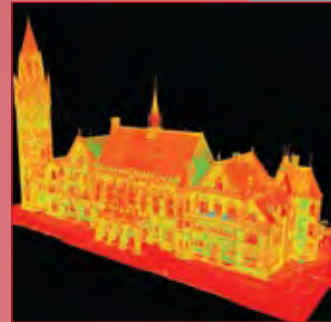
EXCAVATION



BUILDING SURVEY



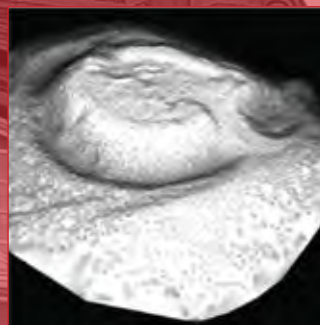
3D LASER SCANNING



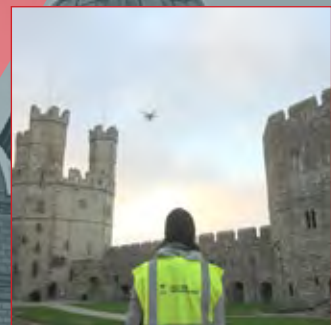
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



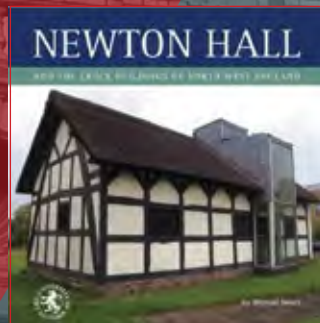
DRONE SURVEYS



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