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Archaeological Evaluation Report

St Gabriels, Oxford Place,
Manchester

Client:

Arcadis LLP

Planning Reference: N/A

Technical Report:

Graham Mottershead

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SA/2023/51



Location: The site is currently occupied by St Gabriel's Hall and St Gabriel's Hall extension, Woodthorpe Hall, St David's and the Chapel. It is bounded by bordering properties to the north, east and west and by Oxford Place to the south

NGR: 385229 395762

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SUMMARY

Salford Archaeology has been commissioned by Arcadis LLP to carry out an archaeological evaluation at St Gabriels, Oxford Place, Manchester (NGR 385229 395762; Figure 1), herein referred to as 'the site'. The overall proposed scheme will entail the demolition of St David's Hall and St Gabriel's extension, and the retention and conversion of St Gabriel's Hall, the Chapel and Woodthorpe Hall into studio apartments, together with the development of a four- and a five-storey building.

An Archaeological Desk-Based Assessment (DBA) was produced by Salford Archaeology (Fletcher 2022). In summary, historical research indicated that the proposed development site had the potential to contain remains of the township boundary and potential elements of the pre-industrial landscape. Any surviving buried remains would be of local archaeological importance. In the light of the conclusions drawn from the DBA, and following consultation with Greater Manchester Archaeological Advisory Service in their capacity as archaeological advisors to Manchester City Council, it was advised that a scheme of intrusive archaeological investigation would need to be carried out, in advance of construction work. A Written Scheme of Investigation was subsequently produced (Mottershead 2022) detailing the methodology for an evaluation.

The Written Scheme of Investigation (WSI) proposed an initial programme of archaeological evaluation by trial trenching, followed by the production of an evaluation report and archive. The results of the evaluation will be used to inform any potential requirement for further mitigation. The evaluation initially comprised the excavation of two evaluation trenches to investigate the possible parish boundary. However, it was later discovered that access was impossible at the western side of the site and so it was agreed with GMAAS that a single trench would suffice (Figures 2 and 3).

Salford Archaeology carried out the evaluation trenching in June 2023. Upon completion of the evaluation trench it was established that construction of the current St Gabriels had removed all trace of earlier from the site area. For this reason it is recommended that no further investigation is required.

1 INTRODUCTION

1.1 Planning Background

Salford Archaeology has been commissioned by Arcadis LLP to carry out an archaeological evaluation at St Gabriels, Oxford Place, Manchester (NGR 385229 395762; Figure 1), herein referred to as 'the site'. The overall proposed scheme will entail the demolition of St David's Hall and St Gabriel's extension, and the retention and conversion of St Gabriel's Hall, the Chapel and Woodthorpe Hall into studio apartments, together with the development of a four- and a five-storey building.

An Archaeological Desk-Based Assessment (DBA) was produced by Salford Archaeology (Fletcher 2022). In summary, historical research indicated that the proposed development site had the potential to contain remains of the township boundary and potential elements of the pre-industrial landscape. Any surviving buried remains would be of local archaeological importance.

These proposals will entail substantial demolition, ground disturbance and remediation across the proposed development.

In the light of the conclusions drawn from the DBA, and following consultation with Greater Manchester Archaeological Advisory Service in their capacity as archaeological advisors to Manchester City Council, it was advised that a scheme of intrusive archaeological investigation would need to be carried out, in advance of construction work. A Written Scheme of Investigation was subsequently produced (Mottershead 2022) detailing the methodology for an evaluation.

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2. PLANNING POLICY

2.1 National Planning Policy

The revised National Planning Policy Framework 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 (Ministry of Housing, Communities and Local Government, revised July 2021). 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 specifically deals with this historic environment (paragraphs 189-208). In accordance with Paragraph 190, local planning authorities should consider in their strategy for conservation and the enjoyment of the historic environment:

- 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 an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

Paragraph 195 states that the local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 205 states that the local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

The NPPF outlines the need for local planning policies to create plans and frameworks to implement the NPPF at a local level. Manchester adopted a Core Strategy in 2012, which is scheduled until 2027. 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.

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 encourage where they are considered consistent with the significance of the heritage asset.'

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

3. AIMS AND OBJECTIVES

3.1 Project Aim

The main aims of the evaluation, given the commercial nature of the project, was to establish the presence or absence of buried archaeological remains on the site and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential.

The location of the evaluation trenches was determined in consultation with GMAAS, in their role as advisors to the Local Planning Authority. Following consultation with GMAAS it was recommended that the site would be subject to evaluation through trial trenching. The evaluation comprised a single trial trench (Figure 2). This trench was located at the rear of the standing building in the eastern half of the site and was located in order to investigate the potential early parish boundary.

This approach to devising proposals to mitigate the impact of development on the archaeological resource of the development area is in accordance with national guidelines set out in the National Planning Policy Framework: Section 16.

3.2 Objectives

The principal objectives of the archaeological investigation were:

- to record, as far as is reasonably possible, the location, extent, condition, significance and quality of any surviving archaeological remains observed;
- to provide sufficient information to enable an informed decision to be made about the need for any additional archaeological mitigation; and
- to make available the results of the work.

3.3 Development of Aims

Further, more detailed research aims may be generated and developed from the results of the archaeological evaluation, with specific reference to the North West Regional Research Framework (NWRRF). It is envisaged that the evaluation may potentially improve our understanding of the following research questions:

Ind21: How did industrial period towns affect the pre-existing historic landscape?

Ind41: Where are the best-preserved examples of industrial townscapes and how well protected is their significance?

4. LOCATION AND SETTING

- 4.1** The site (NGR 385229 395762) is situated to the south of Manchester City centre and is bounded by bordering properties to the north, east and west, and by Oxford Place to the south. (Figure 1). The site is currently occupied by St Gabriel's Hall and St Gabriel's Hall extension, Woodthorpe Hall, St David's Hall, and the chapel. Mature tree planting and shrubs run along the southern site boundary. The site also lies within the Victoria Park Conservation Area.
- 4.2** The site lies at a height of approximately 39.6m Above Ordnance Datum (aOD). Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125). The now culverted Corn Brook ran east-west approximately 360m north of the site.
- 4.3** The evaluation area comprised a concrete surfaced yard area to the rear of the standing building with a number of wooden planters for garden herbs.
- 4.4** The site is located on a band of solid geology comprising the Manchester Marls Formation, consisting of mudstone, which is overlain by superficial deposits of till. Directly west of the site, the solid geology comprises of the Chester Formation, which consists of sandstone (British Geology Society).

5. ARCHAEOLOGICAL & HISTORICAL BACKGROUND

5.1 This section of the report is taken from the desk-based assessment (Fletcher 2022) and summarises the historical background and development of the site using documentary and cartographic evidence.

5.2 Prehistoric Period (Pre 10000 BC to AD 43)

The current understanding of any human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the centre of the city, such as Castlefield 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 site is located nearby the River Medlock and Corn Brook (now culverted) (Arrowsmith 2010).

Physical indications of human activity are provided by a small number of residual finds. A Neolithic stone hammer and arrowhead, for instance, were unearthed in the Castlefield area of Manchester in 1845 (HER 119.1.0), whilst excavations at 77-83 Liverpool Road (HER 13944.1.0) produced two Mesolithic flints, one Neolithic/Bronze Age waste flake and a single sherd of late Bronze Age/iron Age pottery. These finds complement a growing regional body of finds representing prehistoric activity, known to be concentrated on well-drained sand and gravel sites in proximity to watercourses and moss lands.

5.3 Roman Period (AD 43 to AD 410)

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Bruton 1909), situated c 2.4km north-west of the site. The fort underwent several phases of development subsequently, the earlier defences being deconstructed and improved. The military complex evolved in response to the on-going military campaigns, from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the region. The maturation of the military complex can be seen in the growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith 2016, 9-12). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, grew up. This settlement was made up of civilians, 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, and eastwards across Deansgate to the area now occupied by Beetham Tower.

Roads from the fort linked Manchester with Ribchester to the north (HER 14.1.0), Castleshaw, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east (HER 28.1.3). The site lies approximately 1.1km to the west of the projected course of the Roman road leading south-eastwards towards Buxton.

5.4 Medieval Period (AD 410 to AD 1540)

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. The area around Manchester came under the control of several kingdoms during this period. Aethelfrith extended his kingdom of Northumbria to the Mersey after the battle of Chester in c AD 617. Shortly after, his successor, Edwin conquered and occupied Manchester in AD 620, and it may have been during this period that settlement in the town was established around the cathedral. Manchester is mentioned in the Anglo-Saxon Chronicle (AD 919), which refers to Edward the Elder, son of King Alfred the Great, taking over the town and making repairs to the 'fortifications' in the wake of the destruction wrought by an invasion of the Danes during the AD 870s (Farrer and Brownbill 1911).

Physical remains of this period are rare in the North West as a region (Newman 1996), and this is certainly the case in Manchester. One of the few artefacts in the town known of an Anglo-Saxon origin is the so-called 'Angel Stone', or effigy of the Archangel Michael, which was unearthed by workmen repairing the South Porch of the cathedral in 1871.

Historically, however, the site lay adjacent to the boundary of the townships of Rusholme and Chorlton-upon-Medlock, known formerly as Chorlton Row and originally as Chorlton (Farrer and Brownbill 1911, 251). The Chorlton place-name has an Old

English derivation, meaning the ‘the peasant’s tun (settlement or farm)’. It has been suggested that this township was joined with Chorlton-cum-Hardy in the early medieval period, and provided the main peasant settlement in an extensive estate perhaps contiguous with the later Salford Hundred (Kenyon 1991, 107).

Following the Norman Conquest of 1066, 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, 116), but divided his other newly acquired land into several fiefdoms (Kidd 1996, 13). 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, 116).

Rusholme first appears in documentary evidence in 1235 as ‘Russum’. The town name can be traced throughout the historical record, appearing as Russham in 1420, Rysshulme in 1551 and Risholme in 1568. 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 back to the Lord of Withington (HER 17235.1.0).

However, Henry de Rusholme had granted Geoffrey, son of Luke de Manchester, various parcels of land in Rusholme, including “6 acres next to Hugh de Haslum’s land and stretching from Gooselache to the old ditch” (Farrer and Brownbill 1911, 303). It has been suggested that the ‘old ditch’ may refer to the boundary ditch of Hathersage Road (UMAU 2001, 5). By 1334, Chorlton-on-Medlock was established as a township held by the baron of Manchester and therefore it is likely that a boundary would have been in place separating the two townships. It is, however, more likely that the ditch referred to in this record is Nico Ditch, which is located just 1.4km to the south of the site, within the township of Rusholme. A description of the boundaries of the Platt estate, within Rusholme, refers to Nico Ditch as ‘Great Ditch’ (Royle 1914, 12), indicating the use of Nico Ditch as a boundary marker throughout the medieval period. It is possible that, like Nico Ditch, the boundary ditch on Hathersage Road could be medieval in origin.

5.5 Post-medieval (AD 1540 to AD 1750) and Industrial Periods (AD 1750 to AD 1914)

During the eighteenth century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the burgeoning town of Manchester at its heart (Williams with Farnie 1992, 3). By the 1780s, the

national demand for textiles and concomitant mill building transformed Manchester into a centre of the factory-based cotton-manufacturing industry (Baines 1835). The industrialisation of Manchester was greatly facilitated by an expansion of the region's waterways and the introduction of the canal network, which provided an efficient means of transporting bulk loads of goods. This crystallised with an Act of Parliament that made the rivers Mersey and Irwell navigable from Warrington to Manchester, opening up trade to Manchester and Salford from the expanding.

The distribution of settlement across Rusholme and Chorlton-on-Medlock during the late medieval and early post-medieval periods is unknown, however, Yates' map, surveyed in the 1770s, indicates that settlement was concentrated along the line of the Manchester to Stockport Road, what is now the A6 (Plate 1). In 1774, only 46 houses and 226 inhabitants were recorded within Chorlton Row (Brumhead and Wyke nd, ii; Arrowsmith 2010, 3)

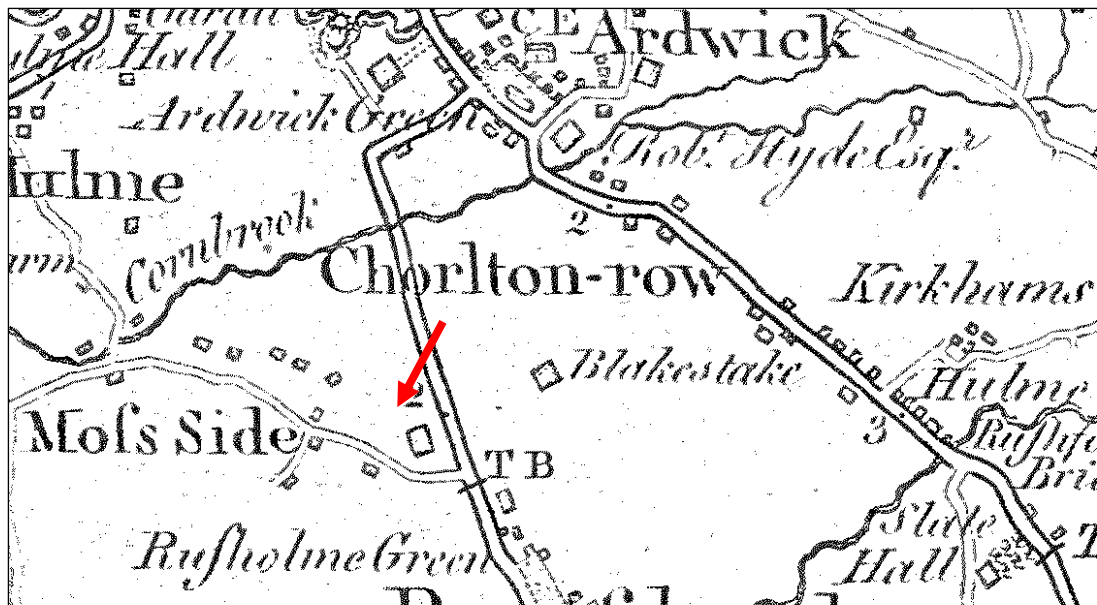


Plate 1: Extract from Yates' map, surveyed in the 1770s, marking the approximate position of the site.

Whilst the character of Chorlton-upon-Medlock was transformed during the first half of the nineteenth century by the southern spread of the industrial town of Manchester, Rusholme remained semi-rural, with the township concentrated near to The Green marked on Greenwood's map of 1818 (Plate 2; Farrer and Brownbill 1911, 303-9). Shortly after the opening of Oxford Road, the Chorlton Hall estate in the north of the township was bought by Samuel Marsland and his brother Peter, two prominent cotton manufacturers from Stockport, and William Cooper and George Duckworth of

Manchester (Brumhead and Wyke 1997, ii). Their intention was to develop the estate as a suburb of Manchester, centred on a new square, known originally as Grosvenor Square and later as All Saints after the church, which had been built there in 1819-20. An early stage in this development is captured on Greenwood's map of Lancashire of 1818 (Plate 2), which also shows the route of a sinuous stream that later marked the line of the township boundary between Chorlton-on-Medlock and Rusholme.



Plate 2. Extract from Greenwood's map 1818, marking the position of the site

Throughout the early nineteenth century, wealthy middle-class housing developments were built in the area. The Industrial Revolution had created a class of increasingly wealthy business owners who moved out of the city centre to escape from the smoke and unpleasant landscape. In 1837, Richard Love was commissioned to plan a 70-acre private estate and by 1845 the Victoria Park Trust was formed, with a dozen houses being built on the estate. The estate was situated in Rusholme and currently falls within the Victoria Park Conservation Area, in the immediate vicinity of the site.

The 1851 OS map shows a boundary (HER 17235.1.0), likely to be a ditch or stream, lined with a hedge row marked 'R.H.' (Plate 4). The boundary may be that of the 'old ditch' described as the boundary of the land given to Geoffrey, son of Luke de Manchester, by Henry de Rusholme, however, as discussed previously, it is likely that the 'old ditch' refers to Nico Ditch. The stream was adopted as the municipal boundary between Rusholme and Manchester (HER 17235.1.0).

Professional classes moved into the area during the second half of the 19th century,

and several of the villas came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Maddox Brown, both lived in Addison terrace, located 0.5km to the east of the site, and Richard Cobden lived at Crescent Gate, located 0.5km to the southeast of the site.

5.6 Development of the Site Area

The development of the site may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published map that captures the site is Johnson's 1819 map of Manchester (Plate 3, which shows the township boundary of Rusholme and Chorlton-on-Medlock crossing through the northern part of the site (HER 17235.1.0). The closest buildings during this period were Blackstake Farmhouse and outbuildings (HER 16835.1.0-1) located between 90m to 150m to the east of the site and Rusholme House, built in 1810, (HER 9890.1.0) located 210m to the west of the site. An archaeological excavation at Blackstake Farmhouse concluded that the building probably dated to the seventeenth century. Land within the site may have been associated with the nearby farmstead.



Plate 3: Johnson's 1819 map of Manchester, marking the position of the site

The next available map is the Ordnance Survey plan of 1851 (Plate 4), which shows that several streets had been laid within the vicinity of the site, including High Street, (now Hathersage Road) constructed to the north of the site and Oxford Place, which formed the south site boundary. Grand villas had started to be erected to the south of Oxford Place as part of the Victoria Park development. The Park could only be



Plate 5: Photograph of Oxford Place tollgate, taken 1938, courtesy of Manchester Local Image Collection

The Ordnance Survey map of 1891 (Plate 6) shows that the site had been developed into two large villas with landscaped gardens, stables and outbuildings. The Lodge had been erected in the west half of the site, whilst Woodthorpe Hall had been constructed in the east. Woodthorpe Hall was the larger out of the two buildings. The 1891 map (Plate 6) indicates that it had a large glasshouse and orangery, marked on the map as the hatched buildings. Both houses were erected on raised banks, with steps descending to the east towards large lawns. Dashed lines around the garden and lawn marked the routes of formal paths. Driveways were to the west of the houses. The driveways also provided access to the service buildings, which were in the northwest corner of both plots. Dense planting of shrubs and trees lined the houses and gardens, creating privacy. The 1891 Ordnance Survey map (Plate 6) also shows the tollgate to the west of the site and indicates that the tollhouse had a portico with steps.

The earliest reference to The Lodge, is in a newspaper article dated 8th April 1870 (Liverpool Daily Post, 8th April 1870), which recorded the birth of Phillip Turner's daughter at 'The Lodge, Victoria Park, Manchester'.

Almost 20 years later, the 1891 census returns recorded Charles Marx, a cotton goods manufacturer, as the head of the household at The Lodge (Rusholme, Manchester). He lived with his wife, two daughters and three servants. Emily Lawler was the head of the household that lived at Woodthorpe Hall. Emily had her 'own means' and lived with her four children and employed nine servants (*ibid*).

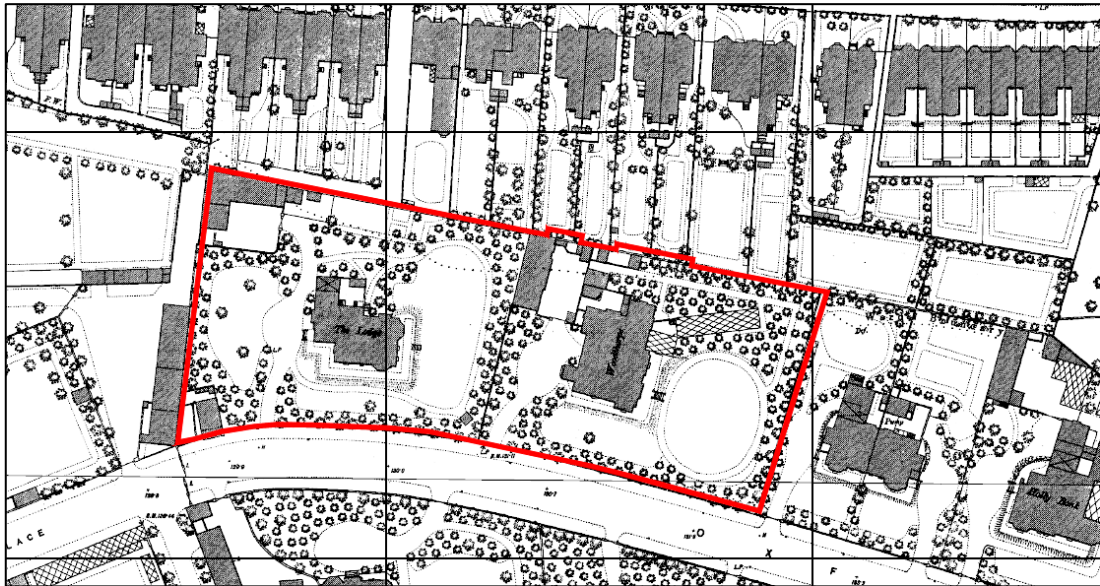


Plate 6: Extract from the Ordnance Survey map of 1891, showing the site boundary

The site saw little further development after 1891 and throughout the early twentieth century. The footprint of the two large villas remained unchanged, however, the ornamental gardens and planting were no longer depicted on the Ordnance Survey maps of 1908 and 1922.

The 1901 census returns recorded that The Lodge was occupied by Alice Marx, her two daughters and four servants. The family members were all born in Manchester, whilst the servants were born in Staffordshire, London, Ireland and Cheshire. Charles Marx was the head of the household but was not present at the time of the census. The head of the household at Woodthorpe Hall was Noah Kolp, aged 69. He lived at the premises with his wife, son and three servants. Noah was living on his own means, whilst his son, Ernest, was a shipping merchant. Noah and his wife were born in Germany (Census Returns of 1901, St Christian's, Rusholme, South Manchester).

In 1907, Charles Marx continued to reside at The Lodge, and his daughter's wedding, Maud Lily Marx, was recorded in the 'Weddings of the week' section of the *Gentlewoman* newspaper (*Gentlewoman*, 30th March 1907). Charles was a long-term resident and still lived at The Lodge in 1917 when his name appeared on a list of

subscribers who donated to the National Federation of Demobilised Soldiers and Sailors (*North Wales Weekly*, 20th September 1917).

The 1911 census returns recorded that Charles was born in Germany and that he worked as a velveteen merchant. The Lodge consisted of 12 rooms and the same people occupied the house. Similarly, Noah Kolp occupied Woodthorpe Hall, with his wife and four servants. The property was recorded to have consisted of 13 rooms (Census Returns of 1911, Victoria Park, Manchester).

Mid-twentieth-century mapping (Plate 7) shows that the stone lodge continued to stand at the tollgate, and a photograph taken in 1953 captures the structure before its demolition in 1962 (Plate 8). The Lodge had been extended and is shown in the background of the photograph. The Lodge and extension were renamed St Gabriel's Hall (MGM 15479), annotated on the Ordnance Survey map of 1951 and were converted into student halls by 1955.

Similarly, by 1951 (Plate 7), Woodthorpe Hall had been demolished and replaced by low-rise flats, also named Woodthorpe Hall (MGM 15484). The new building was completed around 1940. The large plot formerly occupied by the 19th-century Woodthorpe Hall was divided into two, and St David's Welsh Church (MGM 15472) had been erected on the plot of land to the east. The 1950s map (Plate 7) still showed the historic township boundary, running along the north site boundary.

During the latter part of the twentieth century, St David's Chapel was reused as a hall, presumably for community purposes. A fourth building was erected within the site between 1950 and 1962, known as the chapel. All these buildings are currently derelict and are owned by Manchester University.

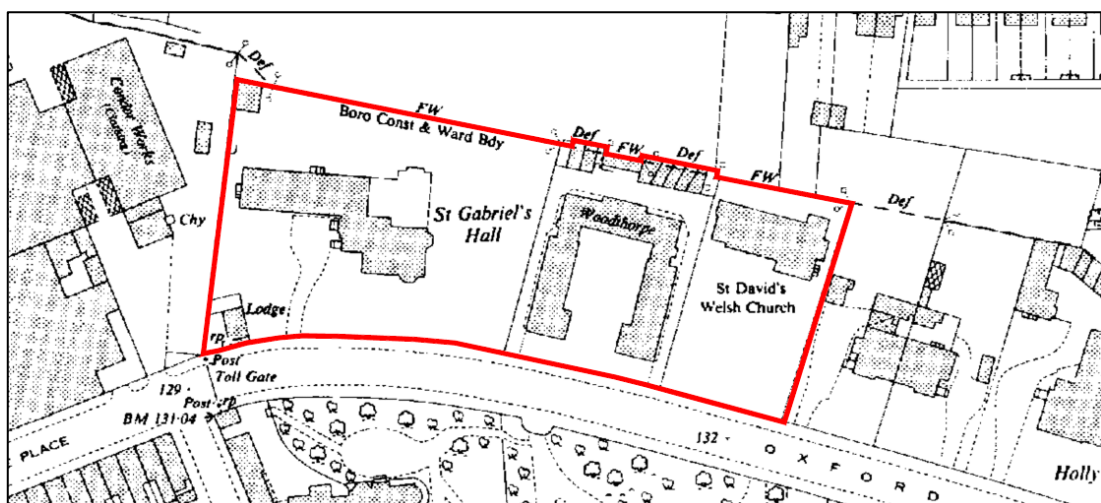


Plate 7: Extract from the Ordnance Survey map of 1951, showing the site boundary



Plate 8: The Lodge, taken in 1953, courtesy of Manchester Local Image Collection

5.6 Previous Archaeological Investigations

In 2001, an archaeological watching brief was undertaken by University of Manchester Archaeological Unit (UMAU) at Hathersage Road, 20m to the west of the site, (EGM 3202). During the watching brief, a large brick-built feature was uncovered, measuring approximately 2.5m wide with a domed upper surface. The feature was aligned east-west and lay approximately 1.2m below the present-day ground surface. The feature continued across the site and was interpreted as a culvert associated with the municipal boundary that ran parallel to Hathersage Road.

An archaeological desk-based assessment was undertaken by Oxford Archaeology North (OAN) in 2015 for land to the east of the site, in advance of development (EGM 4207). The report concluded that the site had the potential to contain buried remains associated with the late eighteenth-century Blackstake Farmhouse, associated barn, and historic township boundary, which would require intrusive archaeological investigations.

In 2015, OAN was commissioned to undertake an initial archaeological trench evaluation, which confirmed the presence of well-preserved remains of the eighteenth-century farmhouse and barn. GMAAS recommended that the full footprints of the buildings should be stripped and recorded. Further excavation revealed the

foundational remains of the farmhouse, which appeared both stylistically and from the ceramic assemblage to have been of probable late seventeenth-century date and comprising a two-unit house built in English bond.

6. METHODOLOGY

6.1 Archaeological Evaluation

The principal aim of the archaeological evaluation was to establish the presence or absence of any buried remains of archaeological interest within the proposed development area and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential. This was achieved by the excavation of a single archaeological evaluation trench.

General Methodology: all archaeological work was conducted following the ClfA Standards and Guidance for archaeological field evaluation (ClfA 2020). Prior to the commencement of any excavation works, the location of the area targeted for archaeological investigation was laid out accurately with respect to the Ordnance Survey national grid. The trench location was then be scanned for any live services using a cable avoidance tool.

Archaeological Excavation: machine excavation was used to carefully define the extent of any surviving structures, features, and other remains. This was carried out using a 1.5 ton mechanical excavator under the supervision of an experienced archaeologist.

All information identified in the course of the site works was recorded stratigraphically. Results of the evaluation were recorded on *pro-forma* trench record sheets, accompanied with sufficient pictorial record (plans, sections and high-resolution digital photographs) to identify and illustrate individual features.

Photography: a full and detailed photographic record of features was maintained. Photography was undertaken in accordance with HE guidance, *Digital Image Capture and File Storage Guidelines for Best Practice* (July 2015). All frames included a visible, graduated metric scale. Photographs records were maintained on photographic *pro-forma* sheets.

Planning: the precise location of the trench was surveyed using GPS. This process generated scaled plans within AutoCAD, which were then subject to manual survey enhancement. The drawings were generated at an accuracy appropriate for 1:20 scale, but can be output at any scale required. All information is georectified to the Ordnance Survey National Grid and all levels tied into the Ordnance Datum.

Finds policy: No artefactual or ecofactual evidence was encountered during the evaluation

7. EVALUATION RESULTS

- 7.1** A single trial trench was excavated, measuring 10m by 1.5m, with a maximum depth of 1.7m. It was located at the rear of the eastern standing building, in a concrete surfaced yard area with wooden planters forming a herb garden (Figures 2 and 3).

Natural firm brown clay (004) was encountered at a depth of 1.5m. This was overlain by 1.2m of mixed rubble and clay levelling material (003). Within the levelling material and built onto, but not cut into, the clay was a wall (005) which ran northeast/southwest. The wall was a single course wide and built from modern machine made bricks in a stretcher bond with a hard dark grey cement bonding material. Above this was 0.2m of stone aggregate bedding material (002) with 0.1m of concrete (001) above it, capping the trench (Figure 4; Plates 9 and 10).



Plate 9: West facing section of evaluation trench, looking east



Plate 10: Evaluation trench looking south, wall (005) visible bottom right

8. DISCUSSION

The natural clay ran at a uniform depth across the length of the trench. This fits with the levels shown on the historic mapping suggesting a uniformly flat area. No features were observed cut into the clay, suggesting that the former parish boundary was a relatively shallow feature cut into subsoil. Any traces of this feature had been removed by the levelling of the area during the 20th century.

The wall observed at the north end of the trench fits with a series of small structures visible on the 1951 OS mapping. This was surrounded by mixed rubble levelling material and suggests that it was foundations for small ancillary buildings erected during the first half of the 20th century, likely between 1911 and 1951 during works to construct St David's Welsh Church. The works carried out to build the foundations for the ancillary buildings and level the surrounding area appear to have removed all traces of the former parish boundary.

The final phase of activity was the capping concrete surface. This comprised a modern concrete with MoT stone aggregate bedding, suggesting the later 20th-century as a date for the clearance of the ancillary buildings and remodelling of the rear yard. During the late 20th-century the buildings were used for community projects and it may be that the concrete surface was laid at this time to facilitate the planters and herb gardens currently present on site.

9. CONCLUSIONS

9.1 Impact

The archaeological evaluation has demonstrated that 20th century development has removed any remains of archaeological significance within the development area.

9.2 Research Potential

The lack of any remains of archaeological significance means there is no potential to address research initiatives stated in the current research agenda presented in the *North West Regional Research Framework*.

9.3 Mitigation

In the light of the results obtained from the archaeological evaluation, it is considered no further archaeological investigation will be required within the site boundary.

10. ARCHIVE

- 10.1** The results of the archaeological investigation will form the basis of a full archive to professional standards and in line with current guidelines (ClfA 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct.
- 10.2** The site archive will be so organised as to be compatible with the other archaeological archives produced in the Northwest of England. All drawn records will be transferred to and stored in digital format, in systems which are easily accessible. The project archive will ultimately be offered to Manchester Museum of Science and Industry (subject to their agreement) for long-term deposition. A copy of this report will be lodged with the Greater Manchester Historic Environment Record, and the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed.
- 10.3** It is likely that a large element of the project archive will be in digital format. It would thus be appropriate to deposit a copy of the archive generated from the archaeological investigation with the Archaeological Data Service (ADS), through ADS-Easy, or another appropriate Figshare system. Any records that are created in hard copy during the course of the project will be scanned and added to this digital archive.

11. ACKNOWLEDGEMENTS

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The evaluation was carried out and the report written by Graham Mottershead, and the illustrations were compiled by Sarah Mottershead. The project was managed by Graham Mottershead.

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13. APPENDIX 1: FIGURES

Figure 1: Site location

Figure 2: Location of the archaeological evaluation trench

Figure 3: Location of the archaeological evaluation trench superimposed onto OS 60" to 1 mile Town Plan 1851

Figure 4: West facing section of archaeological evaluation trench

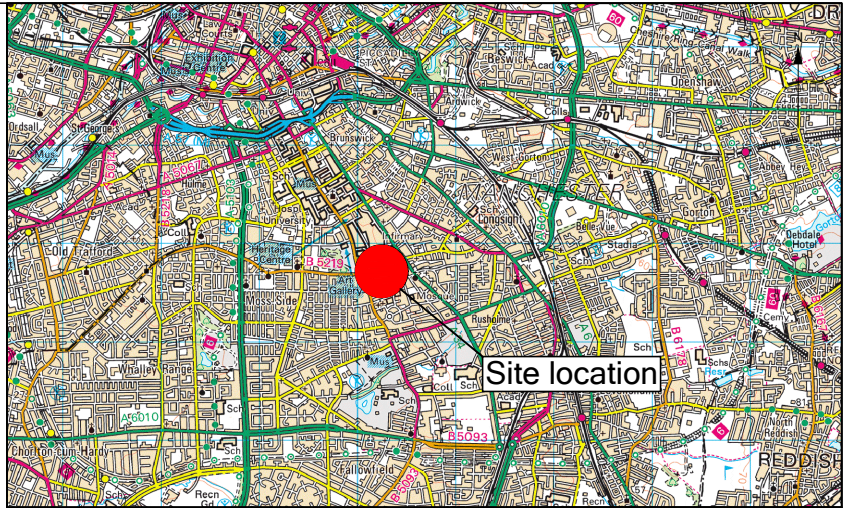


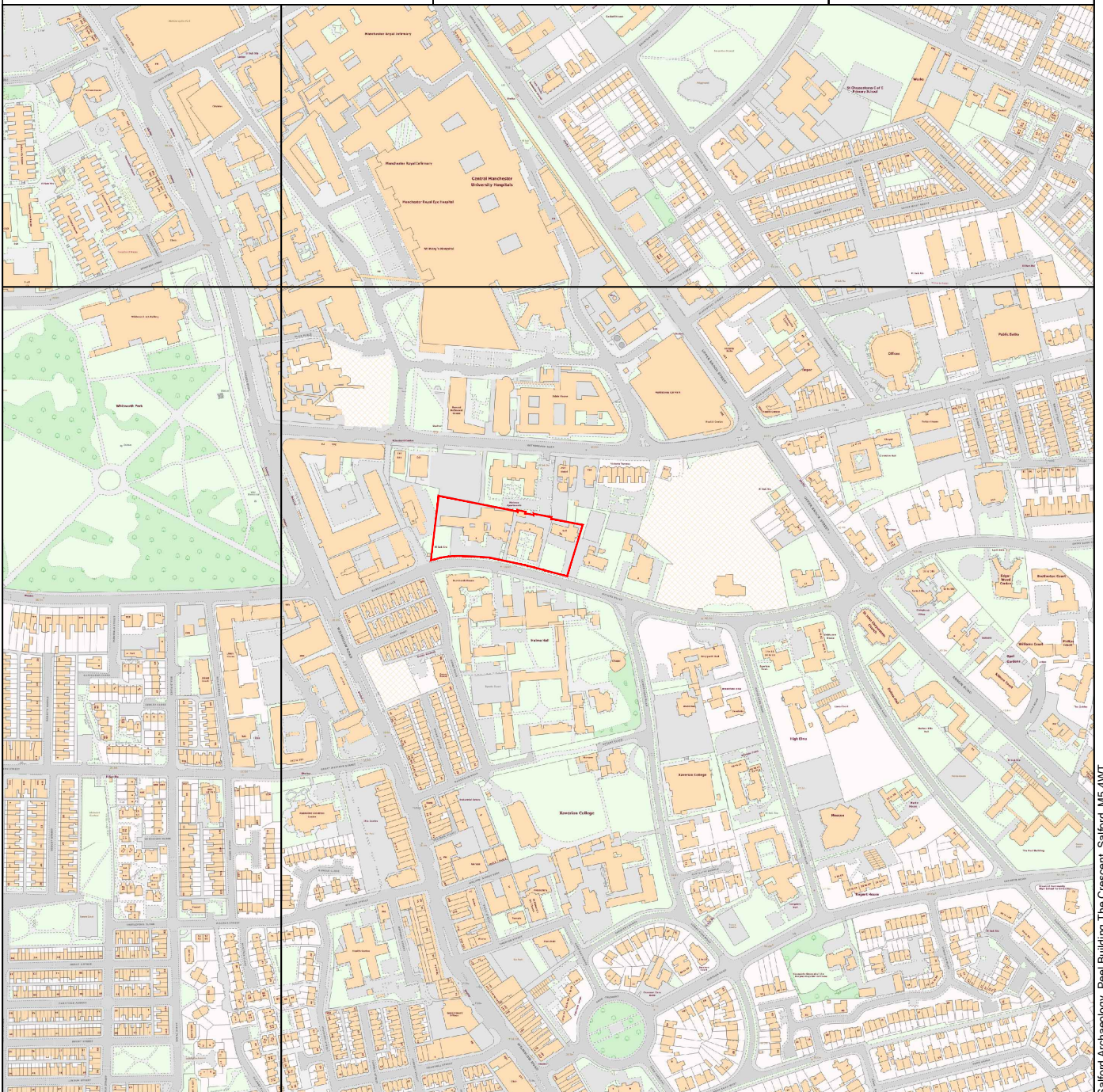
Figure 1:

Site Location

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Contains OS data © Crown copyright and database right (2019)

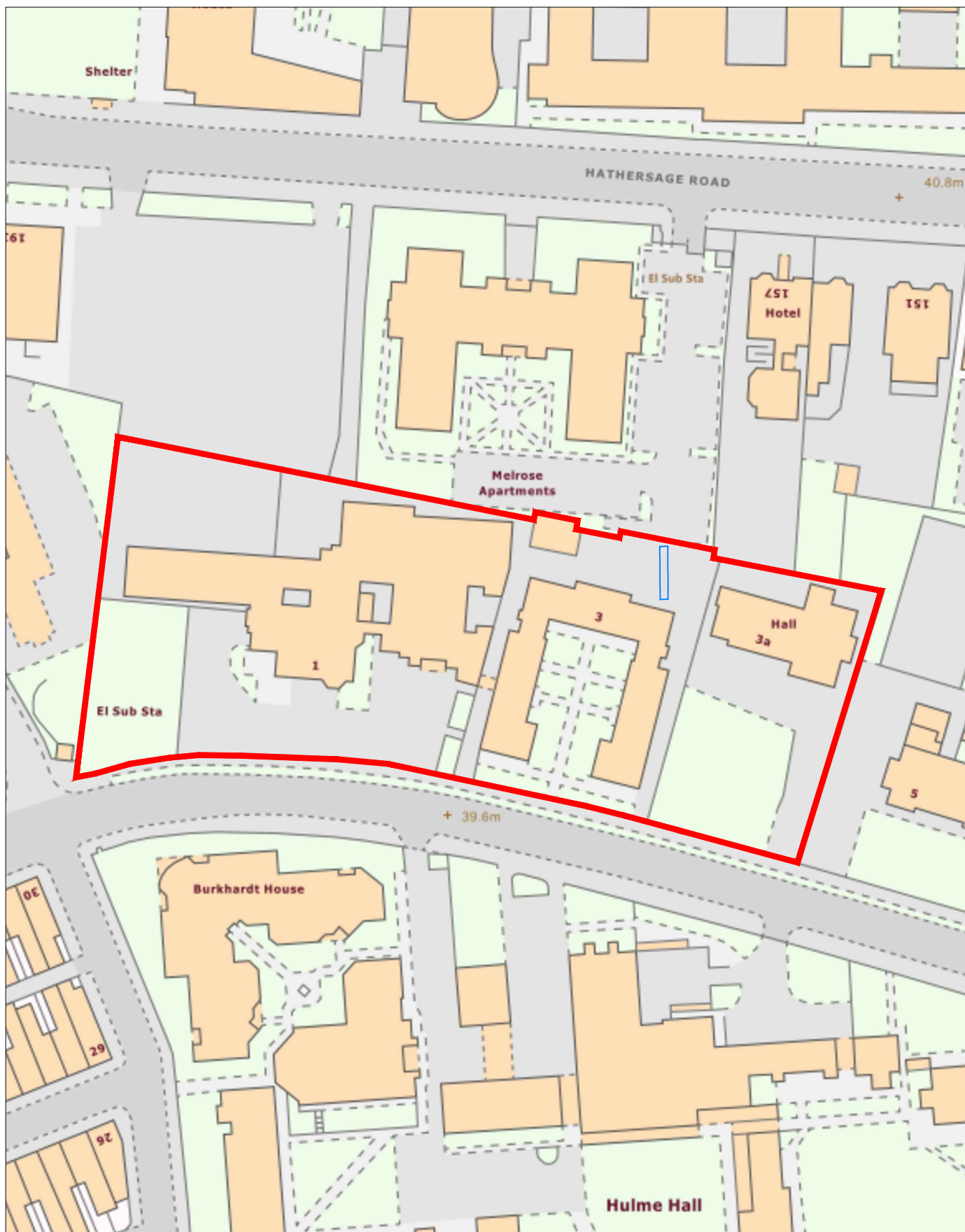


Figure 2:

Location of archaeological evaluation trench

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Key:

— Site Boundary

— Evaluation trench



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0 50 m

Scale at A4 1:1000

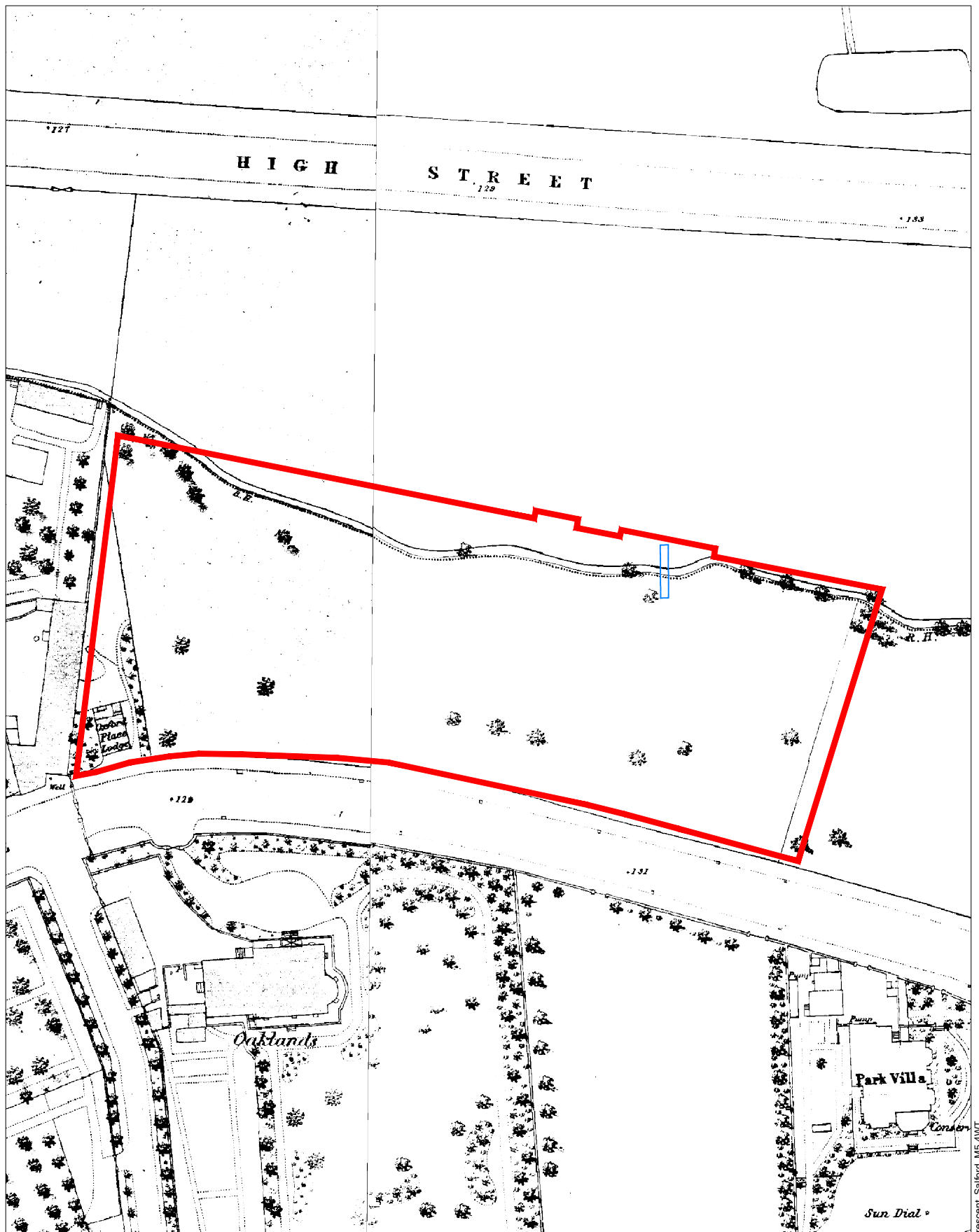


Figure 3:
Location of archaeological evaluation trench superimposed onto OS 60" to 1 mile Town Plan 1851



Key:

- Site Boundary
- Evaluation trench



**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1000

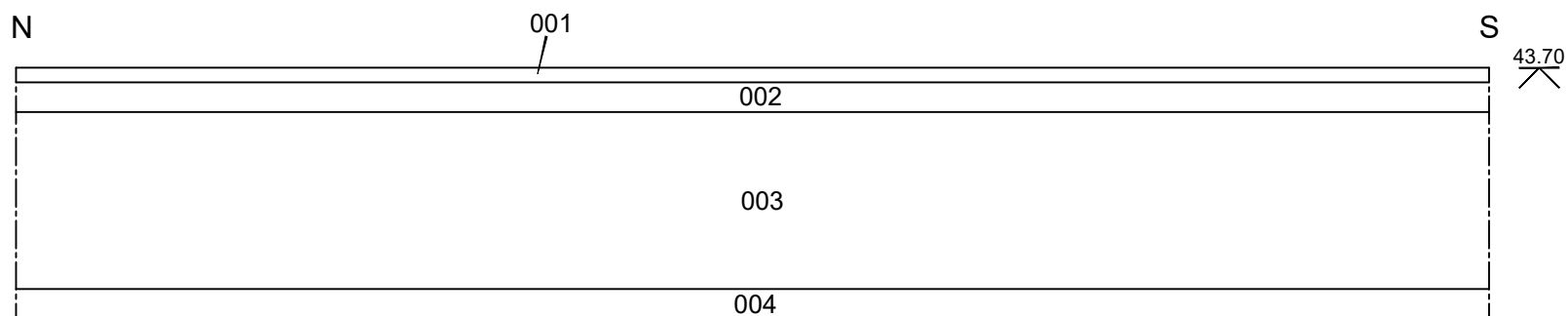


Figure 4:
West facing section of trench



Key:

- Layer/deposit
- Limit of excavation



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0 2 m
Scale at A4 1:50