

Park Place, Cheetham Hill, Manchester
Archaeological Desk-Based Assessment
October 2023

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Report

Archaeological Desk-Based Assessment

Site

Park Place, Cheetham Hill, Manchester

Client

Benjamin Property Company Limited

Date

September 2023

Planning Authority

Manchester City Council

Grid Reference

SJ 84048 99328

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land at Park Place, Cheetham Hill, Manchester (hereinafter referred to as the 'study site'). In accordance with government policy (National Planning Policy Framework 2023), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

The assessment has been prepared to provide initial advice to the commissioning client and in support of an application for planning permission.

Based on the information within the Greater Manchester Historic Environment Record, supplemented by historic mapping and documentary research, the study site is considered to have a low potential for archaeological remains of prehistoric to medieval date and a high potential for archaeological remains of post-medieval to modern date. It is considered that any previously unrecorded archaeological remains would be of up to low/local significance.

The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study site. However, consultation undertaken with the Greater Manchester Archaeological Advisory Service has confirmed that no further archaeological work will be required.

1.0 Introduction

- 1.1** This archaeological desk-based assessment considers land at Park Place, Cheetham Hill, Manchester (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Benjamin Property Company Limited. The site (hereinafter referred to as the 'study site') is located at grid reference SJ 84048 99328. It has been prepared for the purpose of providing initial advice to the commissioning client and in support of an application for planning permission.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.3** The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4** The search area used in this assessment is a 500m radius from the study site (Figures 2 and 3).
- 1.5** A site visit was undertaken on 4th August 2023 when the conditions were bright and sunny and visibility was clear.

Location, Topography and Geology

- 1.6** The study site is located off Park Place in the Cheetham Hill area of North Manchester. The study site is comprised of a disused, single-storey former retail unit. The study site is bound to the north by Park Place, to the east by Cheetham Hill Road, to the south by 21 Cheetham Hill Road (which is currently a furniture store), and to the west by disused, multi-storey buildings along Park Place.
- 1.7** The solid geology of the study site comprises Chester Formation sandstone and is overlain with superficial deposits of Devensian glaciofluvial deposits (BGS 2023). Although no ground investigation works have taken place across the study site, ground investigations in the surrounding area have indicated

made ground to depths of approximately 4m and 6m below ground level (Calabrian 2023).

- 1.9** A site visit was undertaken on the 4th August 2023 to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site. The study site is comprised of a disused, single-storey former retail unit. No visible features of archaeological interest were noted during the site visit.



Plate 1 View of the study site from Cheetham Hill Road



Plate 2 View of the study site from Park Place



Plate 3 View of the study site from Great Ancoats Street

2.0 Aims, Objectives & Methodology

2.1 The principal aims of this desk-based assessment are to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of this archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including National Planning Policy Framework 2023) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 This archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments;
- Examination of material currently held in the Greater Manchester Historic Environment Record for the study site and for a 1km search radius;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 The report will also include a consideration of aerial photography for the study site.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1** The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF 2023), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.4** Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5** Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.6** *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.7** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 3.8** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.9** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.10** *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 3.11** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- “Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles.’”*

Local Planning Policy

- 3.12** The Core Strategy for Manchester’s Local Development Framework (adopted July 2012) contains the following policy relevant to this assessment:

Policy EN 1 Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

1. City Centre Character Area

The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City's transport routes.

- *Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.*

Policy EN 3 Heritage

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.

Policy DM 1 Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- *Effects relating to biodiversity, landscape, archaeological or built heritage.*

Policy PA 1 Developer Contributions

Where needs arise as a result of development, the Council will seek to secure planning obligations in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance. Through such obligations, the Council may seek contributions for the following with priority assessed on a site by site basis:

- *Protection or enhancement of cultural heritage.*

- 3.13** Within the Core Strategy, the City Centre Fringe Employment Area is shown to cover the area of the study site, which is covered by the following relevant policy:

Policy CC 8 Change and Renewal

The City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects elements of this will generally be supported. The approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. Developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. The Council will also provide appropriate support, including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester. Within areas identified for large-scale redevelopment proposals will be expected to be prepared within an approved development framework. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.

Policy CC 9 Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings,

conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

- 3.14** The abovementioned Core Strategy replaced much of the policy in the former Unitary Development Plan. The Guidance to Development in Manchester Supplementary Planning Document outlines the relevant areas of policy derived from the Unitary Development Plan which remain extant.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.15** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.0 Archaeological and Historic Baseline

4.1 The heritage assets under consideration have been identified by means of a review of the following resources:

- Greater Manchester Historic Environment Record (HER) Data;
- The National Heritage List for England (NHLE) held by Historic England;
- Historic England Archive;
- Pastscape;
- Local studies and record office research; and
- Review of historic mapping.

4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Designated Heritage Assets

4.3 A radius of 500m from the study site has been used as a search area for assessing indirect effects on designated archaeological heritage assets. There are no designated heritage assets of archaeological interest located within this search area that require further assessment for the purpose of this archaeological desk-based assessment. The area beyond this radius was also reviewed and no other designated heritage assets of archaeological interest were identified as requiring further assessment.

Non-Designated Archaeological Heritage Assets

Previous Archaeological Investigations

4.4 There are no previous archaeological investigations recorded within the study site.

4.5 There are numerous evaluations and excavations recorded within the search area that returned finds of dwellings and properties dated between the 17th and 19th centuries that represent the character of development in Manchester during the Industrial Revolution (EGM4567, EGM5116, EGM5414). Excavations in Manchester's medieval quarter have revealed extensive remains of buildings dated to the medieval period (EGM3368).

4.6 A geophysical survey undertaken within the search area at Angel Meadows is not recorded as having identified any anomalies of archaeological interest (EGM3670).

4.7 The remaining records of previous archaeological investigations within the search area relate to desk-based and heritage assessments (e.g. EGM3778, EGM4197, EGM4687, EGM5347), and further archaeological watching briefs (e.g. EGM4057, EGM4782, EGM5189).

Prehistoric and Roman

4.8 There are no records of prehistoric or Roman date recorded within the study site.

- 4.9** The site of two large dome-shaped caves thought to be of either Palaeolithic or Mesolithic date is recorded c. 450m north-east of the study site (MGM11114). The two caves were discovered in the late 19th century and were subsequently used for sewage depositing. The site of another cave of prehistoric date is recorded c. 400m south of the study site, having been discovered at the foot of the banks of the River Irk during excavations for the Lancashire and Yorkshire Railway extension (MGM11115).
- 4.10** Evidence of Bronze Age activity is limited to the find spots of a stone hammer (MGM430) and a stone implement (MGM591) c. 400m south of the study site. There are no records of Iron Age date within the search area.
- 4.11** The projected route of the Manchester to Ribchester Roman road runs through the search area, located c. 300m west of the study site at its nearest point (MGM19). The road would have run northwards from the Roman fort of *Mamucium*, in what is now Castlefield, c. 1.7km south of the study site. The route is projected to have roughly followed the path of Deansgate, notably labelled as 'Roman Road' on OS mapping from 1896, before curving around the River Irwell to roughly follow the path of Bury New Road. It is noted that the majority of the Roman road's projected route has been built on, with no traces of the road found in recent excavations. A suggested route for a Roman road is separately recorded close to the projected route of the Manchester to Ribchester Roman road, at Breslyn Street c. 400m south-west of the study site, where the projected Roman road route curves around the River Irwell (MGM17440). This route is unconfirmed and any potential evidence is predicted to have been disturbed by 19th century development. The find spots of a Roman quern and coin (MGM1767) and a set of coins of Roman date (MGM1928) have also been recorded c. 300m south-east of the study site.
- 4.12** There is limited evidence for prehistoric activity within the search area and although there is evidence for Roman roads across the search area, there is currently no archaeological evidence to indicate associated activity within the study site. It is considered there is a low potential for archaeological remains of prehistoric and Roman date.
- Saxon/Early Medieval and Medieval*
- 4.13** There are no records of Saxon/early medieval or medieval date recorded within the study site.
- 4.14** The only evidence of Saxon/early medieval date recorded within the search area is the site of fortifications at the confluence of the Rivers Irk and Irwell, believed to date to the Saxon period and located c. 450m south of the study site (MGM593). The find spot of a funerary urn dated to the 6th century, located c. 250m east of the study site (MGM1768) has also been recorded within the search area. The urn is the earliest find spot to be recorded in Manchester after the Roman period.
- 4.15** Manchester was listed as a pre-Conquest manor in the hundred of Salford, held between King Edward the Confessor and the Churches of St Mary and St Michael. After the Norman Conquest, Manchester was granted to Roger of

Poitou (Open Domesday). The Grelley family held the manor of Manchester from the beginning of the 12th century. The manor passed to John la Warre upon the death of Thomas Grelley in 1311. The manor descended through the Warre line until the death of Thomas la Warre in 1426 saw Manchester pass through marriage to the West family (Brownbill & Farrer, 1911).

- 4.16** The majority of records of medieval date within the search area are recorded within the area of medieval Manchester (MGM17985) which extends northwards to within c. 150m of the study site, although the historic core of medieval Manchester was situated c. 500m south of the study site. The area of medieval Manchester that lies within the search area includes the sites of the no longer extant Manchester Castle (MGM2670) and Manchester Manor (MGM17937), Chetham's College (MGM2674), Hunt's Bank Bridge (MGM17941), and the site of Long Millgate Cross' Sanctuary (MGM17941). The sites of two medieval mills are also recorded within the search area, c. 200m south of the study site close to the boundary of the established area of medieval Manchester (MGM11064, MGM11065).
- 4.17** Although there is evidence of Saxon/early medieval and medieval activity within the search area, there is currently no evidence to indicate that this extended into the study site, with the focus of activity dating to these periods located elsewhere. Cartographic evidence suggests the study site was undeveloped until the 19th century. The potential for non-agricultural archaeological remains of Saxon/early medieval and medieval date is considered to be low.

Post Medieval to Modern

- 4.18** There are no records of post-medieval to modern date recorded within the study site.
- 4.19** John Lacy acquired the manor of Manchester from the West family in 1579. Lacy sold the manor to Nicholas Mosley, Lord Mayor of London, in 1599 and Manchester descended through the Mosley line thereafter. Sir Oswald Mosley sold the manor to the Corporation of Manchester for £200,000 in 1846 (Brownbill & Farrer, 1911).
- 4.20** The majority of records of post-medieval to modern date recorded within the search area comprise extant buildings and structures (e.g. MGM16895, MGM9529, MGM9532, MGM9534), some of which are also designated as listed buildings, the most proximate of which is the Grade II listed former synagogue located at the Salam and Masood Law Chambers c. 20m south of the study site (MGM11790, NHLE 1208420). There are numerous records of post-medieval to modern date that reflect industrial activity in Manchester from the 18th century onwards (e.g. MGM10932, MGM11106, MGM12196, MGM12198), though there are no records of this nature in the immediate vicinity of the study site.
- 4.21** As well as industrial structures across the search area, evidence of agricultural activity includes the sites of field boundaries (MGM17444, MGM18965).

- 4.22** The first map included in this assessment which shows the site in detail is the 1844 Cheetham tithe map (Figure 4) which depicts the site as an empty plot of land which encompasses plot 524, owned by the Earl of Ducie and occupied by John Redfern at the time of the tithe survey. The accompanying apportionment records this plot of land as 'Occupation Road'.
- 4.23** Beyond the removal of field boundaries, there is little change shown to the study site on the earliest Ordnance Survey (OS) mapping (Figure 5), although by the time of the 1890-1891 OS mapping (Figure 6) a synagogue had been erected within the empty plot of land that comprised the study site. The Jewish community first settled in the Manchester area in the late 18th century and gradually moved northwards towards areas such as Cheetham Hill. A 1928 historic building plan (Figure 7) shows the synagogue in detail as a 1-2 storey building of brick, stone or concrete with a basement. A building labelled as a hall is shown on the site of the synagogue on the 1949-1951 OS mapping (Figure 8), however, its footprint does not match that of the synagogue's. The demolition of the synagogue is confirmed by the 1964 historic building plan (Figure 9), which shows the building within the study site as a clothing factory centred slightly more northward than the synagogue was depicted. The plan shows the clothing factory as a single storey building of brick, stone or concrete with a steel truss roof. By the time of the 1968-1990 OS mapping (Figure 10), the footprint of the building within the study site matches that of the extant disused retail unit that currently occupies the study site.
- 4.24** The cartographic evidence demonstrates that the study site remained as undeveloped land until at least the 19th century when it was developed firstly as a synagogue and then a clothing factory and latterly a retail unit. The potential for archaeological remains from the post-medieval and modern periods is considered to be high with any such remains likely associated with the former use of the study site.

Aerial Photographs

- 4.25** Google Earth holds clear historic aerial photography from 2000 to 2023 which show the now-disused retail unit within the study site with a consistent footprint, as does the aerial image held on Bing.

Summary of Archaeological Potential and Assessment of Significance

- 4.26** A review of the available evidence has indicated the study site has a low potential for archaeological remains of prehistoric to medieval data and a high potential for archaeological remains of post-medieval to modern date. Although the significance of previously unrecorded archaeological deposits cannot be fully determined at this stage, available evidence suggests that any such deposits would be of no more than low/local significance. However, any remains associated with the synagogue have the potential to contribute to regional research objectives in relation to the range and nature of religious buildings.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1 The study site is comprised of a disused, single-storey former retail unit.

The Proposed Development

- 5.2 The proposed development comprises the demolition of the existing building and erection of a part 25 and 15 storey residential building comprising 154 units with ground floor commercial units (Class E), associated residents amenity space, cycle parking, substation, servicing and associated landscaping works.

Previous Impacts, Potential Archaeological Impacts and Mitigation Measures

- 5.3 Previous impacts on the archaeological potential within the study site will have been as a result of the construction and subsequent demolition of the 19th century synagogue, which included a basement, and clothing factory, as well as the later retail unit. It is considered that this would have resulted in the truncation of below ground archaeological deposits. However, the potential for the survival of archaeological deposits beyond the depths, or outside areas, of previous disturbance cannot be discounted.
- 5.4 A review of the available evidence has confirmed that the study site has a low potential for archaeological remains of prehistoric to medieval date and high potential for archaeological remains of post-medieval and modern date. It is considered that any previously unrecorded archaeological remains would be of low/local significance.
- 5.5 The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study area beyond the depths of previous disturbance or in previously undisturbed parts of the site.
- 5.6 However, consultation undertaken with the Greater Manchester Archaeological Advisory Service has confirmed that no further archaeological work will be required (by email 29/09/2023).

6.0 Summary and Conclusions

- 6.1 This archaeological desk-based assessment considers land at Park Place, Cheetham Hill, Manchester which is proposed for residential development (Figure 1).
- 6.2 The assessment has been prepared to provide initial advice to the commissioning client and in support of an application for planning permission.
- 6.3 Based on the information within the Greater Manchester Historic Environment Record, supplemented by historic mapping and documentary research, the study site is considered to have a low potential for archaeological remains of prehistoric to medieval date and a high potential for archaeological remains of post-medieval to modern date. It is considered that any previously unrecorded archaeological remains would be of up to low/local significance.
- 6.4 The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study site. However, consultation undertaken with the Greater Manchester Archaeological Advisory Service has confirmed that no further archaeological work will be required.

Sources

General

British Library

The National Archives

Greater Manchester Historic Environment Record

Cartographic

1844 – Cheetham tithe map

1850 – 1:1,056 OS map

1890-1891 – 1:500 OS map

1928 – Historic Building Plan

1949-1951 – 1:2,500 OS map

1962 – Historic Building Plan

1968-1990 – 1:2,500 OS map

1999 – 1:10,000 OS map

2023 – 1:10,000 OS map

Websites

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British History Online – www.british-history.ac.uk/

British Geological Society Geology of Britain Viewer -
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HE National Heritage List for England - www.historicengland.org.uk/listing

Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

Open Domesday – www.opendomesday.org

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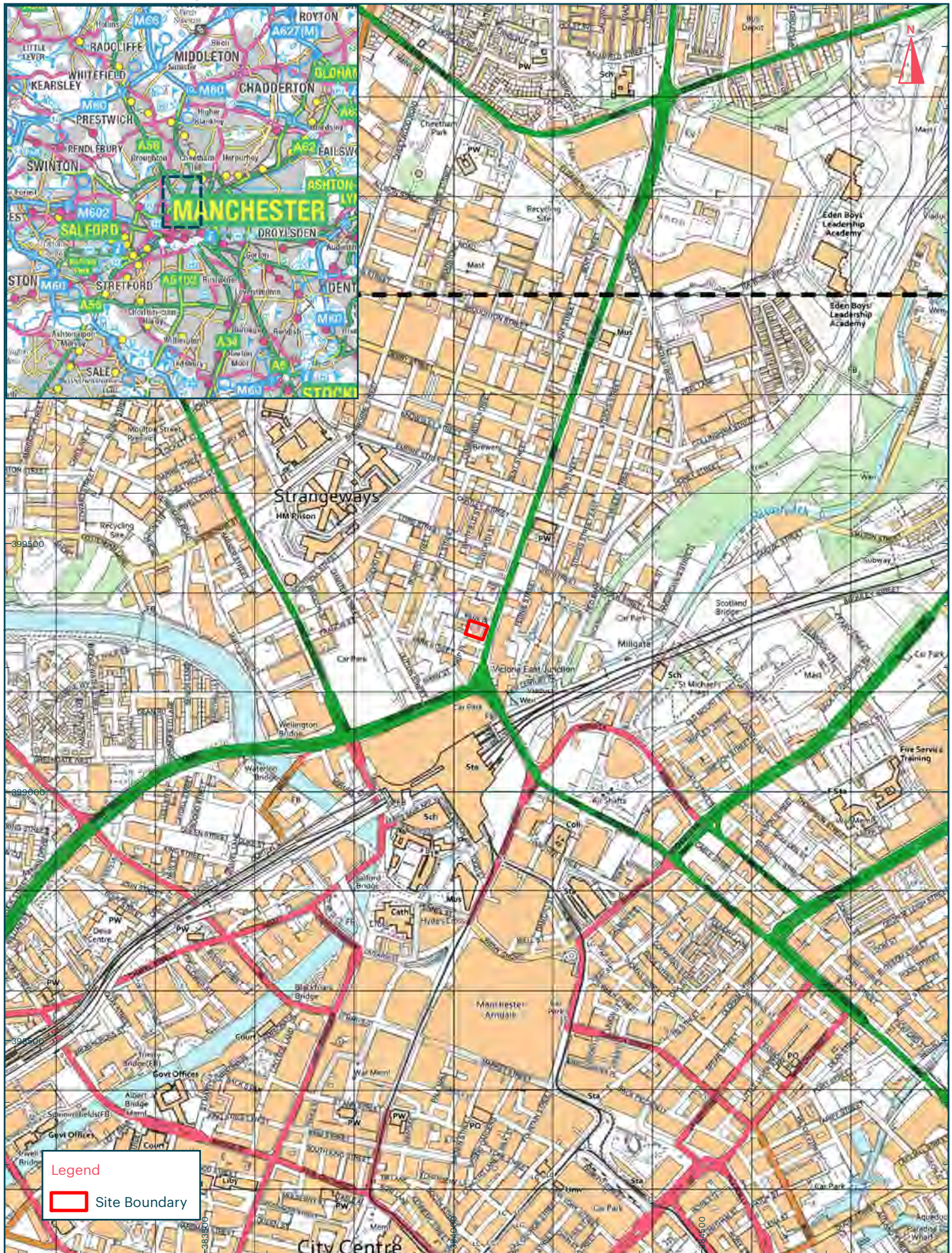
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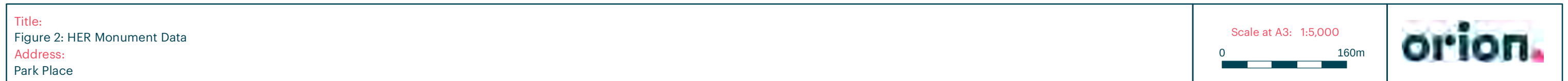


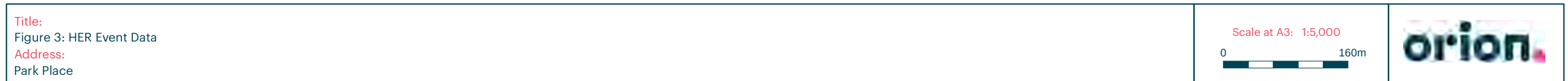
Title:
Figure 1: Site Location
Address:
Park Place

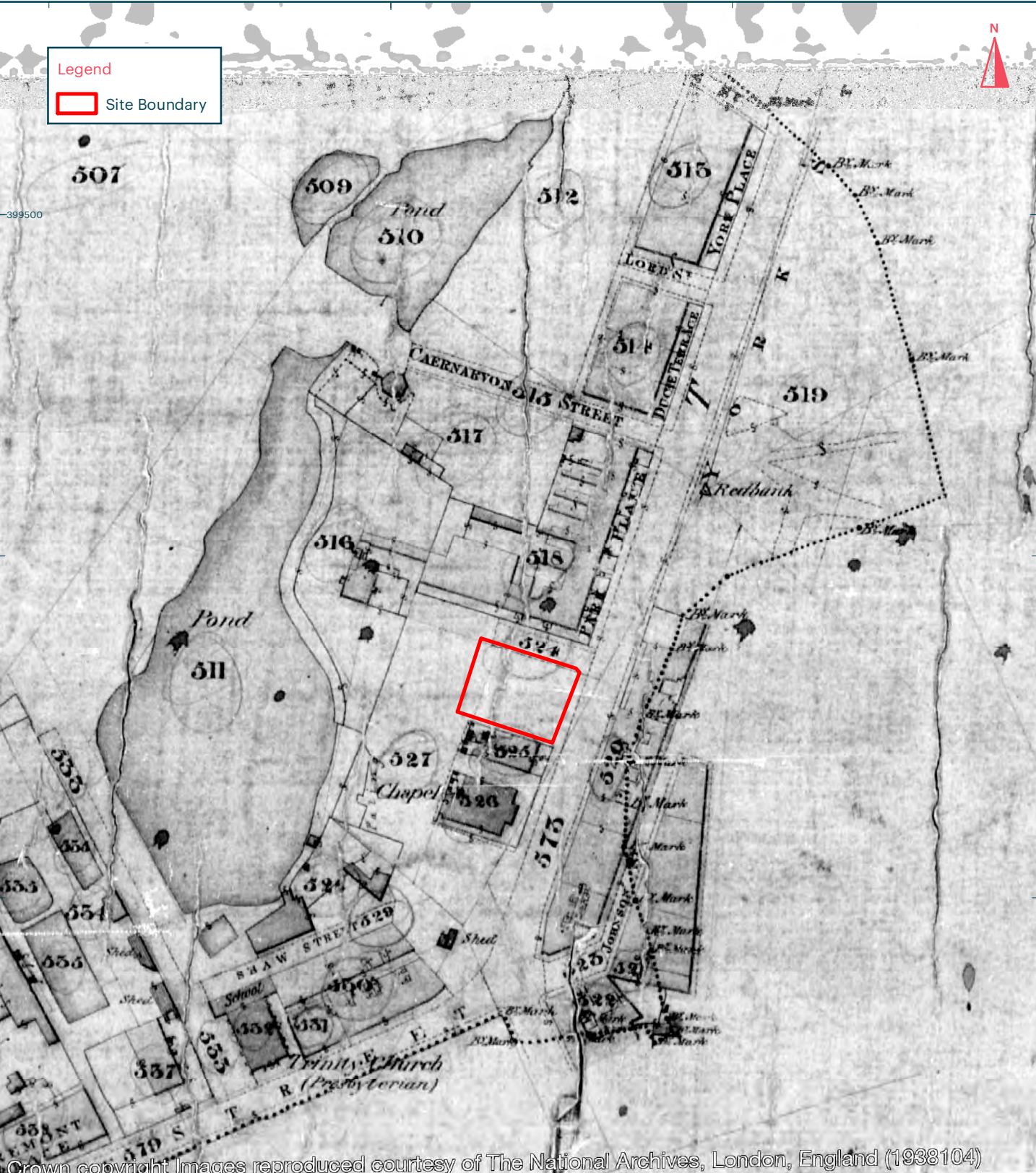
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0 300m

orion.







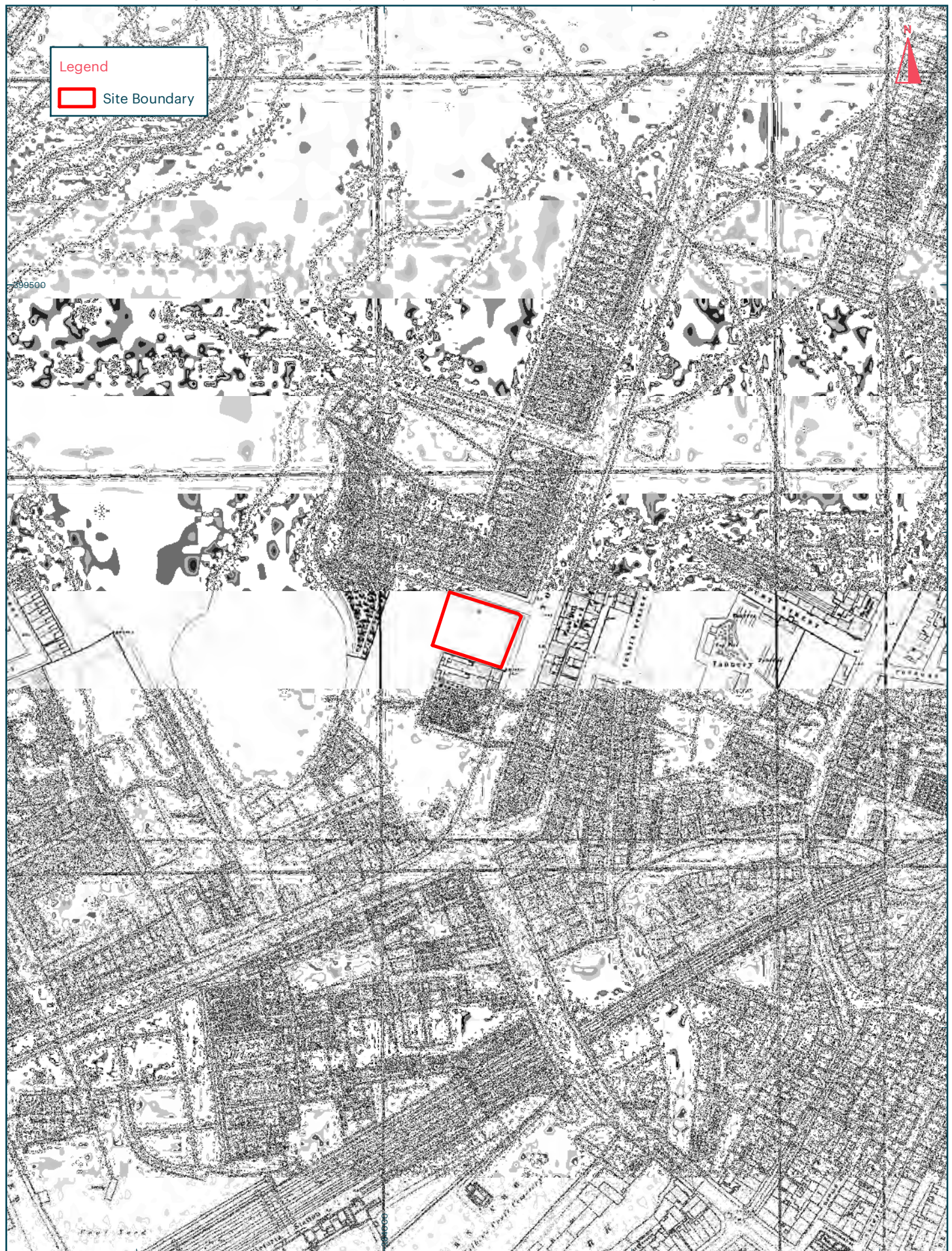
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Figure 4: Extract from 1844 Cheetham Tithe Survey

Address:
Park Place

Scale at A4: 1:2,000

0 50m



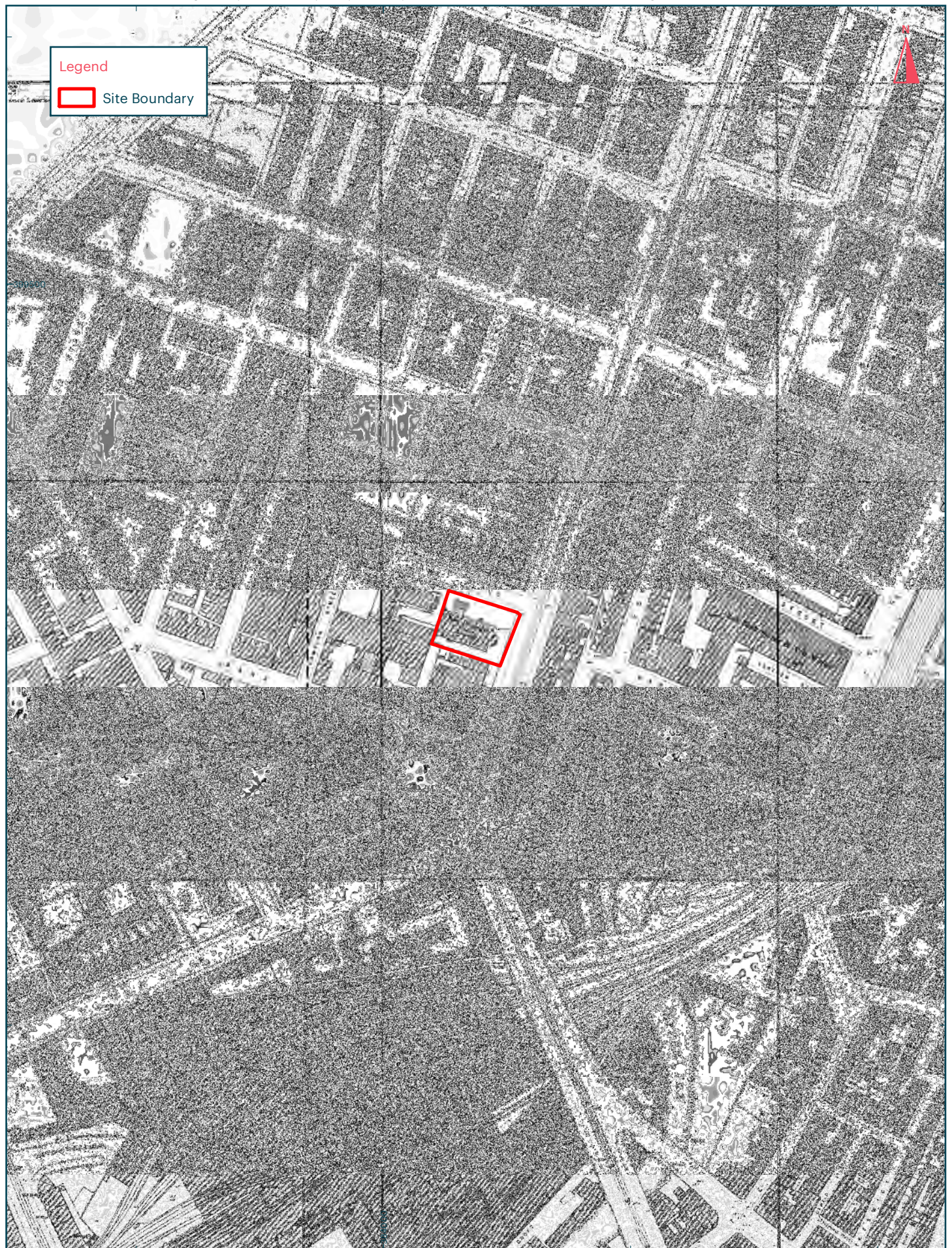


Title:
Figure 5: Extract from 1850 1:1,056 OS Map
Address:
Park Place

Scale at A4: 1:2,500

0 75m

orion.

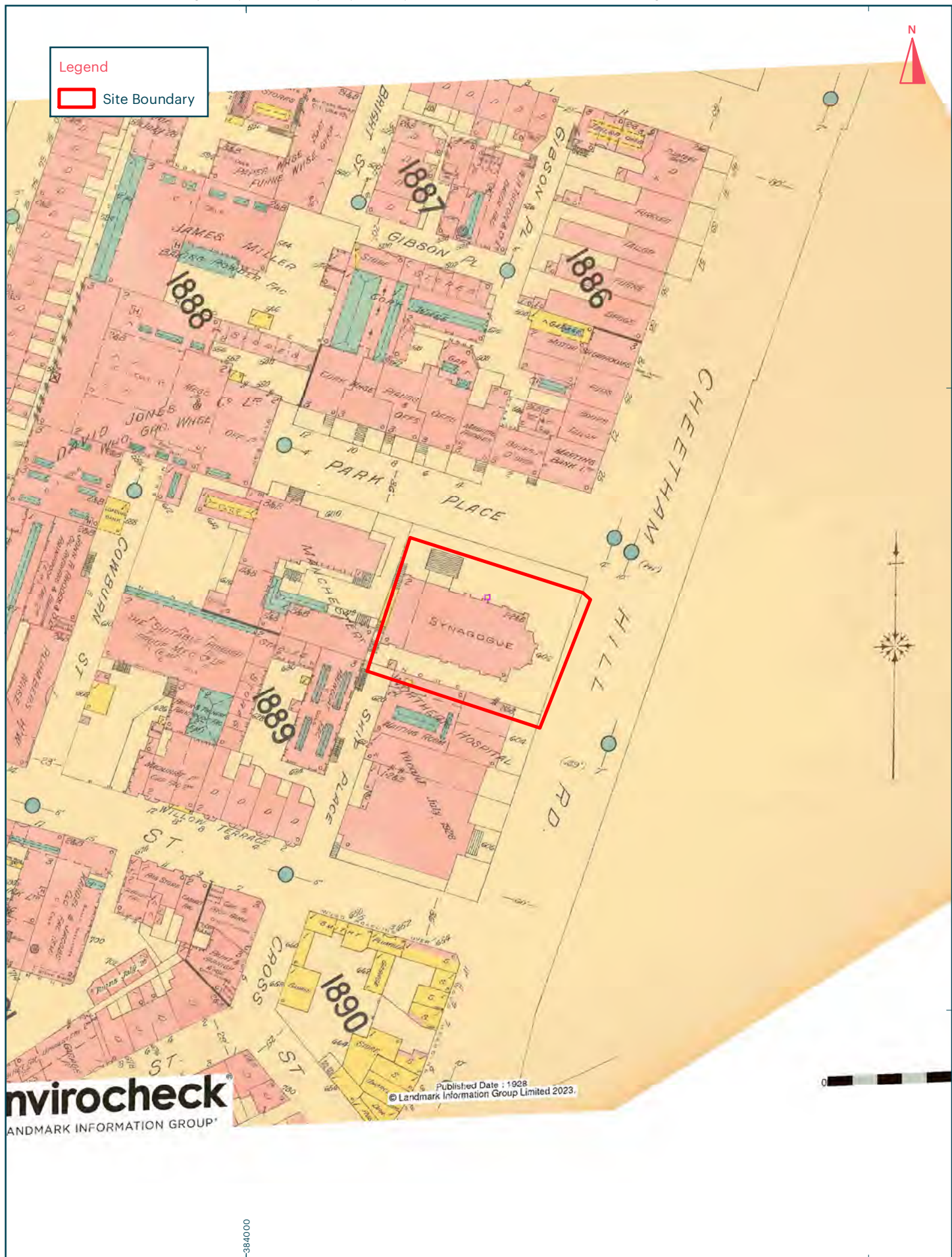


Title:
Figure 6: Extract from 1890-1891 1:2,500 OS Map
Address:
Park Place

Scale at A4: 1:2,500

0 75m

orion



Title:
Figure 7: Extract from 1928 Historic Building Plan

Address:
Park Place

Scale at A4: 1:1,000



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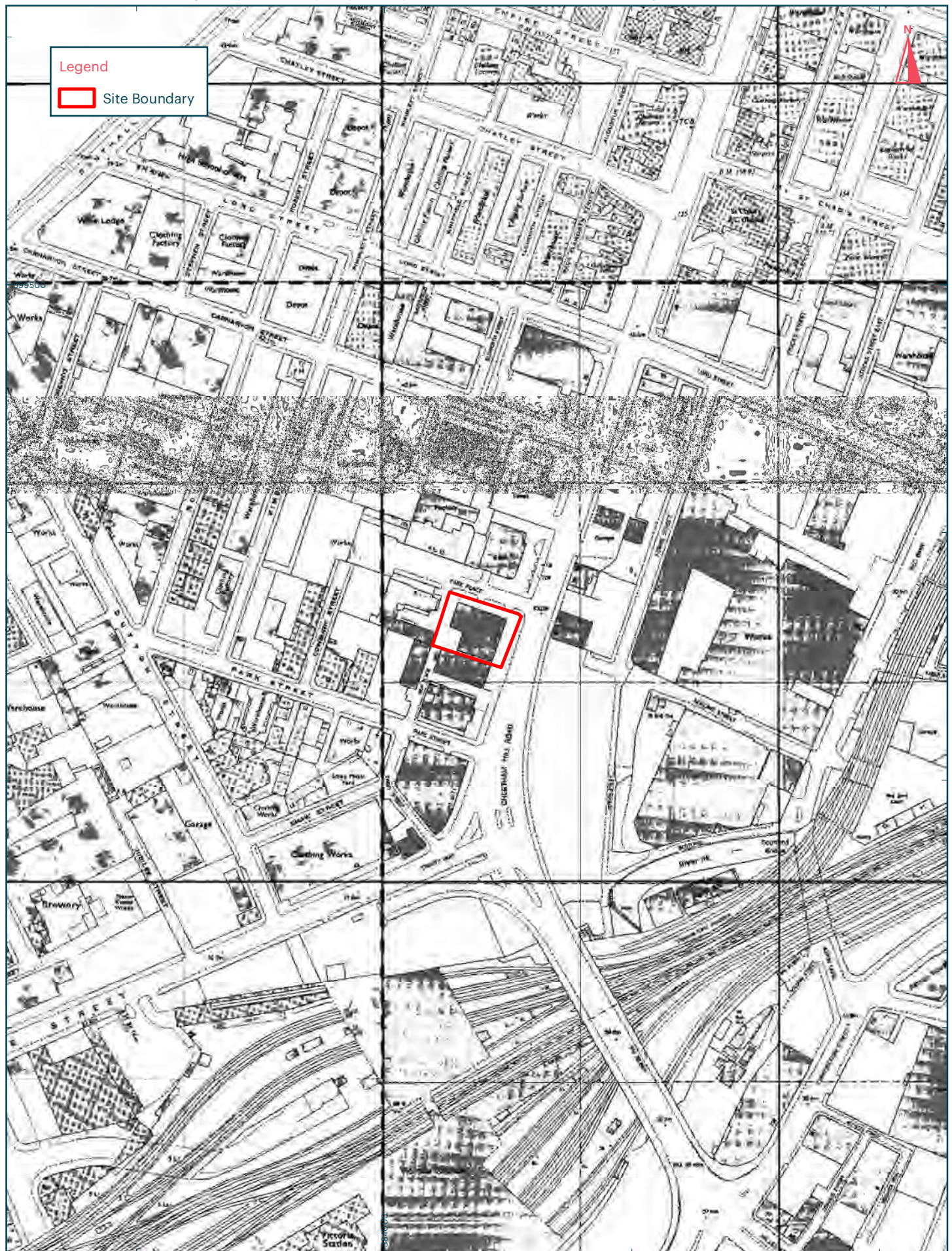
Title:
Figure 9: Extract from 1962 Historic Building Plan

Address:
Park Place

Scale at A4: 1:1,000

0 25m

orion.

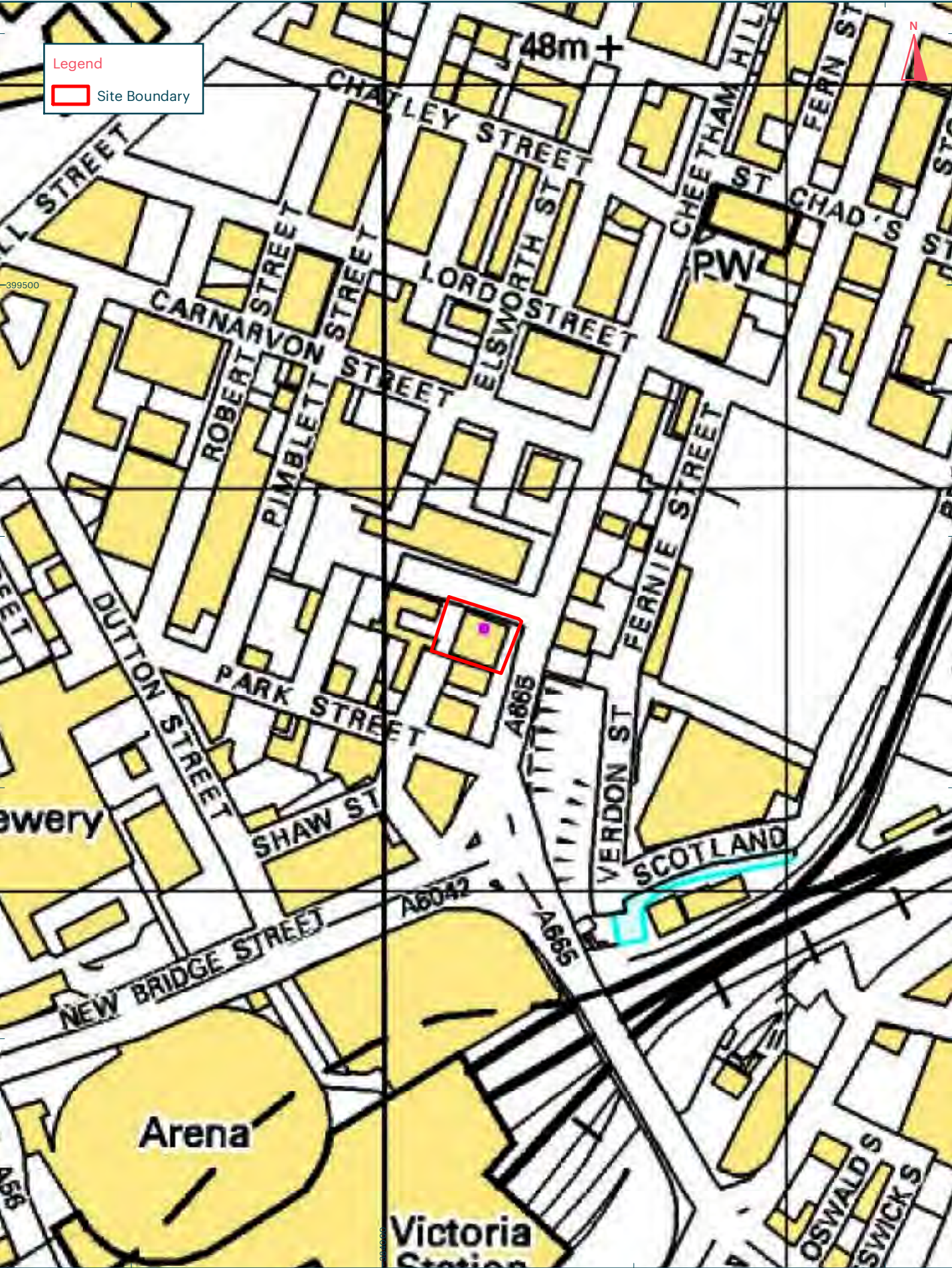


Title:
Figure 10: Extract from 1968-1990 1:2,500 OS Map
Address:
Park Place

Scale at A4: 1:2,500

0 75m

orion.



Title: Figure 11: Extract from 1999 1:10,000 OS Map Address: Park Place	Scale at A4: 1:2,500 0 75m	
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Title: Figure 12: Extract from 2023 1:10,000 OS Map Address: Park Place	Scale at A4: 1:2,500 0 75m	
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APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a search area of a 500m radius from the study site was adopted. The following gazetteer represents all of the entries from the Greater Manchester Historic Environment Record.

Abbreviations:

GMHER: Greater Manchester Historic Environment Record

GMHER Number	NAME	PERIOD	NGR
Monuments Data			
MGM11114	Caves (site of) at Red Bank	Prehistoric	SJ 844 995
MGM11115	Cave at Old Millgate (Area of Medieval Manchester)	Prehistoric	SJ 8399 9890
MGM430	Stone Hammer (findspot)	Bronze Age	SJ 8410 9890
MGM591	Stone Implement (findspot)	Bronze Age	SJ 8405 9895
MGM17440	Breslyn Street, Strangeways (potential for Roman road at)	Roman	SJ 83791 99021
MGM1767	Quern and Coin (findspot)	Roman	SJ 8435 9911
MGM17941	Huntâ s Bank Bridge (Area of Medieval Manchester)	Roman	SJ 8386 9893
MGM19	Manchester to Ribchester Roman Road (Area of Roman Manchester)	Roman	SJ 8342 9857
MGM1928	Roman and other coins found in the River Irk	Roman	SJ 8429 9919
MGM1768	Urn (Saxon) (findspot)	Saxon	SJ 8430 9940
MGM593	Anglo Saxon fortified Burh (possible) (Area of Medieval Manchester)	Saxon	SJ 8391 9887
MGM11064	Manor (Upper) Watermill (site of)	Medieval	SJ 8412 9916
MGM11065	Manor Fulling Mill (site of)	Medieval	SJ 8405 9908
MGM17937	Manchester Castle/ Manor House (site of) (Area of Medieval Manchester)	Medieval	SJ 8392 9887
MGM17942	Long Millgate Cross â Sanctuary (site of) (Area of Medieval Manchester)	Medieval	SJ 8410 9897
MGM17985	Area of Medieval Manchester	Medieval	SJ 8390 9867
MGM2670	Manchester Castle (site of) (Area of Medieval Manchester)	Medieval	SJ 8390 9887
MGM2671	Manchester Castle Inner Ditch (Antiquarian Observations) (Area of Medieval Manchester)	Medieval	SJ 8391 9888
MGM2672	Manchester Castle Inner Ditch (GMAU Excavation) (Area of Medieval Manchester)	Medieval	SJ 8387 9888
MGM2674	Chetham's College/ Hospital/ Blue Coat School and Library (Area of Medieval Manchester)	Medieval	SJ 8389 9889
MGM10932	Print Works (site of)	Post Medieval	SJ 8384 9924

GMHER Number	NAME	PERIOD	NGR
MGM11056	Art Metal Works (site of)	Post Medieval	SJ 8400 9975
MGM11057	Knowsley Saw Mills, later Globe Works (site of)	Post Medieval	SJ 8411 9982
MGM11060	Iron Foundry (Mr Fletcher's) (site of)	Post Medieval	SJ 8432 9929
MGM11061	Printing Works (Mr Lomax's) (site of)	Post Medieval	SJ 8359 9947
MGM11062	Dye Works (site of), off Great Ducie Street	Post Medieval	SJ 8365 9937
MGM11063	Manchester Lower Mill (site of) (Area of Medieval Manchester)	Post Medieval	SJ 8400 9898
MGM11068	Arkwright Mill (site of Arkwright's Factory)	Post Medieval	SJ 8439 9898
MGM11073	Trinity Church (site of)	Post Medieval	SJ 8394 9920
MGM11078	St Michael's Church (site of)	Post Medieval	SJ 8439 9911
MGM11079	St Michael's Graveyard (site of), also known as St Michael's Flags	Post Medieval	SJ 8446 9919
MGM11095	Sun Inn (site of) (Area of Medieval Manchester)	Post Medieval	SJ 8398 9887
MGM11106	Brickfield (site of)	Post Medieval	SJ 8386 9944
MGM11107	Brickworks (site of), off Sherborne Street	Post Medieval	SJ 8380 9965
MGM11110	Hurst Court (Excavations) (Area of Medieval Manchester)	Post Medieval	SJ 8398 9885
MGM11116	Walkers Croft Burial Ground (site of)	Post Medieval	SJ 8404 9899
MGM11790	19 Cheetham Hill Road (Former Synagogue)	Post Medieval	SJ 8403 9929
MGM12196	Dyeworks (site of)	Post Medieval	SJ 8416 9924
MGM12197	Cat Nest (houses) and George & Dragon public house (site of)	Post Medieval	SJ 8424 9934
MGM12198	Rope Manufactory (site of)	Post Medieval	SJ 8419 9935
MGM12800	Union Bridge	Post Medieval	SJ 8444 9933
MGM12871	County Police Court (formerly Assize Courts) (site of)	Post Medieval	SJ 8367 9947
MGM12874	Great Synagogue (site of)	Post Medieval	SJ 8422 9967
MGM12882	Manchester Arms Hotel (56 Long Millgate) (site of)	Post Medieval	SJ 8408 9890
MGM13243	Cooperative Press (23 New Mount Street)	Post Medieval	SJ 8448 9907
MGM13374	City Buildings (Area of Medieval Manchester)	Post Medieval	SJ 8406 9884
MGM16885	Manchester Parcel Post Office	Post Medieval	SJ 8373 9902
MGM16894	Charter Street Mission (formerly Charter Street Ragged School for Girls)	Post Medieval	SJ 84414 99238

GMHER Number	NAME	PERIOD	NGR
MGM16895	Scotland Bridge	Post Medieval	SJ 84211 99222
MGM16934	Angel Meadow	Post Medieval	SJ 84448 99182
MGM16935	Retaining Wall, Aspin Lane	Post Medieval	SJ 84393 99172
MGM17181	Building (including dye works), Portland Street (site of)	Post Medieval	SJ 84524 99397
MGM17182	Starch Works, Bromley Street (site of)	Post Medieval	SJ 84543 99377
MGM17185	Iron and Red Liquor Works (site of)	Post Medieval	SJ 84470 99407
MGM17186	Red Bank Chemical Works (site of)	Post Medieval	SJ 84361 99295
MGM17187	Red Bank Mill (site of)	Post Medieval	SJ 84303 99345
MGM17188	Back-to-Back Houses, Back Red Bank (site of)	Post Medieval	SJ 84291 99316
MGM17189	Back-to-Back Houses, Back Red Bank (site of)	Post Medieval	SJ 84321 99381
MGM17190	Card Manufactory, Back Foundry Street (site of)	Post Medieval	SJ 84345 99370
MGM17191	Building, Roger Street (site of)	Post Medieval	SJ 84302 99272
MGM17192	Building, Roger Street (former Union Vaults public house) (site of)	Post Medieval	SJ 84420 99343
MGM17193	Red Bank Oil Works (site of)	Post Medieval	SJ 84334 99358
MGM17195	Building, Faber Street (site of)	Post Medieval	SJ 84299 99277
MGM17196	Terraced Houses, Foundry Street (site of)	Post Medieval	SJ 84287 99290
MGM17197	Building, Roger Street (site of)	Post Medieval	SJ 84393 99351
MGM17439	Breslyn (formerly Boundary) Street, Strangeways	Post Medieval	SJ 83795 99032
MGM17444	Field Boundary (former line of), Brighton Street	Post Medieval	SJ 84375 99401
MGM17445	Workers' Housing (site of), Roger Street	Post Medieval	SJ 84357 99391
MGM17447	Plaster of Paris Works (site of)	Post Medieval	SJ 84364 99408
MGM17448	Rope Walk (site of), Chase Street	Post Medieval	SJ 84403 99416
MGM17449	Workers' Housing (site of), Brighton Street	Post Medieval	SJ 84353 99404
MGM17450	Oil and Tallow Refinery (site of)	Post Medieval	SJ 84392 99437
MGM17933	Chetham's College, Gatehouse (Area of Medieval Manchester)	Post Medieval	SJ 8395 9887
MGM17934	Palatine Building/ Former Railway Hotel (site of) (Area of Medieval Manchester)	Post Medieval	SJ 8386 9888
MGM17938	Phoenix Corn Mill and School Mills (site of) (Area of Medieval Manchester)	Post Medieval	SJ 8401 9890

GMHER Number	NAME	PERIOD	NGR
MGM17939	Chetham's School, north wall of garden (site of) (Area of Medieval Manchester)	Post Medieval	SJ 8391 9889
MGM17943	River Irk Culvert (Area of Medieval Manchester)	Post Medieval	SJ 8388 9893
MGM17944	Brick vault beneath 1880 Manchester Grammar School building (Area of Medieval Manchester)	Post Medieval	SJ 8396 9891
MGM18025	Griffin Inn (site of)	Post Medieval	SJ 8404 9886
MGM18026	Lamb Inn (site of)	Post Medieval	SJ 8406 9884
MGM18027	Buildings on north side of Tanners Yard (site of)	Post Medieval	SJ 8407 9886
MGM18028	Buildings on Long Millgate (site of)	Post Medieval	SJ 8405 9888
MGM18029	North-Western Hotel (site of)	Post Medieval	SJ 8406 9888
MGM18030	Buildings on Halliwell Street (site of)	Post Medieval	SJ 8406 9887
MGM18031	Cathedral Schools (site of)	Post Medieval	SJ 8405 9887
MGM18032	Buildings on east side of Halliwell Street (site of)	Post Medieval	SJ 8407 9888
MGM18033	Synagogue (site of)	Post Medieval	SJ 8408 9885
MGM18090	Stephenson Bridge	Post Medieval	SJ 8379 9894
MGM18163	Middle Bridge	Post Medieval	SJ 8383 9899
MGM18164	North Bridge	Post Medieval	SJ 8383 9901
MGM18540	Exchange Station (site of)	Post Medieval	SJ 8369 9883
MGM18965	Field Boundary (site of)	Post Medieval	SJ 8410 9933
MGM18966	Park Hill (site of)	Post Medieval	SJ 8409 9933
MGM18967	Housing on Fernie Street (site of)	Post Medieval	SJ 8412 9934
MGM18968	Ferne Street Synagogue (site of)	Post Medieval	SJ 8412 9934
MGM1927	Victoria Station, including concourse to rear with restaurant and booking hall	Post Medieval	SJ 8387 9899
MGM2380	Engine House 2 (site of) (Arkwright Mill)	Post Medieval	SJ 8440 9897
MGM2673	Manchester Grammar School/ Free Grammar School (site of)/ New College House (Area of Medieval Manchester)	Post Medieval	SJ 8398 9888
MGM2675	Chetham's College, SE Wing/ Millgate House (Area of Medieval Manchester)	Post Medieval	SJ 8395 9884
MGM2676	Chetham's College, Vallins Building (Area of Medieval Manchester)	Post Medieval	SJ 8387 9885
MGM2677	Chetham's College, Fragment of Hyde's Cross (Area of Medieval Manchester)	Post Medieval	SJ 8392 9888

GMHER Number	NAME	PERIOD	NGR
MGM2694	Globe House, Clarence Hat Works, and site of Imperial Works	Post Medieval	SJ 8380 9949
MGM2755	Victoria Station Arena â Evaluation	Post Medieval	SJ 8393 9908
MGM424	Strangeways Hall (site of)	Post Medieval	SJ 8366 9946
MGM426	Strangeways Park (site of)	Post Medieval	SJ 8370 9950
MGM589	New Fleet Prison/ House of Correction â former College Corn Barn, later Castle/ College Inn (site of) (Area of Medieval Manchester)	Post Medieval	SJ 8385 9891
MGM592	Long Millgate (Area of Medieval Manchester)	Post Medieval	SJ 8397 9888
MGM9529	95 & 97 Cheetham Hill Road (No.95: former Knowsley Hotel, now Derby Brewery Arms public house)	Post Medieval	SJ 8416 9962
MGM9530	Former Cheetham Town Hall	Post Medieval	SJ 8417 9969
MGM9531	109 Cheetham Hill Road (Cheetham Town Hall Annexe)	Post Medieval	SJ 8418 9971
MGM9532	Roman Catholic Church of St Chad and Presbytery, and Boundary Walls	Post Medieval	SJ 8418 9952
MGM9533	Churchyard Walls of St Chad's	Post Medieval	SJ 8417 9955
MGM9534	Former Free Library	Post Medieval	SJ 8421 9963
MGM9858	HMP Manchester (formerly Strangeways Gaol/ Strangeways Prison): Gatehouse	Post Medieval	SJ 8379 9952
MGM9859	HMP Manchester (formerly Strangeways Gaol/ Strangeways Prison): Main Prison Block	Post Medieval	SJ 8375 9958
MGM9860	HMP Manchester (formerly Strangeways Gaol/ Strangeways Prison): Boys Prison Block	Post Medieval	SJ 8384 9966
MGM9861	HMP Manchester (formerly Strangeways Gaol/ Strangeways Prison): Tower	Post Medieval	SJ 8380 9962
MGM12773	Parkers Hotel	Modern	SJ 8418 9908
MGM12810	Co-operative Society Building	Modern	SJ 8421 9891
MGM12811	Co-operative Society Building	Modern	SJ 8419 9886
MGM16912	Co-operative Insurance Society (CIS) Building	Modern	SJ 8427 9889
MGM16913	Cooperative Wholesale Society Building to North of Junction with Hanover Street (Old Bank Building)	Modern	SJ 8415 9893
MGM16914	New Century House	Modern	SJ 8420 9896
MGM17194	Union Bridge Iron Works (site of)	Modern	SJ 84344 99330
MGM19661	St Chad's Cheetham Hill First World War Memorial Cross	Modern	SJ 8416 9952
MGM9566	Hanover Building (Co-operative Wholesale Society)	Modern	SJ 8413 9887
MGM9567	Ashton House	Modern	SJ 8427 9915
MGM9640	Holyoake House (Cooperative Union Ltd)	Modern	SJ 8420 9888

GMHER Number	NAME	PERIOD	NGR
Events Data			
EGM1904	Hurst Court Excavations		SJ 8401 9883
EGM1934	Victoria Street		SJ 8387 9887
EGM3134	NCP Car Park		SJ 8399 9881
EGM3153	Gateway/ Lord Street Development site		SJ 8416 9924
EGM3178	NCP Car Park/ Urbis Development		SJ 8399 9886
EGM3341	NCP Car Park		SJ 8400 9885
EGM3367	Victoria Station		SJ 8385 9910
EGM3368	Hanging Ditch, Cathedral Yard		SJ 8403 9884
EGM3670	St Michael's Flags: geophysical survey		SJ 84443 99177
EGM3674	St Michael's Church		SJ 84394 99134
EGM3778	Red Bank		SJ 84359 99325
EGM3802	The Rubber Works		SJ 84560 99400
EGM3857	Breslyn Street		SJ 83788 99038
EGM3860	Brighton Street		SJ 84387 99432
EGM3992	City Buildings		SJ 8406 9886
EGM4057	Manchester Victoria Station		SJ 8402 9899
EGM4059	NOMA Plot L		SJ 8442 9894
EGM4064	Lowry Steps		SJ 8442 9920
EGM4084	Tree-ring analysis of timbers from Chethams Library and School		SJ 8390 9889
EGM4107	The Exchange, Greengate Embankment. Built heritage recording		SJ 8375 9886
EGM4138	Greengate Towers		SJ 8367 9896
EGM4197	Green Quarter, Block 7		SJ 8410 9933
EGM4429	NOMA Plots 2 and 3		SJ 8432 9894
EGM4549	Red Bank, Victoria North (former Creamline Diaries)		SJ 8457 9966
EGM4567	Co-op Headquarters, Miller Street		SJ 8434 9907
EGM4568	The Medieval Cultural Quarter		SJ 8392 9882
EGM4576	Red Bank, Victoria North (former Creamline Diaries)		SJ 8457 9966
EGM4578	Land at the Embankment		SJ 8375 9885
EGM4626	Great Ducie Street and Mirabel Street		SJ 8378 9902
EGM4645	City Buildings		SJ 8405 9885
EGM4652	TransPennine Route West of Leeds		SD 9304 0410
EGM4687	Angel Meadow		SJ 8444 9920
EGM4701	Metrolink Second City Crossing		SJ 8395 9834
EGM4711	Palatine Building		SJ 8387 9887
EGM4718	Manchester Victoria Station		SJ 8397 9900
EGM4780	Boddington's Brewery site		SJ 8378 9925
EGM4781	Boddington's Brewery site		SJ 8378 9925
EGM4782	Manchester Medieval Quarter Phase 1a		SJ 8385 9882
EGM4862	Angel Meadow		SJ 8444 9919
EGM4910	New Victoria		SJ 8409 9897
EGM4927	The Old Brewery Gardens		SJ 8386 9927
EGM5049	Land at Great Ducie Street/Breslyn Street/Mirabel Street		SJ 8378 9902
EGM5115	Old Bank Building, NOMA		SJ 8415 9893
EGM5116	4 & 5 Angel Square		SJ 8423 9905
EGM5146	4 Angel Square and NOMA Primary Substation		SJ 8423 9905

GMHER Number	NAME	PERIOD	NGR
EGM5149	NOMA Old Bank Building		SJ 8415 9893
EGM5164	Gorton Street		SJ 8371 9893
EGM5169	Land off Ducie Street		SJ 8381 9918
EGM5189	Land off Ducie Street		SJ 8381 9918
EGM5228	4 Angel Square		SJ 8437 9894
EGM5270	Victoria North		SJ 8508 9996
EGM5276	Palatine Building		SJ 8386 9888
EGM5329	Boddington's Brewery site		SJ 8378 9925
EGM5331	New Victoria		SJ 8409 9893
EGM5337	Victoria North Flood Defence and Alleviation Scheme		SJ 8428 9925
EGM5347	Land at Greengate		SJ 8367 9896
EGM5367	2 & 3 Angel Square		SJ 8436 9898
EGM5414	Plots 2, 3 and 5 Angel Meadow		SJ 8444 9917
EGM5443	Gould Street		SJ 8453 9937
EGM5467	4 Angel Square		SJ 8423 9905
EGM5470	Great Ducie Street/ Breslyn Street		SJ 8379 9902