

DESK BASED ASSESSMENT

Phases 2 and 3, Land off Oldham Road, Newton Heath,
Manchester

ARS Report N°:2023/53



**ARCHAEOLOGICAL
RESEARCH SERVICES LTD**

Digging with Purpose

Archaeological Research Services

Dunham House

Cross Street

Sale

M33 7HH

t. 0161 9762 544

e. admin@archaeologicalresearchservices.com

w. www.archaeologicalresearchservices.com

Evaluation ▪ Excavation ▪ Watching Briefs ▪ All Aspects of Fieldwork
Environmental Impact Assessment ▪ Desk-Based Assessments ▪ Heritage Statements ▪ Historic Buildings
Geophysics ▪ Geoarchaeology ▪ Palaeoenvironment ▪ Design and Publication

PHASES 2 AND 3, LAND OFF OLDHAM ROAD, NEWTON HEATH, MANCHESTER:

DESK-BASED ASSESSMENT

ARS LTD REPORT 2023/ 53



ARCHAEOLOGICAL
RESEARCH SERVICES LTD
Digging with Purpose

www.archaeologicalresearchservices.com

Connect with us:



Prepared on behalf of: One Manchester Ltd
Date of compilation: May 2023
Compiled by: Rachel Bissell, BA (Hons), MA
Checked by: Lucie McCarthy
Approved for issue by: Lucie McCarthy
Planning Reference: N/A (Pre-planning)
Local Authority: Manchester District Council
Site central NGR: SD 87980 00643

EXECUTIVE SUMMARY

Project Name:	Phases 2 and 3, Land off Oldham Road, Newton Heath, Manchester
Planning Authority:	Manchester District Council
Planning Reference:	N/A (Pre-planning)
Location:	Land off Oldham Road, Newton Heath, Manchester
Parish:	Newton Heath
Bedrock Geology:	Collyhurst Sandstone Formation
Superficial Geology:	Till, Devensian - Diamicton
Soils:	Soils 17
Site central NGR:	SD 87980 00643
Date of Report:	May 2023

Archaeological Research Services Ltd was commissioned by One Manchester Limited to produce a Desk-Based Assessment (DBA) of an area of land off Oldham Road, Newton Heath, Manchester. This is in advance of the submission of a planning application for Phase 2 and 3 of a housing development scheme. Phase 1 of the scheme was granted planning permission in May 2020 (Planning ref. 125990/FO/2020). Phase 2 of the scheme comprises the construction of 28 new houses and an apartment block with six apartments. Phase 3 of the scheme comprises the construction of another apartment block with 75 apartments. Furthermore, phases 2 and 3 of the scheme include the construction of means of access, parking areas, and landscaping for village green space and gardens.

This assessment has identified that there are six potential heritage assets within the PDA. These comprise six non-designated heritage assets identified through historical map regression (ARS1-6) relating to the remains of workers' housing constructed during the 19th century to supply the growing needs of industries within Newton Heath and central Manchester. There have already been considerable archaeological investigations across the eastern extent of the PDA, confirming the presence of 19th century archaeological remains, which have determined these remains to be of local to regional significance. The potential for further archaeological evidence relating to post-medieval development is medium. Evaluation trenching was not undertaken in the land to the west of Dulverton Street, where the PDA was once the location of a number of 19th and 20th century residential dwellings and commercial buildings. The Archaeological Research Framework for North West England (Nevell 2020) identifies that further work into working class housing in Greater Manchester and Lancashire is needed, including the need to excavate urban cellars to examine life 'below stairs' in the middle-class house and cellar dwellings and workshops in working class houses. The Framework also recommends that 'where threatened with possible redevelopment, excavations are required of now undeveloped and cleared former working-class areas regarded as slums' (NWRRF: Ind22, Ind7.24, Ind7.25). Whilst the significance of these assets cannot be quantified without field evaluation, it is likely that they would be of local to regional significance, due to the evidential, illustrative historical values and archaeological interest they could possess.

As evidenced by evaluation trenching within the eastern extent of the PDA, there is the potential for truncated below-ground remains to survive beneath later redevelopments in the western extent of the PDA, where evaluation trenching has not previously been conducted. Given the results of the previous works, it is considered there is a medium potential that the construction of 109 dwellings, comprising two apartment blocks and 28 houses, means of access, car parking and associated works, will result in the disturbance of buried archaeological remains. However, a programme of evaluation trenching previously conducted in the eastern extent of the PDA, that was later scaled up to a small-scale strip, map and sample, has provided considerable preservation of the site by record and contributed to the North-West Regional Research Framework. Therefore, the potential impact of this development on archaeological remains is reduced.

Due to the potential for archaeological remains within the PDA relating to post-medieval workers' housing, it is recommended that a scalable watching brief is conducted in areas not previously evaluated that will be subject to groundworks. In particular, this includes the land on the western side of Dulverton Road, where there have been no previous investigations.



ARCHAEOLOGICAL
RESEARCH SERVICES LTD
Digging with Purpose

CONTENTS

1	Introduction	1
1.1	Project and Planning Background	1
1.2	Site description	1
1.3	Geological Landform Assessment	1
2	Aims and Objectives.....	2
3	Method Statement	2
3.1	Approach.....	2
3.2	Study Area.....	2
3.3	Information Sources.....	2
4	Baseline Assessment	3
4.1	Archaeological and Historical Background	3
4.1.1	Prehistoric to Medieval (-1,000,000 BC to 1540 AD)	3
4.1.2	Post-Medieval (1540 to 1901).....	4
4.1.3	Modern (1901 to the present day)	6
4.2	Designated Assets	7
4.3	Non-Designated/Other Heritage Assets	7
4.3.1	Archaeological Remains	7
4.3.2	Historic Built Environment	8
4.4	Previous Investigations	8
4.4.1	Archaeological Events	8
4.4.2	Historic Landscape	9
5	Assessment of the Significance of Affected Heritage Assets.....	9
6	Assessment of Potential Impacts	11
7	Recommendations	11
8	Statements and Acknowledgements.....	12
8.1	Archive Deposition	12
8.2	Publicity, Confidentiality and Copyright	12
8.3	Statement of Indemnity.....	12
8.4	Acknowledgements.....	12
9	References.....	13
9.1	Primary Sources	13
9.2	Secondary Sources	14
Appendix I	Gazetteer of Archaeological Remains	16
	HER Entries.....	16
	Ground Investigation Results.....	17
Appendix II	Gazetteer of the Historic Built Environment	20

NHLE Entries.....	20
HER Entries.....	20
Appendix III Gazetteer of HLC Units.....	22
Appendix IV Gazetteer of Previous Archaeological Events	35
HER Event Entries.....	35
Appendix V Figures	36
Appendix VI Photographs.....	48
Appendix VII Groundsure Large-Scale Historic Map Report	54

LIST OF TABLES

Table 1: 1804 Common map of lands in the Manor of Newton	5
Table 2: 1846 Tithe Map of Newton in the Parish of Manchester	5
Table 3: Other potential archaeological remains identified by the DBA	7
Table 4: HLC types Located within the PDA	9

LIST OF FIGURES

Figure 1: Site location	37
Figure 2: 1846 Tithe Map IR 29/18/227	38
Figure 3: Listed Buildings	39
Figure 4: ARS Identified Features.....	40
Figure 5: Archaeological Remains	41
Figure 6: Historic Built Environment	42
Figure 7: Ground Investigations 1999.....	43
Figure 8: Evaluation Trenching 2022	44
Figure 9: Previous Archaeological Events	45
Figure 10: Historic Landscape Characterisation.....	46
Figure 11: Photograph Locations	47

LIST OF PHOTOGRAPHS

Photograph 1: View west across Phase 2, from northeast corner	49
Photograph 2: View southwest across Phase 2, from northeast corner	49
Photograph 3: View east across Phase 2, from northwest corner	50
Photograph 4: View southeast across Phase 2, from northwest corner	50
Photograph 5: View south across Phase 2, from northwest corner	51
Photograph 6: View north across Phase 2, from western boundary.....	51
Photograph 7: View north across Phase 3, from eastern boundary along the former Dulverton Road	52
Photograph 8: View northwest across Phase 3, from eastern boundary	52
Photograph 9: View east across Phase 3, from eastern boundary	53
Photograph 10: View south across Phase 3, from eastern boundary along the former Dulverton Road	53

I INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by One Manchester Limited to produce a Desk-Based Assessment (DBA) of an area of land off Oldham Road, Newton Heath, Manchester. This is in advance of the submission of a planning application for Phase 2 and 3 of a housing development scheme. Phase 1 of the scheme was granted planning permission in May 2020 by Manchester District Council (Planning ref. 125990/FO/2020). Phase 2 of the scheme comprises the construction of 28 new houses and an apartment block with six apartments. Phase 3 of the scheme comprises the construction of another apartment block with 75 apartments. In addition, Phases 2 and 3 of the scheme include the construction of means of access, parking areas, and landscaping for village green space and gardens.

1.2 Site description

The 'red line boundary' of the proposed development area (hereafter 'PDA') is depicted by a red polygon on Figure 1, and is c. 0.86 ha in area, centred at NGR SD 87980 00643. The PDA is bounded to the north by Oldham Road, to the east by Newton Street, to the south by Holyoak Street and a car park, and to the west by Old Church Street. The PDA is divided into two halves by Dulverton Street. The eastern side of Dulverton Street is Phase 2 of the housing development. The western side of Dulverton Street is Phase 3 of the development. The Phase 2 area of the PDA comprises areas of overgrown vegetation and an area in the eastern extent that used to be occupied by a warehouse which was demolished in 2023. The Phase 3 area of the PDA comprises an area of derelict land following the demolition of the Rosdale Building in 2020 (Planning ref. 128786/DEM/2020) and the demolition of the remainder of the buildings on this area between 2017 and 2018.

1.3 Geological Landform Assessment

The underlying solid geology of the PDA comprises the Collyhurst Sandstone Formation, described as 'sedimentary bedrock formed between 298.9 and 272.3 million years ago during the Permian period' (BGS 2023). A very limited corpus of prehistoric sites are associated with this landform, only represented by two Neolithic findspots, Bronze Age burial activity in the upland parts of the landform, and some Iron Age enclosures around watercourses. Romano-British activity is similarly sparse in relation to this landform. The medieval period is defined by enclosures and field systems, and some sandstone quarrying activity. The post-medieval to modern period is dominated by the quarrying of sandstone. Geophysical survey is suitable for this landform, and may enable the identification of structures, however this is affected by other factors including the presence of services that are common in built-up areas. Evaluation trenching and fieldwalking are also suitable investigative techniques (Brightman and Waddington 2010, 13).

This is overlain by a superficial deposit of Till, Devensian – Diamicton, described as 'sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period' (BGS 2023). Very few prehistoric to medieval sites are associated with this landform. The post-medieval period is generally represented by upstanding remains, as heavy clay soils over till allow for the better preservation of these. Few archaeological techniques are suitable for this landform. Targeted test pits and evaluation trenching has proved the most useful, as opposed to geophysical survey and aerial photography (Brightman and Waddington 2010, 18).

The soils of the PDA are classified by the *Soilscapes* interactive online viewer as belonging to the *Soilscapes* 17 soils unit. These soils are described as 'slowly permeable seasonally wet acid loamy and clayey soils' (Cranfield University 2023).

2 AIMS AND OBJECTIVES

The principal aims of this assessment are to produce a report detailing the archaeological potential of the PDA, and to assess the potential impacts of the proposed development upon any buried and upstanding archaeological remains, the historic built environment, the historic landscape, and to assess their significance where possible. The following objectives will contribute towards accomplishing this aim:

- ◆ Collation and assessment of existing information about the historic environment within the study area to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains and any upstanding buildings/structures within the PDA.
- ◆ Assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular investigative techniques in order to aid the formulation of any necessary evaluation or mitigation and/or preservation of archaeological remains.
- ◆ Assessment, where possible from the available sources, the extent of any ground disturbance associated with any previous intrusive development.

3 METHOD STATEMENT

3.1 Approach

The DBA was undertaken in accordance with the guidelines set out in The Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk Based Assessment* (CIfA 2020).

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential*, *historical* (either *illustrative* or *associative*), *aesthetic* or *communal*. Reference is also made to 'heritage significance' as described in the *National Planning Policy Framework (NPPF)*, which is defined as the '*value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*' (MHCLG 2021, 71-72).

It is further outlined in Annexe 1 of *Scheduled Monuments & Nationally Important but Non-Scheduled Monuments* (DCMS 2013) which states that 'monuments can have both archaeological and historic interest and derive significance from both their physical presence and their setting. The following principles should be used to gauge the importance of heritage assets: *period, rarity, documentation/finds, group value, survival/condition, fragility/vulnerability, diversity, and potential*' (DCMS 2013, 10-11).

3.2 Study Area

The study area adopted for this assessment was agreed with Greater Manchester Archaeological Advisory Service (GMAAS), and comprises a 750m off-set from the PDA. This study area is depicted by a dark blue outline on Figure 1 and subsequent figures.

3.3 Information Sources

The following sources of information were consulted to inform this assessment:

- ◆ The Greater Manchester Historic Environment Record (HER), maintained by Greater Manchester Archaeological Advisory Service (GMAAS) for information regarding heritage assets, details of previous fieldwork, and Historic Landscape Characterisation (HLC) mapping.

- ◆ The National Record of the Historic Environment (NRHE) maintained by the Historic England Archives.
- ◆ The National Heritage List for England (NHLE) maintained by Historic England for information regarding designated assets.
- ◆ Manchester Archives held at Manchester Central Library and the Lancashire Record Office at Preston for historic maps, plans and other documents relevant to the study area.
- ◆ Groundsure Historic Mapping Report for historic Ordnance Survey maps.
- ◆ The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).
- ◆ Cranfield University's Soilscape free interactive online viewer for a simplified version of the 1:250,000 scale Digital National Soil Map for England and Wales.
- ◆ Environment Agency Lidar data.
- ◆ Google Earth and Bing online historical satellite imagery.
- ◆ Various other relevant books, journals and publications identified during the course of the assessment, details of which can be found in the references section of the report.
- ◆ A site walkover to Historic England (2017a) Level 1 standard was undertaken in sunny weather conditions on 24/05/2019.

4 BASELINE ASSESSMENT

4.1 Archaeological and Historical Background

In the discussion that follows, where sites recorded on the Greater Manchester HER are described, the relevant HER preferred reference number is provided in parenthesis, whilst for those sites which are only recorded on the NRHE, the NRHE reference number is provided instead. Any designated assets are referred to by their unique NHLE number, and any other sites identified as part of this assessment are referenced by their unique ARS numbers. All of these identification numbers can be found in the tables in sections 4.2 and 4.3 below, or in the Appendices at the end of the report.

4.1.1 Prehistoric to Medieval (-1,000,000 BC to 1540 AD)

No remains relating to the prehistoric period are recorded by the Greater Manchester HER or NRHE within the PDA or 750m study area, reflecting scarce evidence for prehistoric activity in the Manchester region. Evidence of prehistoric activity in the Manchester region is limited to isolated Neolithic and early Bronze Age finds of worked stone tools, the majority being residual in later contexts (Nevell 2008, 15). Whether this is the result of poor preservation due to the intensive later developments and redevelopments of the city or a reflection of a genuine settlement pattern is difficult to ascertain.

There is no evidence for the Romano-British period within the PDA, and there is limited evidence for the Romano-British period within the 750m study area. The projected route of the Roman Road from Manchester to Castleshaw (and eventually York) is recorded along Old Mill Street, c. 350m south of the PDA, then continuing along Briscoe Lane and Gaskell Street (HER 24.1.0; 24.1.1; 24.1.2). In 1856 the road was exposed on Gaskell Street and was found to have a gravel surface on a log base. The road was probably constructed c. 79-84 AD. This was a major military road, connecting *Mamucium* Roman fort, established c. 79 AD, to *Eboracum* (York). *Mamucium* fort was established c. 5.3km southwest of PDA, and was occupied continuously from its existence c. 79 AD until its abandonment in the late 3rd century. The location of the projected route of the Roman road indicates the possibility that the landscape within the PDA was part of small-scale Romano-British patterns of movement.

Archaeological remains in the Castlefield area show that the Roman fort area was abandoned from the end of Roman occupation until the early industrial period. It is possible that there were four sunken floored buildings adjacent to the fort, post-dating the Roman period; however, the interpretation of them is unclear. There is limited evidence of Saxon settlement elsewhere in Manchester, mainly in the form of isolated pottery and coins in the Cathedral area around the junction of the rivers Irk and Irwell (Nevell 2008, 36). In 919, there is a reference that King Edward the Elder sent an army to occupy Manchester. Manchester's location, on the border between Anglo-Saxon Mercia and Viking Northumbria, suggests that there was some form of settlement here at this time (Nevell 2008, 35).

There is no evidence for the medieval period within the PDA, and limited evidence within the 750m study area. Greater Manchester HER records Newton Heath as a medieval to post-medieval settlement (HER 2076.1.0). The PDA lay beyond the extent of medieval Manchester, which was centred around the Parish Church and mainly comprised a number of burgage plots along Hanging Gate, Withy Grove, Fennel Street, Millgate, The Shambles, Market Street, and Deansgate (Nevell 2008, 48). Whilst not recorded by name within the 1086 Domesday Book, documents note that the plough land recorded as part of the endowment of the parish church of Manchester includes the lands of the Manor of Newton (Farrer and Brownbill 1911). The first actual reference to *Newtūn* (the new settlement) comes from a 1322 Lancashire Inquest with later references appearing in the 1359 Mamecestre (chapters from the Early History of Manchester) and in the 1546 Final Concorde of the County of Lancaster (Ekwall 1922). This suggests that the land within the PDA may have formed a part of the agricultural hinterland of medieval Manchester, later developing into a small settlement around Newton Heath, with the majority of its growth in the post-medieval period.

4.1.2 Post-Medieval (1540 to 1901)

The post-medieval period saw rapid development within the PDA and 750m study area, largely associated with industrial development that took place in Manchester city centre and its surrounds. Development was slow in the early post-medieval period, with the expansion of Newton Heath taking place following the construction of the Rochdale Canal.

Historical map regression indicates that Newton Heath was located within the County of Lancashire, though it lies close to Manchester city centre. The earliest depiction is on Saxton's 1583 *map of Lancastraie*, which illustrates the small settlement of 'Newton', although detail cannot be discerned from this map. It does not appear on any early maps of Manchester, including Green's 1794 *Plan of Manchester* and Salford or Bancks & Co.'s 1832 *Plan of Manchester and Salford with their Environs*, which end their depictions of Manchester at Miles Platting c. 2.5km west of the PDA. The first plan to depict the area of Newton Heath is Yates 1786 *Map of the County Palatine of Lancaster* which, whilst not providing a detailed depiction of the site, does provide some general information about Newton Heath as a whole (HER 2076.1.0). The most prominent detail in this map is the depiction of the heath land of the village, which is shown almost as parkland on either side of the road leading from Manchester to Failsworth. A number of buildings are depicted on the northern and western extents of the heath land, with a single structure within the heath itself, labelled 'chapel.' Documents note that that a timber-chapel was built at Newton Heath in 1573, likely of a similar style to St Lawrence's in Denton (Nevell 2008, 59).

In 1802, an Act of Parliament was obtained for dividing, allotting and enclosing the Common or Waste in Newton Heath, an area of c. 148 acres (or c. 59ha), with a map being produced in 1804 depicting these allotments. This map illustrates the PDA within Plot D1 (Table 1). This map does not provide a good deal of information about the PDA, only recording that it is located to the south of Oldham Road (the aforementioned road stretching from Manchester to Failsworth on Yates 1786 map) and further bounded to the east Chapel Highway.

Table 1: 1804 Common map of lands in the Manor of Newton

Plot ID	Plot Name	Owner	Occupier	Quantities		
				A	R	P
D1	Meadow	Edward Greaves Esq Estate	Betty Goddier	2	2	29

This plan is the first to depict the Rochdale Canal (NRHE 1035098) within Newton Heath. This canal was originally conceived in 1776 and was opened in stages as sections were completed, with the canal officially opening in 1804. This Canal connected the Calder and Hebble Navigation at Sowerby Bridge with the Duke of Bridgewater's Canal at Manchester, which helped facilitate the transport of raw materials, finished goods and the coal vital to Manchester's cotton mills. Its depiction on this map indicates the development of infrastructure to support industry in Manchester city and the surrounding settlements and environs. This suggests industrial developments in Newton Heath by the early 19th century.

Greenwood's 1818 *Map of the County of Lancaster* does not provide much detail about the area of the PDA, with no structures depicted within the area boundary. This map does provide some further information about the growth of Newton Heath itself, which largely seems to be focused on the southern side of the Rochdale Canal and to the north of Oldham Road. Hennet's 1830 *Map of the County of Lancaster* is the first plan to show structures in the land between Rochdale Canal and Oldham Road, with what appear to be at least two buildings within the PDA. These are located in the east of the PDA, and the northwestern extent at the crossing between Chapel Highway and Oldham Road and are indicative of continued development of the settlement at Newton Heath in the early-19th century—most likely as a direct result of Manchester's industrial growth.

The 1846 *Tithe Plan of Newton Heath* (Figure 2) shows extensive development throughout Newton Heath, especially along Oldham Road itself. The PDA includes three separate plots within their respective boundaries, all occupied by dwelling houses, as recorded in Table 2 below. Several terraced structures are depicted adjacent Green Street and fronting Oldham Road (ARS1-2). A single row of through-house dwellings are depicted in the centre of this site, whilst a bowling green and a pair of ponds can also be seen in the southern extent of PDA.

Table 2: 1846 Tithe Map of Newton in the Parish of Manchester

Owner	Occupier	Plot No	Description	Quantities		
				A	R	P
Benjamin Shiers	Benjamin Shiers and others	195	Dwelling Houses, Outhouses, yards, Gardens, enclosures, pond	1	1	5
Jane Wild	Jane Wild	196	Dwelling House Outhouses, Yards, Lanes, Gardens, Pond and Bowling Green	-	-	-
Benjamin Shiers	Benjamin Shiers and others	198	Dwelling Houses, Outhouses, Yards, Garden & Waste	0	2	18

The 1846 Newton Tithe and the 1848 Ordnance Survey (OS) plan depict a number of new industrial premises having been constructed within Newton Heath during the first half of the 19th century with many of these new structures related to the textile industry. Newton Silk Mill (NHLE 1200815) is located immediately southeast of the PDA, fronting the southern part of Heath Street. Ten Acre Mill is recorded c. 750m east of the PDA by the HER (HER 2030.1.0), whilst Heath Cotton Mill and an unnamed cotton mill not recorded by either the HER or NRHE are depicted c. 170m east and c. 230m southeast of PDA. The Victoria Brewery and Corn Mill (HER 9636.1.0) is depicted, with its own

reservoir, c. 30m to the south of the PDA, adjacent the Rochdale Canal. The first cotton mill was built in the 1780s and the first steam powered mill in 1789; from the late 18th to the beginning of the 19th century the number of mills doubled (Hartwell 2001, 14). Increasing numbers of dwellings were required within the city to house the growing working population. Census records for the houses within the PDA show that there were a number of Irish families within this small area, as well as a number of families who had relocated from Cheshire, Derbyshire and Yorkshire and from areas much further afield, such as Wales and London. Space for new houses rapidly became limited which meant that new houses were very small and poorly constructed (Nevell 2008, 135). Existing buildings which had been intended for single families soon became overcrowded, usually with several families inhabiting one house, each renting a single room to house their entire family (Miller & Wild 2015, 34). The proximity of the terraces recorded on the 1846 Tithe to industrial premises suggests that they may have been constructed to house the workers. There are numerous contemporary accounts describing the poor state of workers' housing in Manchester and the unsanitary living conditions in and around them. Many of the houses were rows of back-to-back or blind-back terraced houses with little light and no sanitation. Both of these types of houses were a single-room deep, often with cellars. Cellars in these types of houses were usually inhabited by an entire family, despite the notoriously poor living conditions within them (Trow 2019).

The 1893 OS (Appendix VII) indicates that, by the late 19th century, the majority of land within the PDA had been developed. The PDA had undergone a significant transformation since the 1846 Tithe plan, with the Oldham Road frontage lined with tunnel-backed terraced dwellings which appear to have replaced the earlier houses fronting the road. Two new streets, Benjamin Street and Mount Place, run south through the PDA from Oldham Road. The first six dwellings on the western side of Benjamin Street appear to correspond with a row of through-houses depicted on the 1846 Tithe (ARS3). Two more houses can be constructed to the south of this, with eight additional houses to the east of Benjamin Street (ARS3). Benjamin Street terminates at the Monsall Dye Works building, outside of the PDA. A series of seven through-houses can be seen built to the west of Mount Place, the rear gardens of which backed onto the rear gardens of the Benjamin Street dwellings (ARS3). Woodman Street was also established off of Green Street within the western extent of the PDA, comprising six through houses (ARS3).

The 1908 OS plan (Appendix VII) shows that both sites remained relatively untouched, with the most noticeable change being the construction of a new series of buildings at the corner of Oldham Road, Church Street and Green Street.

The post-medieval period in Newton Heath is defined by industrial development throughout the 19th century—development that followed from the industrial growth of Manchester city, and spread to its environs following the construction of the Rochdale Canal. Industrial development saw a growing demand for workers' housing within Newton Heath, resulting in the construction of tunnel-backed terraces and through-houses within the PDA.

4.1.3 Modern (1901 to the present day)

The expansion of Newton Heath continued in the modern period, followed by period of decline and the loss of workers' housing within the PDA.

Across the PDA, the 1908 OS shows that several smaller structures, possibly outbuildings, have been constructed and the bowling green is no longer labelled as such (ARS5). Historical map regression indicates that terraced housing depicted along Green Street and on the eastern side of Church Street was demolished between 1908 and 1922 according to the 1922 OS plan.

The 1931 OS plan (Appendix VII) indicates little change within the PDA, with the biggest difference the addition of several small structures within the southern extent of the PDA (ARS6). There are a series of aerial photographs from 1933 on the *Britain from Above* website showing areas of the PDA. One such photo shows the PDA in its entirety though from some distance (EPW042567 see Burpoe,

2020). This image indicates that the majority of the buildings within the PDA were multi-storey in height, with most of the structures fronting Oldham Road serving as commercial and residential dwellings.

Much like the 1931 OS plan, the OS plans from 1950 - 1972 (Appendix VII) do not show a great amount of change within the PDA. The best source of information from this period is a series of photographs from the 1960s and 1970s of the majority of the streets within both site boundaries. These photographs indicate that most of the site retained a layout similar to that shown on the OS plans from 1950-1972, with almost all the structures within the site boundaries built of brick with commercial facades (where present) constructed out of a variety of materials. Many of the outbuildings within both areas are constructed from a mixture of materials including brick, wood and concrete.

By the 1975 OS, the eastern extent of the PDA appears to have been completely cleared of all buildings with only Benjamin Street remaining. The eastern extent of the PDA appears to remain unoccupied until 2000, when it was redeveloped, with the site housing a warehouse and associated parking. The western extent of the PDA remained unchanged until 2017 to 2018, and 2021 when all remaining buildings were demolished—as visible on Google Earth aerial imagery (Planning ref. 128786/DEM/2020).

4.2 Designated Assets

On-Site

The PDA does not contain any designated heritage assets.

Study Area

There are four designated heritage assets within the wider 750m study area beyond the PDA, comprising four Grade II Listed Buildings. These are listed in Appendix II and their locations are depicted in purple on Figure 3. One of these assets, Newton Silk Mill (NHLE 1200815) is located immediately to the south of the PDA.

4.3 Non-Designated/Other Heritage Assets

4.3.1 Archaeological Remains

On-Site

There are no known archaeological sites or findspots recorded by Greater Manchester HER and/or NRHE within the PDA.

Historical map regression has indicated that the PDA was once the location of a number of residential and commercial dwellings that developed during the 19th century, and remained extant until the mid-20th century, as described in section 4.1.2 (Figure 4).

Table 3. Other potential archaeological remains identified by the DBA

ARS ID	Description
ARS1	Early 19th Century Terraced Housing Terraced housing recorded on the 1846 Tithe plan.
ARS2	Early 19th Century Building Unidentifiable buildings recorded on the 1846 Tithe plan.
ARS3	Late 19th Century Terraced Housing Terraced housing recorded on the 1893 OS plan.
ARS4	Late 19th Century Building Unidentifiable buildings recorded on the 1893 OS plan.
ARS5	Early 20th Century Building Unidentifiable buildings recorded on the 1908 OS plan.
ARS6	Early to Mid 20th Century Building

ARS ID	Description
	Unidentifiable buildings recorded on the 1931 OS plan.

Study Area

There are 20 known archaeological sites and/or findspots within the wider study area. These are listed in Appendix I and are depicted in orange on Figure 5. Three of these entries represent the Manchester to Castleshaw Roman Road, whilst the majority of the other assets represent the former sites of various mills.

4.3.2 Historic Built Environment

On-Site

The Greater Manchester HER and NRHE do not record any non-designated elements of the built environment within either site boundary, nor is the present commercial building within the site of any historic interest.

Study Area

There are eight elements of the historic built environment recorded by Greater Manchester HER and/or NRHE within the wider study area beyond the PDA. These are listed in Appendix II below and are depicted in green on Figure 6. The majority of these assets represent former mill buildings and also infrastructure, including the Rochdale Canal (NRHE 1035098) which runs parallel Oldham Road some c. 60m south of the PDA.

4.4 Previous Investigations

4.4.1 Archaeological Events

Greater Manchester HER records 8 previous archaeological events within the 750m study area (see Appendix IV and Figure 10). These predominantly relate to desk based assessments undertaken in the surrounding area, however the Phase 2 area of the PDA has also been subject to geotechnical field evaluations undertaken in 1999, a desk-based assessment in 2020, and subsequent evaluation trenching undertaken in 2022 (EGM5195). A summary of the results of these investigations is discussed below.

In 1999, geotechnical field investigations were carried out ahead of the redevelopment of the site. These investigations, which comprised the excavation of nine trial pits and three boreholes within the Phase 2 area, identified considerable levels of made ground. The report notes that they 'were seen to vary in thickness from a minimum of about 1m to depths in the order of 3m where infilled cellars were found [in several trenches]. Remnants of brick foundations were present in some trial pit excavations. In general, these were readily removable by light mechanical digger' (Bolan 2000, 3). Further details of the ground investigations can be found in the gazetteer in Appendix I and their locations are illustrated on Figure 8.

Further archaeological investigations were carried out on land at Oldham Road within the Phase 2 area of the PDA by Archaeological Research Services Ltd (ARS Ltd) in January 2022 (HER EGM5195), as part of a planning condition ahead of Phase 1 of the development stipulated throughout this report (Planning ref. 125990/FO/2020). Evaluation trenching was undertaken across two separate plots of land, which comprised seven trenches within the Phase 2 area (Figure 9). The purpose of the works was to evaluate the nature of any archaeological remains that may have been preserved on site following a desk-based assessment conducted in 2020 (Burpoe 2020).

The trial trenches were located to target the potential remains of 19th century terraced housing, commercial dwellings and exterior yard areas that once stood on the site. In consultation with the Heritage Management Director (Archaeology) of the Greater Manchester Archaeological Advisory Service (GMAAS) and based on the results of the trial trenching, it was decided that an additional

phase of works, comprising a small-scale strip, map and record programme, was required in order to fully understand and record the significant archaeological remains present. This entailed the excavation of the area around trial trenches 2, 5, and 6.

The archaeological works identified the truncated remains of a number of mostly mid to late-19th century terraced houses, surfaces and roads as well as the foundation courses of some probable small scale industrial buildings—possibly ancillary buildings associated with the nearby Monsall Dye Works. Most of the walls survived only to their foundation courses. One building fronting Oldham Road contained the remains of a cellar that may have functioned originally as a kitchen or been used as dwelling beneath a shop frontage on the ground floor. The buildings on the site were entirely demolished by the mid-1970s and the site appears to have remained unoccupied.

Research topics identified in the *Research and Archaeology of North West England. An Archaeological Research Framework for North West England* (Nevell 2020) with relevance to the site include: ‘Further work into working class housing in Greater Manchester and Lancashire is needed including the need to excavate urban cellars to examine life ‘below stairs’ in the middle class house and cellar dwellings and workshops in working class houses’. The Framework also recommends that ‘where threatened with possible redevelopment, excavations are required of now undeveloped and cleared former working class areas regarded as slums’ (Nevell 2020; NWRRF: Ind22, Ind7.24, Ind7.25).

4.4.2 Historic Landscape

On-Site

There are three HLC units within the PDA, and these are tabulated in Table 4 below and illustrated on Figure 10.

Table 4: HLC types Located within the PDA

HLC ID	HLC broad type	HLC primary type
HGM16624	Commercial	Retail (General)
HGM16613	Ornamental, Parks and Recreation	Urban Green Space
HGM16612	Commercial	Superstore

Study Area

A total of 235 HLC units, have been mapped within the wider 750m study area, as illustrated on Figure 10 and detailed in Appendix III. These represent a range of types including residential housing, commercial properties and industry.

5 ASSESSMENT OF THE SIGNIFICANCE OF AFFECTED HERITAGE ASSETS

This assessment has identified six potential heritage assets within the PDA. These were identified through historical map regression and could represent six non-designated heritage assets relating to the remains of workers’ housing constructed during the 19th century to supply the increasing needs of industries within Newton Heath and central Manchester.

There has been considerable development within the PDA during the modern period, mostly associated with the construction of a series of buildings across the PDA. These were subsequently demolished, resulting in a relatively archaeological sterile area in areas subject to modern demolition and site clearance.

During the post-medieval period, the PDA was once the location of a number of 19th and 20th century residential dwellings on Church Street, Green Street, Woodman Street, Newton Street, Mount Place and Benjamin Street (ARS1-6). There have already been considerable archaeological investigations across this area. Seven evaluation trenches across the site involved excavation of urban cellars,

undeveloped areas and cleared former working class areas (NWRRF: Ind22, Ind7.24, Ind7.25). All trenches contained archaeological remains from 19th century residential developments; these were preserved by record, and contribute to the understanding of the impact of industrialisation on the working class and their living conditions. The evaluation trenching determined that the significance of the site mostly relates to its *local significance* as part of the heritage of Newton Heath, although in a modest way it does contribute to the regional research aims, due to their *survival* and the *group, evidential, illustrative historical values and archaeological interest* the site possesses.

The potential for further archaeological remains relating to post-medieval development is *moderate*. Evaluation trenching was not undertaken in the land to the west of Dulverton Street, where the PDA was once the location of a number of 19th and 20th century residential dwellings and commercial buildings. The majority of these structures were demolished between 1908 and 1922, and the site has since been subject to considerable modern development and subsequent demolition, which has likely truncated and/or disturbed any archaeological remains within the western extent of the PDA. However, if any archaeological remains were found, they would be associated with the 19th century workers' housing. As has been mentioned, *The Archaeological Research Framework for North West England* (Nevell 2020) identifies that further work into working class housing in Greater Manchester and Lancashire is needed, including the need to excavate urban cellars to examine life 'below stairs' in the middle-class house, and cellar dwellings and workshops in working class houses. Although the corpus of excavated workers' housing is gradually increasing, there are still many unanswered questions about the differences in the construction of these dwellings. The Framework also recommends that '*where threatened with possible redevelopment, excavations are required of now undeveloped and cleared former working-class areas regarded as slums*' (NWRRF: Ind22, Ind7.24, Ind7.25). Whilst the significance of these assets cannot be quantified without field evaluation, it is likely that they would be of *local to regional significance*, due to their *group, evidential, illustrative historical values and archaeological interest* they could possess.

The potential for medieval archaeological remains within the PDA is *low*. There is no recorded evidence for the medieval period within the PDA, and very limited evidence within the 750m study area. Considerable post-medieval development is likely to have truncated or disturbed archaeological remains of an earlier period. Results from evaluation trenching confirm this. However, the potential for archaeological remains of this date cannot be discounted. Any archaeological remains from this period would likely be associated with the agricultural hinterland of Manchester. They would, therefore, have *evidential value* and be of *local significance*.

The potential for Romano-British archaeological remains within the PDA is *very low*. There is no recorded evidence for the Romano-British period within the PDA, and very limited evidence within the 750m study area. Considerable post-medieval development is likely to have truncated or disturbed archaeological remains of an earlier period. Results from evaluation trenching confirm this. However, the potential for archaeological remains of this period cannot be discounted. Any archaeological remains from this period would likely be associated with Romano-British patterns of movement due to the proximity to the projected route of the *Mamucium* to *Eboracum* military road. They would, therefore, have *evidential value* and be of at least *regional significance* due to the *rarity* of Romano-British remains in the Manchester region.

The potential for prehistoric archaeological remains within the PDA is *negligible*. There is no recorded evidence for the prehistoric period within the PDA or 750m study area. Considerable post-medieval development is likely to have truncated or disturbed archaeological remains of earlier periods. Results from evaluation trenching confirm this. Albeit unlikely, if prehistoric archaeological remains were found within the PDA, they would be of *evidential value* and possibly *national significance* due to the *rarity* of prehistoric remains in the Manchester region.

6 ASSESSMENT OF POTENTIAL IMPACTS

Potential direct physical impacts on heritage assets during the construction phase include the following:

- ◆ Removal or truncation of heritage assets during ground works, site clearance and construction (e.g. removal of vegetation, erection of fencing, removal of hardstanding)
- ◆ Damage to buried archaeological remains due to rutting from construction traffic movement
- ◆ Other groundworks associated with the construction of a new residential development, such as foundation and service trenches, which have the potential to damage or destroy below-ground features or deposits of cultural heritage value, should they be present.

As noted in section 4.4 above, a series of boreholes and trial pits were excavated across the PDA, which documented between 0.30m to 3.0m of made ground/fill and possible infilled cellars and remnants of brick foundations, likely related to the demolition of the 19th century commercial and residential dwellings. Evaluation trenching confirmed the presence of archaeological remains relating to 19th century residential and commercial development. There has already been considerable archaeological investigation undertaken in the eastern extent of the PDA.

As evidenced by evaluation trenching within the eastern extent of the PDA, there is the potential for truncated below-ground remains to survive beneath later redevelopments in the western extent of the PDA where evaluation trenching has not previously been conducted. Given the results of these previous works, it is considered there is the *medium* potential that the construction of 109 dwellings, comprising two apartment blocks and 28 houses, means of access, car parking and associated works, will result in the disturbance of buried archaeological remains.

However, a programme of evaluation trenching previously conducted in the eastern extent of the PDA, that was later scaled up to a small-scale strip, map and sample, has provided considerable preservation of the site by record and contributed to the North-West Regional Research Frameworks. Therefore, the potential impact of this development on archaeological remains is reduced.

7 RECOMMENDATIONS

Due to the potential for archaeological remains within the PDA relating to post-medieval workers' housing, it is recommended that a scalable watching brief is conducted in areas not previously evaluated that will be subject to groundworks. In particular, this includes the land on the western side of Dulverton Road, where there have been no previous investigations.

8 STATEMENTS AND ACKNOWLEDGEMENTS

8.1 Archive Deposition

One digital PDF/A copy of the final report will be deposited with the Greater Manchester Historic Environment Record.

8.2 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

8.3 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

8.4 Acknowledgements

Archaeological Research Services Ltd would like thank Robert Pleasance of One Manchester Limited for commissioning this work, and Greater Manchester Archaeological Advisory Service for the provision of HER data.

9 REFERENCES

9.1 Primary Sources

Britain from Above

- 1933. 'Evans Bellhouse Saw Mills and environs, Newton Heath.' [EPW042563].
- 1933. 'Evans Bellhouse Saw Mills and environs, Newton Heath.' [EPW042564].
- 1933. 'Evans Bellhouse Saw Mills and environs, Newton Heath.' [EPW042565].
- 1933. 'Evans Bellhouse Saw Mills and environs, Newton Heath.' [EPW042566].
- 1933. 'Evans Bellhouse Saw Mills and environs, Newton Heath.' [EPW042567].
- 1933. 'Evans Bellhouse Saw Mills and environs, Newton Heath.' [EPW042568].

Groundsure Historic Mapping Report OS Plans

- 1893. *Ordnance Survey County Series*. 1:2,500.
- 1908. *Ordnance Survey County Series*. 1:2,500.
- 1922. *Ordnance Survey County Series*. 1:2,500.
- 1931. *Ordnance Survey County Series*. 1:2,500.
- 1950. *Ordnance Survey National Grid*. 1:1,250.
- 1950. *Ordnance Survey National Grid*. 1:2,500.
- 1951. *Ordnance Survey National Grid*. 1:1,250.
- 1952. *Ordnance Survey National Grid*. 1:1,250.
- 1953. *Ordnance Survey National Grid*. 1:1,250.
- 1969. *Ordnance Survey National Grid*. 1:2,500.
- 1975-1980. *Ordnance Survey National Grid*. 1:1,250.
- 1979-1983. *Ordnance Survey National Grid*. 1:1,250.
- 1981-1986. *Ordnance Survey National Grid*. 1:1,250.
- 1987-1992. *Ordnance Survey National Grid*. 1:1,250.
- 1990-1992. *Ordnance Survey National Grid*. 1:1,250.
- 1992-1993. *Ordnance Survey National Grid*. 1:1,250.
- 1993. *Ordnance Survey National Grid*. 1:1,250.
- 1993-1994. *Ordnance Survey National Grid*. 1:1,250.
- 2003. *Ordnance Survey LandLine*. 1:1,250.

Lancashire Record Office (Referenced, not reproduced)

- 1786. *Yates Map of the County Palatine of Lancaster*.
- 1818. *Greenwood's Map of the County of Lancaster*.
- 1830. *Hennet's Map of the County of Lancaster*.

Manchester Archives & Local Studies Library Maps and Plans (Referenced, not reproduced)

1804. *Map of the Common or Waste and also of certain inclosed Lands situate in the Manor of Newton in the Parish of Manchester in the County Palatine of Lancaster.* [GB127.MISC/431].

Manchester Archives & Local Studies Library Photographs (Referenced, not reproduced)

c.1950. 'Newton heath, Holyoak Street, formerly Heath Street.' [m35662].

c.1950. 'Newton Heath, Holyoak Street, formerly Heath Street.' [m35663].

1961. 'Newton Heath, Droylsden Road, south side, corner Holyoak Street.' [m35478].

1962. 'Newton Heath, Oldham Road, Methodist Church (Sunday School).' [m36565].

1962. 'Newton Heath, Oldham Road.' [m36566].

1962. 'Newton Heath, Oldham Road, corner of Droylsden Road.' [m36611].

1962. 'Foresters Arms, Newton Heath, Oldham Road.' [m36612].

1962. 'Foresters Arms, newton Heath, Oldham Road.' [m36613].

1962. 'Nwton Heath, Oldham Road (Newton Street). [m36614].

1962. 'Newton Heath, Oldham Road (Foresters Arms).' [m36615].

1962. 'Newton Heath, Oldham Road (Newton Street). [m36616].

1962. 'Newton Heath, Oldham Road (Benjamin Street).' [m36617].

1962. 'Newton Heath, Oldham Road (Benjamin Street).' [m36618].

1962. 'Newton Heath, Oldham Road, Benjamin Street.' [m36619].

1962. 'Newton Heath, Oldham Road (Woodman Hotel).' [m36620].

1962. 'Newton Heath, Oldham Road (Woodman Hotel).' [m36621].

1963. 'Newton Heath, Apley Street.' [m35228].

1963. 'Newton Heath, Newton Street.' [m35749].

1963. 'Newton Heath, Woodman Street.' [m35750].

1963. 'Newton Heath, Woodman Street.' [m35955].

1970. 'The Foresters Arms, Droylsden Road, Newton Heath.' [m49596].

1970. 'Manor Inn, Hotel Street, Oldham Road, newton Heath.' [m49934].

9.2 Secondary Sources

Bolan, C. 2000. *Ground Investigation at Oldham Road, Manchester for Y.E.S. Group.* CC Geotechnical document number 99/1203.

Brennand, M. (ed). 2007. *An Archaeological Research Framework for North West England: Volume 2: research agenda and strategy.* Manchester, The Council for British Archaeology North-West.

Brightman, J. and Waddington, C. 2010. *Aggregates and Archaeology in Derbyshire and the Peak District.* Bakewell, Archaeological Research Services Ltd.

British Geological Survey. 2023. *Geology of Britain viewer.* Available online at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed May 2023].

Burpoe, M. 2020. *An Archaeological Desk-Based Assessment of land at Oldham Road, Newton Heath, Greater Manchester.* ARS Ltd report number 2020/8.

- Chartered Institute for Archaeologists. 2020. *Standard and guidance for historic environment desk-based assessment*. Reading, Chartered Institute for Archaeologists.
- Cranfield University. 2023. *The Soils Guide*. Available online at: <http://www.landis.org.uk/soilscapes/> [Accessed May 2023].
- Crofton, Henry Thomas. 1904-5. *A history of Newton chapelry in the ancient parish of Manchester*. Printed for the Chetham Society.
- Danter, J. 2022. *Archaeological Investigations on Land at Oldham Road, Newton Heath, Greater Manchester*. ARS Ltd report number 2022/33.
- Department for Culture, Media & Sport (DCMS). 2013. *Scheduled Monuments & Nationally Important but Non-Scheduled Monuments*. London, The Stationery Office.
- Dyson, B. and Trow, R. 2018. *Archaeological Excavation at Sharp Street, Ancoats, Manchester*. ARS Ltd Report No. 2018/66.
- Ekwall, E. 1922. *The Place-Names of Lancashire*. University Press, Manchester.
- English Heritage. 2008. *Conservation Principles. Policies and guidance for the sustainable management of the historic environment*. Historic England, London.
- Farrer, W. and Brownhill, J. *A History of the County of Lancaster: Volume 4*. London, Victoria County History.
- Historic England. 2015. *Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2*. Swindon, Historic England.
- Historic England. 2016. *Understanding Historic Buildings. A guide to good recording practice*. Swindon, Historic England.
- Historic England. 2017a. *Understanding the Archaeology of Landscapes. A Guide to Good Recording Practice (Second Edition)*. Swindon, Historic England.
- Historic England. 2017b. *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets*. Swindon, Historic England.
- Historic England. 2019. *Historic England Advice Note: Statements of Heritage Significance: Analysing Significance in Heritage Assets*. Swindon, Historic England.
- Ministry of Housing, Communities and Local Government (MHCLG) 2021. *National Planning Policy Framework*. London, The Stationery Office.
- Ministry of Housing, Communities and Local Government (MHCLG). 2019. *Planning Practice Guidance: Historic Environment*. London, The Stationery Office.
- My Wesleyan Methodists. 'Newton Heath, Oldham Road Wesleyan chapel. Available online at: <https://www.mywesleyanmethodists.org.uk/content/chapels/lancashire/newton-heath-oldham-road-wesleyan-chapel> [Accessed May 2023].
- Nevell, M. 2008. *Manchester: The Hidden History*. Stroud. The History Press.
- Palmer, M., Nevell, M., & Sissons, M. 2012. *Industrial Archaeology: A Handbook*. Council for British Archaeology, York.
- Trow, R. 2019. *An Historic Environment Desk-Based Assessment of Bowlers Yard, Pollard Street, Ancoats, Manchester*. ARS Ltd report number 2019/32.
- Williams, A. and Martin, G.H. 1992. *Domesday Book. A Complete Translation*. Penguin, London.

APPENDIX I GAZETTEER OF ARCHAEOLOGICAL REMAINS

HER Entries

HER ID	NRHE ID	Description
24.1.0	1326352	Manchester to Castleshaw Roman Road (stretch of) Just Beyond the Central Station the alignment is taken up by Mill Street and then Cemetery Road and Briscoe Lane to Newton Heath. Constructed c.AD79-84.
24.1.1	1326352	Manchester to Castleshaw Roman Road (stretch of) Alignment continues along Briscoe Lane where the church stands squarely upon the road. A canal and other obstacles then intervene for 3/4 of a mile.
24.1.2	1326352	Manchester to Castleshaw Roman Road (stretch of) The road is taken up again in Failsworth by Roman Road and The Street and by a lane over Street Bridge, partially raised by Hollinwood Cemetery in the last surviving piece of open land before Oldham on this line. Beyond the cemetery the ground rises steeply to Oldham, where a reservoir on the hill now stands; no remains of the road survive here as further west.
1229.1.1	-	Former Roadway, south & east of Moston Hall (line of) Original route way to Moston Hall, now lost, predating 1830s.
2035.1.0	-	Culcheth Lane Mill (site of) Cotton mill, but c.1850s. Site demolished by 2015 and redeveloped.
2036.1.0	-	Daisy Bank Mill (site of) Early to mid-19 th century and built as a linen and cotton mill. Mill demolished first half of 2019.
6088.2.0	-	Marlborough Mills No.2 (site of) Prominent Edwardian mill, built 1908, designed by Sidney Stott adjacent canal. Mill owner lived in nearby Failsworth House. Partially demolished and converted into a supermarket.
6090.1.0	-	Meadow Mill (site of) Built 1875 by H J Spencer & Co Ltd, linen and cotton manufacturer. Extended 1887 and 1905. Taken over in 1910 and closed in 1956. Demolished and cleared by 2016.
9627.1.0	-	Moston Mill (site of) First appears in 18 th century as Moston Mill Dyehouse. Site later converted into bleach and printworks and by 1906 known as Moston Dyeworks. Demolished by 1931.
9627.1.1	-	Mill Race, Moston Mill (site of) Reservoir and mill race for Moston Mill shown on 18 th century map. Infilled though stones still visible in 2003.
9627.2.0	-	Moston Mill House (site of) Group of three buildings named on 1845 OS. Replaced by 1906.
9636.1.0	-	Corn Mill and Victoria Brewery (site of) Shown on Tithe Award, later occupied by Kwick Save supermarket by 1930-40. Building shown on site existed until 20 th century. Now a Lidl.
9637.1.0	-	Heath Hall (site of) Shown on tithe award as garden and building. Demolished by 1895.
9847.1.0	-	Cheetham Fold (site of) Implied land and farmstead held by Isabel, widow of Robert Chetham in 1523. IN early 19 th century, printing carried out at Cheetham fold. Later converted into calico printing. All buildings demolished by 1899.
10466.1.0	1503572	Dob Lane Chapel (site of) Chapel of 1975 replacing chapel of 1878-79 by Adams and Son. On site of 1698 chapel. School building to rear. All demolished by late 20 th century.
12414.1.0	-	Newton Heath Glass Works (site of)

HER ID	NRHE ID	Description
		Butterworths (1851-1954). Manufactured industrial products such as water gauges and lubricator glasses. Site completely redeveloped.
12558.1.0	-	Dean Brook Farm (site of) Shown on 1829 map and demolished by 1906.
12559.1.0	-	Dean Brook Dye Works (site of) Building shown on 1829. Site vacant by 1940.
12560.1.0	-	Cottage, Dean Lane (site of) Shown on 1770s map and demolished by 1889 when new residential dwellings constructed on Dean Lane (Kenyon Lane).
-	499086	Dean Lane Station (site of) Opened in 1870, no longer present.
-	527012	Church of St Anne (site of) Former church built in 1881 and since demolished.

Ground Investigation Results

GI ID	Description of Stratum and Depth Belo Ground Level (BGL)	Made Ground Depth
BH1	<ul style="list-style-type: none"> Grassed topsoil 0-0.10m BGL Loose black sand FILL 0.10-1.80m BGL Firm to stiff brown/grey silty gravelly CLAY 1.80-6.50m BGL <p>Very dense brown SAND with occasional coal fragments 6.70-10.45m BGL</p>	c.1.8m BGL
BH2	<ul style="list-style-type: none"> Grassed topsoil 0-0.10m BGL Black silty sandy ash FILL 0.10-1.00m BGL Firm brown/grey mottled silty CLAY 1.00m-2.00m BGL Soft to firm varying to stiff brown silty gravelly CLAY 2.00-7.20m BGL <p>Dense becoming very dense silty slightly gravelly SAND 7.20-10.45m BGL</p>	1.0-2.0m BGL
BH3	<ul style="list-style-type: none"> Grassed topsoil 0-0.10m BGL Brick Pill, Brickwork becoming very dense 0.10-1.60m BGL Soft to firm grey/brown silty CLAY with occasional gravel 1.60-2.10m BGL Stiff to very stiff brown silty gravelly CLAY with grey silt pockets 2.1-8.70m BGL Dense brown silty SAND with occasional gravel and coal fragments 8.7-11.7m BGL Soft to firm brown silty gravelly CLAY 11.70-12.00m BGL <p>Medium dense becoming dense brown silty SAND with occasional coal fragments 12.00-16.45m BGL</p>	c.1.60-2.10m BGL
BH4	<ul style="list-style-type: none"> Grassed topsoil 0-0.10m BGL Loose black silt and gravel brick FILL 0.10-2.20m BGL Stiff to very stiff brown/grey silty gravelly CLAY 2.20-6.00m BGL Firm brown CLAY with occasional water bearing sand lenses 6.00-8.40m BGL <p>Firm to stiff brown/grey silty gravelly CLAY 8.40-10.45m BGL</p>	c.2.2m BGL
TP1	<ul style="list-style-type: none"> Grassed topsoil FILL with silt, sand and much bricks and occasional fabric 0-0.40m BGL 	c.1.20m BGL

GI ID	Description of Stratum and Depth Belo Ground Level (BGL)	Made Ground Depth
	<ul style="list-style-type: none"> Concrete/paving slab 0.40-0.50m BGL MADE GROUND comprising silt, sand, gravel, bricks 0.50-1.20m BGL Soft grey/brown silty CLAY with occasional gravels 1.20m-3.0m BGL Stiff grey/brown silty slightly gravelly CLAY 3.0m-3.60m BGL	
TP2	<ul style="list-style-type: none"> Grassed brown topsoil overlying clayey brick FILL with broken paving slabs, occasional metal bars/sheets and fabric 0-0.80m BGL Grey granular sub-base FILL 0.80-1.10m BGL Stiff grey/black very silty CLAY with some find to medium gravel 1.10-1.80m BGL Firm to stiff yellow/light brown silty CLAY 1.80-2.80m BGL Firm to stiff black silty gravelly CLAY 2.80-3.30m BGL	c.1.10m BGL
TP3	<ul style="list-style-type: none"> Grassed topsoil FILL comprising brown silt, sand, cobble, brick with large masonry lumps up to 200mm and paving slabs 0-0.50m BGL Firm yellow/light brown silty CLAY with occasional fine to medium gravels 0.50-1.70m BGL Stiff brown silty gravelly CLAY with grey silt pickets and occasional cobbles 1.70-3.30m BGL	c.0.5m BGL
TP4	<ul style="list-style-type: none"> Grassed brown topsoil FILL comprising silt, sand, gravel, cobbles, timber, broken paving slabs. Top of Brick Wall 0-2.20m BGL Stiff yellow/light brown silty CLAY with occasional gravels 2.20-3.20m BGL	c.2.2m BGL
TP5	<ul style="list-style-type: none"> Grassed black topsoil FILL comprising clay, silt, sand and some bricks 0-0.4m BGL Stiff yellow/light brown/orange silty CLAY with occasional fine gravels 0.4-3.20m BGL	c.0.4m BGL
TP6	<ul style="list-style-type: none"> Grassed black topsoil FILL comprising clay, silt, gravel, bricks 0-0.30m BGL MADE GROUND comprising clay, sand, gravel with masonry lumps (up to 250mm) and large stone slabs (400mm x 200mm x 75mm) 0.3-0.7m BGL MADE GROUND comprising silt, sand, gravel, brick, fabric, timber, many stone slabs (up to 1m long), metal 0.7-3.0m BGL	c.3.0m BGL
TP7	<ul style="list-style-type: none"> Grassed black topsoil FILL comprising silt, sand, gravel, brick, and large masonry lumps (up to 200mm) 0-0.4m BGL Soft to firm yellow/light brown/grey silty CLAY 0.4-3.0m BGL	0.4m BGL
TP8	<ul style="list-style-type: none"> Grassed black topsoil GILL comprising silt, sand, gravel, brick with some clinker 0-0.60m BGL Soft to firm light brown/grey silty clay 0.6-3.0m BGL	0.6m BGL
TP9	<ul style="list-style-type: none"> Grassed black topsoil FILL comprising clay, silt, sand, gravel, much brick 0-0.8m BGL Brown silty CLAY 0.8-1.20m BGL Firm yellow/light brown/grey silty sandy CLAY with some fine gravel 1.2-2.0m BGL Brown/grey silty CLAY 2.0-3.0m BGL	0.8m BGL
TP10	<ul style="list-style-type: none"> Grassed brown topsoil FILL comprising silt, sand, gravel, brick. Fill becoming black. 0-0.8m BGL Soft to firm yellow/light brown silty CLAY 0.8-3.0m BGL	0.8m BGL

GI ID	Description of Stratum and Depth Belo Ground Level (BGL)	Made Ground Depth
TP11	<ul style="list-style-type: none"> Grassed brown topsoil FILL comprising clay, silt, sand, gravel, brick with some masonry lumps (up to 150mm) and occasional boulder (up to 300mm) <i>0-0.8m BGL</i> Paving slabs and cobble setts. MADE GROUND <i>0.8-1.0m BGL</i> Ash clinker FILL <i>1.0-1.4m BGL</i> <p>Soft becoming firm yellow/light brown silty CLAY <i>1.4-3.0m BGL</i></p>	1.4m BGL
TP12	<ul style="list-style-type: none"> Grassed brown topsoil FILL comprising clay, silt, sand, gravel, brick <i>0-0.40m BGL</i> Firm to stiff yellow/light brown silty CLAY with some grey clay pockets <i>0.4-1.50m BGL</i> <p>Stiff brown/grey CLAY with some fine gravel <i>1.5-3.0m BGL</i></p>	0.4m BGL
TP13	<ul style="list-style-type: none"> Grassed black/brown topsoil FILL comprising silt, sand, gravel, brick and large masonry lumps up to 200mm <i>0-0.5m BGL</i> <p>Stiff yellow/light brown silty CLAY <i>0.5-3.20m BGL</i></p>	0.5m BGL
TP14	<ul style="list-style-type: none"> Grassed black topsoil FILL comprising silt, sand, gravel, brick <i>0-0.30m BGL</i> Firm to stiff yellow/light brown silty CLAY <i>0.3-1.0m BGL</i> <p>Stiff orange/brown silty gravelly CLAY with grey silt pockets <i>1.0-3.0m BGL</i></p>	0.3m BGL
TP15	<ul style="list-style-type: none"> Grassed black topsoil FILL comprising silt, sand, gravel, ash, occasional clinker, glass and pottery <i>0-0.40m BGL</i> Dark grey/brown very silty clayey FILL <i>0.40-0.80m BGL</i> Soft becoming firm grey/light brown silty slightly gravelly CLAY <i>0.80-2.0m BGL</i> <p>Firm to stiff brown/grey silty CLAY <i>2.0-3.0m BGL</i></p>	0.8m BGL
TP16	<ul style="list-style-type: none"> Grassed black topsoil FILL silt, sand, gravel, ash, clinker and some broken bricks <i>0-0.70m BGL</i> Black/grey clayey SILT <i>0.70-1.00m BGL</i> <p>Soft grey silty clay <i>1.00-3.00m BGL</i></p>	0.7m BGL
TP17	<ul style="list-style-type: none"> Grassed brown topsoil FILL comprising silt and gravel, cobbles, brick, ash, clinker with occasional boulders and masonry lumps (up to 250mm) <i>0-0.60m BGL</i> <p>Soft becoming firm yellow/grey silty CLAY <i>0.60m - 3.00m BGL</i></p>	0.6m BGL
TP18	Grassed black topsoil FILL comprising silt and gravel, brick and large masonry lumps up to 200mm <i>0-1.00m BGL</i>	1.0m BGL

APPENDIX II GAZETTEER OF THE HISTORIC BUILT ENVIRONMENT

NHLE Entries

NHLE ID	HER ID	Description
1200815	2109.1.0	Newton Silk Mill (Albany Works) Grade II Silk mill, 1832. Pink brick with sandstone lintels. Rectangular plan, plus stair-tower on west side. Four storeys plus attic and basement. Large plaque between 2nd and 3rd floor windows lettered "1832 / NEWTON SILK MILL".
1246272	8488.1.0	Church of All Saints and Graveyard Grade II Church. 1814-15, enlarged 1844 and chancel added 1880. Sandstone ashlar (roof concealed). Gothick style.
1246278	8505.1.0	Church of St Wilfrid and St Ann Grade II Church. 1909, by Austin and Paley. Glazed red brick, with sandstone dressings and slate roofs. Arts and Crafts Perpendicular style.
1271455	8488.2.0	Railings and Gateways to Churchyard of Church of All Saints Grade II Churchyard railings and gateway. Probably 1815. Cast-iron railings on sandstone ashlar plinth, wrought-iron gates. Enclosing west, north and east sides of churchyard. Gothick style. Similar gateways in west and east sides, that in west side damaged and one gate loose at time of survey.

HER Entries

HER ID	NRHE ID	Description
221.2.0	-	Failsworth Lodge (grounds to) Grounds and wooded park to north of Oldham Road, c.13ha. Site divided by a number of blocks of tree planting, and possibly six ponds within site. By late 19 th century, site split by railway. Partial survival, now recreation centre grounds.
2030.1.0	-	Ten Acres Mill 19 th Cotton Mill marked on all maps. Built to 4 storeys with engine house surviving in the southwest corner but the boiler house and chimney have been demolished.
2076.1.0	-	Newton Heath (settlement) Shown on 1786 Yates as settlement surrounding area of common land with church. Later maps show number of mill buildings.
2109.1.1	-	Albany Works (former) Built by 1908 as a later extension to 1821 Newton Silk Mill building. Present structure dates mid-late 19 th century.
6086.1.0	-	Morton Mill Brick built double mill built 1914 by E.S. Kearsley Ltd, extended 1921 and continued in use until 1959. Early 20 th century manufacture's house west of mill in poor condition.
6087.1.0	-	Dob Lane End Mill Built c.1860 by William Crosley. Taken over by Dob Lane Manufacturing Co in 1908 and renamed Dob Lane Mill Co. in 1923. Ceased production soon after 1937. Only part of complex survives.
-	499223	Newton Heath Station Opened in 1841 and closed in 1966 but still visible.
-	1035098	Rochdale Canal Begin in 1794 and opened in 1804, linking the Calder and Hebble Navigation at Sowerby Bridge with the Duke of Bridgewater's Canal at Manchester. First canal to cross the Pennines and has 92 locks. In 1952, all but a short section was closed. In 1996, work began to reopen and in 2002 whole length of the canal is opened again.
-	1371550	Manchester and Leeds Railway

HER ID	NRHE ID	Description
		Opened in 1841 and runs from Oldham Street terminus in Manchester to Normanton where it joins the North Midlands line to Leeds.
	1371971	Hollingwood Branch Railway Opened in 1870 and more of a cut-off than branch and steeply graded. Still operational.

APPENDIX III GAZETTEER OF HLC UNITS

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM11810	Ornamental, Parkland and Recreational	Public Park	Residential	Broadhurst Park
HGM11811	Horticulture	Allotments	Enclosed Land	Allotment Gardens
HGM11987	Communications	Railway Line	Enclosed Land	Lancashire and Yorkshire Railway
HGM11996	Residential	Private Housing Development	Enclosed Land; Communications	Boar Green Close
HGM11999	Institutional	Nursing Home / Almshouse/ Hostel	Institutional; Enclosed land	Nursing Home
HGM12000	Residential	Private Housing Development	Enclosed Land; Institutional; Residential; Industrial	Marleyer Close and Dean Brook Close
HGM12002	Communications	Train Depot/ Sidings	Enclosed Land	Railway Depot, Dean Lane Siding
HGM12003	Residential	Social Housing Development	Enclosed Land; communications	SE End of Hugo Street and Halliford Road & Streets off
HGM12019	Residential	Terraced Housing	Enclosed Land	Streets Between Lightbowne Road, Attleboro Road, Egbert Street and Oscar Street
HGM12021	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land; Residential	Hanson Road, Faversham Street and Streets South of Egbert Street
HGM12027	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land; Communications	Area Around Thorpebrook Road and Craigslands Avenue
HGM12030	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land; Residential	Junction of Oscar Street With Attleboro Road
HGM12032	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land	Area Between Hugo Street and Joyce Street
HGM12034	Commercial	Retail (General)	Enclosed Land	Garage, South of St Mary's Road Bridge, St Mary's Road
HGM12069	Residential	Semi-Detached Housing	Enclosed Land	St George's Drive and Arbory Avenue
HGM12071	Residential	Social Housing Development	Enclosed Land	46-80 (even) Joyce Street and 2-20 (even) Ramsey Street
HGM12073	Residential	Private Housing Development	Enclosed Land; Residential	2-24 (even) Faversham Street, Crofters Hall Walk, and 252-62 (even)

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
				and 263-73 (odd) Kenyon Lane
HGM12154	Residential	Social Housing Development	Enclosed Land	Leyton Avenue, Neilston Avenue, 27-65 (odd) Joyce Street and 247-57 (odd) Kenyon Lane
HGM12249	Commercial	Public House	Enclosed Land; Residential	Public House, 94-102 St Mary's Road
HGM13898	Residential	Social Housing Development	Enclosed Land	Area Between Ten Acres Lane and Clough Street
HGM13920	Residential	Low Rise Flats	Enclosed Land; Ornamental, Parkland and Recreational	2-36 (even) Debenham Avenue
HGM13926	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Enclosed Land; Institutional	Playing Fields, Junction of Chelsea Road with Orford Road
HGM13929	Residential	Social Housing Development	Residential; Enclosed Land; Ornamental, Parkland and Recreational	Langcroft Drive and Marlinford Drive
HGM13936	Residential	Private Housing Development	Enclosed Land; Ornamental, Parkland and Recreational; Residential	Oakley Close and Innis Avenue
HGM13937	Institutional	School	Enclosed Land	Christ the King RC Primary School, Culcheth Lane
HGM13940	Industrial	Waste Ground	Industrial; Enclosed Land	Site Opposite 57-73 Culcheth Lane
HGM13943	Residential	Low Rise Flats	Residential	Crown Point Avenue, off Chelsea Road
HGM13946	Residential	Social Housing Development	Enclosed Land; Residential	1-19 (odd) Paddington Avenue, 1-19b (odd) Scotland Hall Road, 2-12b (even) Margate Avenue and 1-23c (odd) Chelsea Road
HGM13955	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land; Extractive	Area off Mitchell Street, South of Rochdale Canal
HGM13959	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Enclosed Land	Sports Centre and Recreation Ground, Ten Acres Lane
HGM13962	Residential	Social Housing Development	Residential	Herondale Close and Luxhall Walk

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM13964	Commercial	Public House	Commercial; Residential; Horticulture	The Phoenix PH, Junction of Scotland Hall Lane with Briscoe Lane
HGM13968	Residential	Social Housing Development	Enclosed Land; Extractive	Harringay Road Area and 70-100 (even) Mitchell Street
HGM13972	Institutional	School	Industrial	Briscoe Lane Primary School and Hallam Road Children's Centre
HGM13987	Residential	Terraced Housing	Enclosed Land	Area Between Mitchell Street and May Street
HGM13988	Commercial	Retail (General)	Residential; Enclosed Land	111-29 (odd) Briscoe Lane and 2 & 4 Chelsea Road
HGM13989	Commercial	Retail (General)	Residential	105a-109 (odd) Briscoe Lane
HGM13991	Commercial	Business (General)	Enclosed Land	Garage, Junction of Mitchell Street with Briscoe Lane
HGM13992	Institutional	Community Establishment	Residential	101 Briscoe Lane, Newton Heath
HGM14010	Residential	Social Housing Development	Enclosed Land; Residential	68-104 (even) Culcheth Lane and 2-18 (even) Ballantine Street
HGM14011	Residential	Terraced Housing	Enclosed Land	Hethorn Street, Melrose Street and Vicinity
HGM14013	Ornamental, Parkland and Recreational	Sports Ground	Enclosed Land	Cricket Ground, Mabel Street
HGM14015	Residential	Terraced Housing	Enclosed Land	48-66 (even) Culcheth Lane and 2-14 (even) Ainsley Street
HGM14017	Residential	Terraced Housing	Enclosed Land	Crosby Road and 14- 54 Daisy Bank
HGM14037	Institutional	Community Establishment	Enclosed Land	All Saints' Youth Centre, Culcheth Lane
HGM14039	Residential	Low Rise Flats	Residential; Enclosed Land	Gilmerton Drive, off Briscoe Lane,
HGM14041	Residential	Terraced Housing	Enclosed Land	4-12 (even) Culcheth Lane
HGM14044	Commercial	Retail (General)	Enclosed Land	20-24 (even) Culcheth Lane
HGM14046	Commercial	Public House	Residential	Newton House Hotel (PH), Culcheth Lane
HGM14047	Residential	Private Housing Development	Enclosed Land	Tandlewood Mews, off Culcheth Lane

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM14052	Residential	Social Housing Development	Residential; Enclosed Land	1-29 (odd) Tetlow Street
HGM14053	Commercial	Offices	Enclosed Land; Institutional	2 Workesleigh Street
HGM14054	Residential	Social Housing Development	Enclosed Land; Residential	55-73 (odd) Culcheth Lane
HGM14055	Institutional	School	Enclosed Land; Residential	St Wilfrid's CE Primary School, Mabel Street
HGM14056	Commercial	Warehousing	Enclosed Land; Industrial	Warehouse, Terence Street
HGM14057	Residential	Private Housing Development	Residential	1-15 (odd) Mabel Street and 35-43 (odd) Terence Street
HGM14072	Ornamental, Parkland and Recreational	Public Park	Residential; Enclosed Land	Brookdale Park, Hulmes Road and Droylsden Road
HGM14075	Residential	Low Rise Flats	Residential; Enclosed Land	Dorstone Close, off Culcheth Lane
HGM14078	Residential	Social Housing Development	Residential; Enclosed Land	2-12 (even) Daisy Bank, 1-9 Crosby Road and 83-109 (odd) Culcheth Lane
HGM14181	Residential	Terraced Housing	Enclosed Land	230-36 (even) Kenyon Lane
HGM14182	Residential	Private Housing Development	Enclosed Land	69-75 (odd) Joyce Street
HGM14355	Communications	Railway Line	Enclosed Land	Dismantled Railway
HGM14400	Industrial	Waste Ground	Enclosed Land; Communications	Land South of Northampton Road
HGM14426	Communications	Railway Line	Enclosed Land	Stretch of Railway Between Victoria Station and Thorp's Bridge
HGM14444	Residential	Private Housing Development	Residential; Enclosed Land	Troydale Drive and Streets to South
HGM14445	Industrial	Industrial Works (general)	Enclosed Land; Industrial	Ten Acres Mill, Bower Street
HGM14446	Communications	Canal	Enclosed Land	Rochdale Canal
HGM14448	Residential	Private Housing Development	Enclosed Land; Residential	Eldridge Drive, Limerston Drive and Streets off
HGM14456	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land; Residential	Area Between Oldham Road and Limerston Drive, Eldridge Drive and Troydale Drive
HGM14469	Commercial	Warehousing	Enclosed Land; Residential	Warehouse, Junction of The Gateway with Oldham Road
HGM14470	Commercial	Warehousing	Horticulture; Enclosed Land	Warehouse, off Thorp Road (North of Worrall Street)

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM14471	Commercial	Warehousing	Institutional; Commercial; Enclosed Land; Residential	Warehouse, Thorp Road (West of Jessie Street)
HGM14472	Institutional	Religious (Worship)	Enclosed Land; Residential	St Wilfrid's Church and Rectory, Oldham Road
HGM14473	Residential	Terraced Housing	Enclosed Land	16-30 (even) Cutland Street
HGM14474	Commercial	Retail (General)	Enclosed Land	Worrall Street and 879-921 (odd) Oldham Road
HGM14475	Commercial	Public House	Enclosed Land	Railway Hotel, Junction of St Mary's Road with Dean Lane
HGM14476	Institutional	Nursing Home / Almshouse/ Hostel	Enclosed Land; Residential; Institutional	Moston Grange Nursing Home, High Peak Street
HGM14477	Residential	Semi-Detached Housing	Enclosed Land; Horticulture	Albert Gardens, off Averill Street
HGM14478	Institutional	Nursing Home / Almshouse/ Hostel	Ornamental, Parkland and Recreational; Institutional; Enclosed Land	Balmoral House and Buckingham House, Averill Street
HGM14479	Commercial	Business Park	Residential; Enclosed Land; Ornamental, Parkland and Recreational	Reliance Street Enterprise Park, Reliance Street
HGM14480	Residential	Private Housing Development	Enclosed Land; Residential	Colclough Street and 24-34 (even) High Peak Street
HGM14481	Industrial	Utilities	Commercial; Enclosed Land; Extractive	Refuse Destructor, off Reliance Street
HGM14487	Residential	Terraced Housing	Enclosed Land	4-22 (even) High Peak Street and 1-5 Dean Avenue
HGM14490	Communications	Railway Line	Enclosed Land	Railway Line Between Dean Lane Station and Morton Street
HGM14495	Institutional	School	Enclosed Land	Broadhurst County Primary School, Williams Road
HGM14522	Commercial	Business Park	Industrial; Enclosed Land	Reliance Trading Estate, Reliance Street
HGM14527	Residential	Social Housing Development	Enclosed Land	Lilmore Avenue, Irvin Street and 12-18 (even) Eagar Street

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM14532	Institutional	Community Establishment	Residential; Commercial	Cultural Centre, Old Church Street
HGM14537	Institutional	Medical Complex	Residential	Health Centre, Junction of Old Church Street with Oldham Road
HGM14539	Residential	Terraced Housing	Enclosed Land	5-11 (odd) Eagar Street
HGM14540	Institutional	Religious (Worship)	Residential; Enclosed Land	Place of Worship, Junction of Rothwell Street with Oldham Road
HGM14549	Residential	Private Housing Development	Enclosed Land; Ornamental Parkland and Recreational	Dob Brook Close, off Rothwell Street
HGM14551	Commercial	Warehousing	Residential; Industrial	Warehouses off Dean Lane and Reliance Street
HGM14560	Residential	Private Housing Development	Institutional; Commercial; Enclosed Land	17-27 (odd) Ceylon Street
HGM14563	Residential	Terraced Housing	Enclosed Land	10-28 (even) Ceylon Street
HGM14590	Institutional	Religious (Worship)	Industrial; Residential; Enclosed Land	Heathfield Church, Millwright Street
HGM14597	Industrial	Utilities	Enclosed Land; Industrial	Electricity Sub Station, Rear of 42-56 Old Church Street
HGM14599	Institutional	Community Establishment	Enclosed Land; Residential	Heathfield Resource Centre, Heathfield Street
HGM14601	Residential	Social Housing Development	Enclosed Land; Residential	Eddie Colman Close, Roger Byrne Close and Adjacent Dwellings
HGM14604	Residential	Terraced Housing	Enclosed Land	4-34 (even) Scotland Street
HGM14609	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land; Residential	Land off Millwright Street
HGM14612	Communications	Car Park	Enclosed Land; Residential	Car Park off Great Newton Street and May Street
HGM14613	Institutional	Religious (Worship)	Enclosed Land	Church and Sunday School, Church Avenue, off Culcheth Lane
HGM14615	Institutional	School	Residential	All Saints' C of E Primary School, Culcheth Lane
HGM14616	Institutional	Religious (Worship)	Institutional	All Saints' Church, All Saints' Street

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM14664	Residential	Villas/ Detached Housing	Enclosed Land	Rectory, 2 Culcheth Lane
HGM14665	Residential	Private Housing Development	Residential; Enclosed Land	17-23 (odd) Briscoe Lane
HGM14668	Institutional	Community Establishment	Enclosed Land	Hall, Scotland Street
HGM14694	Residential	Private Housing Development	Enclosed Land; Ornamental, Parkland and Recreational	Streets Around The Fairway, The Links and West Avenue
HGM14823	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land	Area Along Moston Brook, Between New Moston and Failsworth
HGM14828	Residential	Terraced Housing	Enclosed Land	Holly Bank and Fern Bank, off Williams Road
HGM14829	Residential	Private Housing Development	Residential; Enclosed Land	Calverton Drive and 24-54 (even) Williams Road
HGM15336	Residential	Private Housing Development	Enclosed Land; Horticulture	Crammond Close and Ilfracombe Street
HGM15339	Residential	Low Rise Flats	Residential	Donleigh Street and Highland Walk
HGM16185	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Enclosed Land	Recreation Ground, Gaskell Street and Queensferry Street
HGM16196	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land; Residential	Area off Rossington Street and Regent Street
HGM16218	Residential	Private Housing Development	Industrial; Enclosed Land	Gaskell Street and Askett Close
HGM16222	Residential	Social Housing Development	Enclosed Land; Residential	Area Around Western End of Queensferry Street
HGM16228	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land	Area Between Flash Street and Rothman Close
HGM16231	Residential	Terraced Housing	Enclosed Land	53-137 (odd) Queensferry Street, 29-37 (odd) Gaskell Street and Flash Street
HGM16234	Residential	Social Housing Development	Enclosed Land; Industrial	130-138a (even) Gaskell Street
HGM16237	Commercial	Retail (General)	Enclosed Land	50-128 (even) Gaskell Street
HGM16240	Residential	Terraced Housing	Enclosed Land	Area Around Leng Road and Rossington Street
HGM16242	Residential	Terraced Housing	Enclosed Land	56-80 (even) Daisy Bank

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM16244	Residential	Social Housing Development	Residential; Enclosed Land	Area Around Deal Close, and Between Daisy Bank and Bardsley Street
HGM16247	Residential	Private Housing Development	Residential; Enclosed Land	Daisy Bank Court, off Silverwell Street
HGM16396	Institutional	Municipal Depot	Enclosed Land; Residential; Ornamental, Parkland and Recreational; Institutional	Site North of 28 Averill Street
HGM16401	Institutional	Nursing Home / Almshouse/ Hostel	Residential; Enclosed Land	47 Averill Street
HGM16406	Residential	Social Housing Development	Residential; Enclosed Land	3-45 (odd) and 6-28a (even) Averill Street and 231-3 Droylsden Road
HGM16409	Commercial	Public House	Enclosed Land	237 Droylsden Road
HGM16418	Residential	Private Housing Development	Institutional; Enclosed Land	11-17 (odd) Regent Street
HGM16420	Residential	Terraced Housing	Enclosed Land	117-23 (odd) Droylsden Road
HGM16422	Residential	Terraced Housing	Enclosed Land	203-35 (odd) Droylsden Road
HGM16424	Residential	Terraced Housing	Enclosed Land	125-47 (odd) Droylsden Road
HGM16426	Institutional	Medical Complex	Enclosed Land; Residential	Brookdale Surgery, 202 Droylsden Road
HGM16427	Institutional	Religious (Worship)	Enclosed Land; Institutional	Culcheth Methodist Church, Droylsden Road
HGM16428	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land; Institutional	Area Opposite 13-17 Regent Street
HGM16447	Institutional	Civic & Municipal Buildings	Residential	Job Centre, 1009 Oldham Road
HGM16451	Commercial	Business (General)	Commercial; Enclosed Land	Bank, 1035 Oldham Road
HGM16455	Industrial	Industrial Works (general)	Enclosed Land; Institutional	Works and Factory, Hopwood Street, off Oldham Road
HGM16459	Communications	Car Park	Enclosed Land; Residential	Car Park, Warden Street
HGM16461	Communications	Car Park	Residential; Enclosed Land	Car Parks, Hopwood Street and Dixon Street
HGM16463	Residential	Terraced Housing	Horticulture	Warden Street
HGM16465	Commercial	Retail (General)	Residential; Enclosed Land	1037-1051 (odd) Oldham Road and 2 & 4 Hopwood Street
HGM16474	Commercial	Retail (General)	Enclosed Land	943-63 (odd) Oldham Road

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM16478	Industrial	Waste Ground	Residential; Commercial	Junction of Dean Lane with Oldham Road
HGM16481	Industrial	Industrial Works (general)	Residential; Enclosed Land	Works, Junction of Dixon Street with Warden Lane
HGM16483	Ornamental, Parkland and Recreational	Urban Green Space	Enclosed Land; Ornamental, Parkland and Recreational	Land North of Ceylon Street
HGM16505	Ornamental, Parkland and Recreational	Urban Green Space	Commercial; Enclosed Land; Residential	Land Between 975 and 1009 Oldham Road
HGM16508	Institutional	Community Establishment	Residential; Enclosed Land	975 Oldham Road
HGM16518	Industrial	Industrial Works (general)	Residential; Industrial	Works, Warden Lane
HGM16595	Commercial	Commercial Core-Urban	Residential	23 to 65 (odd) and 42 to 94 (even) Old Church Street
HGM16596	Commercial	Markets	Commercial	Silk Street
HGM16597	Communications	Car Park	Industrial	Great Newton Street
HGM16598	Communications	Car Park	Residential	Great Newton Street
HGM16599	Commercial	Superstore	Commercial; Residential	Super Market, Old Church Street
HGM16600	Commercial	Business (General)	Commercial; Residential	Old Church Street
HGM16601	Institutional	Religious (Worship)	Enclosed Land; Residential	Linwood Street
HGM16603	Residential	Terraced Housing	Enclosed Land	Oldham Road
HGM16604	Ornamental, Parkland and Recreational	Urban Green Space	Institutional; Enclosed Land	Oldham Road
HGM16605	Commercial	Timber Yard/Builders Yard	Residential; Institutional	Warden Lane
HGM16606	Industrial	Industrial Works (general)	Institutional; Enclosed Land; Residential	Dixon Street
HGM16607	Industrial	Other Industry	Industrial; Ornamental, Parkland and Recreational	Rothwell Street
HGM16608	Industrial	Industrial Works (general)	Industrial	Droylsden Road
HGM16610	Industrial	Industrial Estate	Industrial	Holyoak Street
HGM16611	Commercial	Superstore	Commercial; Industrial	Old Church Street
HGM16612	Commercial	Superstore	Institutional; Residential; Ornamental, Parkland and Recreational	Oldham Road

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM16613	Ornamental, Parkland and Recreational	Urban Green Space	Industrial, Commercial, Ornamental, Parkland and Recreational; Residential	Oldham Road
HGM16614	Ornamental, Parkland and Recreational	Urban Green Space	Residential	Oldham Road
HGM16615	Commercial	Retail (General)	Institutional; Residential	Oldham Road
HGM16616	Commercial	Business (General)	Residential	Oldham Road
HGM16617	Commercial	Business (General)	Residential; Commercial; Industrial; Residential	Oldham Road
HGM16618	Industrial	Waste Ground	Industrial; Residential; Commercial	Oldham Road
HGM16619	Commercial	Superstore	Residential; Institutional	Oldham Road
HGM16620	Commercial	Retail (General)	Residential; Ornamental; Parkland and Recreational	Oldham Road
HGM16621	Commercial	Business (General)	Enclosed Land; Industrial	Eagar Street
HGM16622	Institutional	Community Establishment	Institutional; Residential	Oldham Road
HGM16623	Institutional	Medical Complex	Residential; Industrial	Oldham Road
HGM16624	Commercial	Retail (General)	Residential; Commercial	Oldham Road, Old Church Street and Dulverton Street
HGM16639	Horticulture	Allotments	Enclosed Land	Allotment Gardens, off Stott Lane
HGM16640	Residential	Social Housing Development	Horticulture; Enclosed Land	35-45 (odd) Stott Street and 50-60 (even) & 51-57 (odd) Poplar Street
HGM16642	Residential	Terraced Housing	Enclosed Land	Stott Street and Miriam Street
HGM16643	Residential	Semi-Detached Housing	Enclosed Land	Houses on Farm Street, Ashworth Street, Miriam Street and Devonshire Street East
HGM17603	Residential	Social Housing Development	Enclosed Land	Propps Hall Drive, Brooks Drive, Regent Crescent & Houses on Marlborough Drive

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM18294	Ornamental, Parkland and Recreational	Leisure/Sports Centre	Residential	Lancaster Sports and Social Club, Broadway
HGM18388	Communications	Railway Line	Enclosed Land	Railway Between Hollinwood Station and Morton Street
HGM18399	Commercial	Business (General)	Enclosed Land; Extractive	Scrap Yard, Morton Street
HGM18441	Residential	Low Rise Flats	Enclosed Land; Horticulture	Greystoke Lane and Ridgfield Street
HGM18445	Residential	Social Housing Development	Enclosed Land	64-70 (even) Marlborough Drive and 76-118 (even) Propps Hall Drive
HGM18446	Communications	Canal	Enclosed Land	Rochdale Canal
HGM18448	Residential	Social Housing Development	Enclosed Land; Horticulture	10-42 (even) Ashworth Street and 43-55 (odd) Miriam Street
HGM18450	Residential	Private Housing Development	Horticulture; Enclosed Land	36a, 36b and 36c Miriam Street
HGM18460	Commercial	Superstore	Industrial; Enclosed Land; Commercial	Morrisons Supermarket, Poplar Street
HGM18478	Residential	Terraced Housing	Industrial; Enclosed Land	18-28 (even) Mellor Street
HGM18481	Residential	Low Rise Flats	Enclosed Land	Barons Court, Albert Street West
HGM18486	Institutional	Community Establishment	Industrial	Club, Poplar Street
HGM18489	Residential	Low Rise Flats	Industrial	Earl's Lodge, Earls Way/Albert Street West
HGM18490	Residential	Social Housing Development	Enclosed Land	1-15 (odd) King Street
HGM18492	Residential	Terraced Housing	Enclosed Land	Terraces Around Poplar Street
HGM18514	Industrial	Waste Ground	Residential; Industrial	Site off Broadway, to Rear of 151-3 Oldham Road
HGM18522	Commercial	Warehousing	Industrial; Enclosed Land	Warehouse and Works, Hobson Street
HGM18527	Industrial	Industrial Works (general)	Industrial; Enclosed Land	Works, Hobson Street (SW of Brook Steet)
HGM18533	Industrial	Industrial Estate	Enclosed Land; Residential	Failsforth Industrial Estate, Morton Street and Greenhalgh Street
HGM18537	Commercial	Public House	Enclosed Land	Public House, 1 to 5 Oldham Road

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM18539	Institutional	Religious (Worship)	Institutional	Dob Lane Chapel, Rear of 1 to 5 Oldham Road
HGM18542	Residential	Terraced Housing	Enclosed Land	1-35 (odd) Grange Street and 6-16 (even) Mellor Street
HGM18600	Military	Military Training Ground	Residential	TA Centre, Oldham Road
HGM18667	Industrial	Industrial Works (general)	Industrial; Enclosed Land	Dob Lane Mill, Morton Street & Greenhalgh Street
HGM18674	Industrial	Industrial Works (general)	Enclosed Land; Residential	Works, Junction of Greenhalgh Street with Mill Lane
HGM18677	Industrial	Industrial Works (general)	Industrial; Enclosed Land	Morton Mill, Morton Street
HGM18687	Institutional	Religious (Worship)	Residential	Holy Trinity Church and Rectory, 103 Oldham Road
HGM18824	Residential	Private Housing Development	Horticulture; Enclosed Land	22-30 (even) Miriam Street
HGM18825	Commercial	Retail (General)	Enclosed Land; Horticulture	34 & 36 Miriam Street
HGM18827	Institutional	Cemetery	Residential	Graveyard, Griffin Road
HGM18829	Commercial	Business (General)	Residential; Industrial	Garage and Depot, Between Mill Lane and Mill Street
HGM18837	Commercial	Business (General)	Residential; Institutional	Site Opposite 66-82 Oldham Road
HGM18841	Commercial	Timber Yard/Builders Yard	Residential; Institutional	Timber Yard, Mill Street
HGM18845	Commercial	Business (General)	Residential; Institutional	Site off Griffin Road
HGM18892	Institutional	Community Establishment	Enclosed Land; Institutional	Hall, Victoria Street
HGM18893	Residential	Terraced Housing	Enclosed Land	7-19 (odd) Victoria Street
HGM18896	Ornamental, Parkland and Recreational	Urban Green Space	Residential	Area Between 82 and 140 Oldham Road
HGM18900	Commercial	Public House	-	Public House, 126 Oldham Road
HGM18907	Commercial	Retail (General)	Residential; Enclosed Land	140 & 142 Oldham Road
HGM18910	Commercial	Business (General)	Residential	151 & 153 Oldham Road
HGM18921	Commercial	Public House	-	Public House, 82 Oldham Road
HGM18923	Industrial	Industrial Works (general)	Industrial; Enclosed Land	Works, 24 to 26 Albert Street West and Hall Street
HGM18928	Residential	Terraced Housing	Enclosed Land	14-26 (even) Hobson Street and 18-22

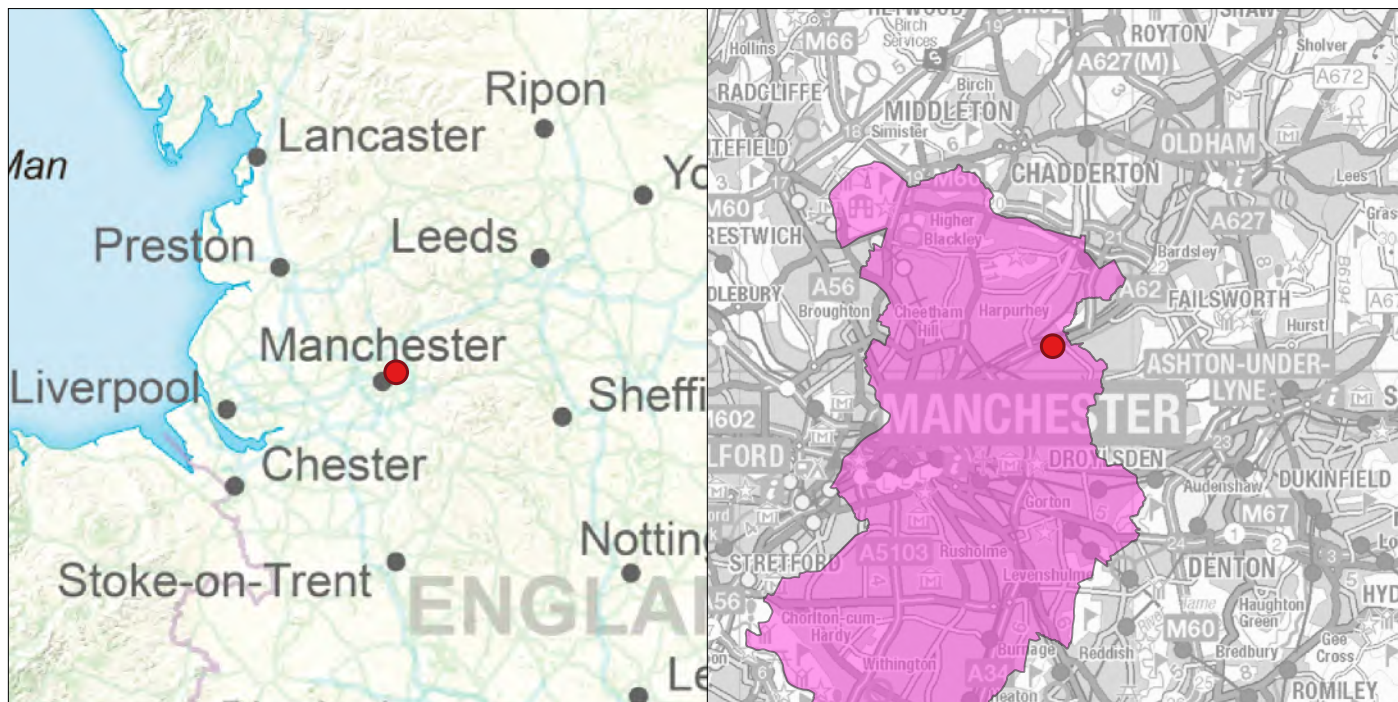
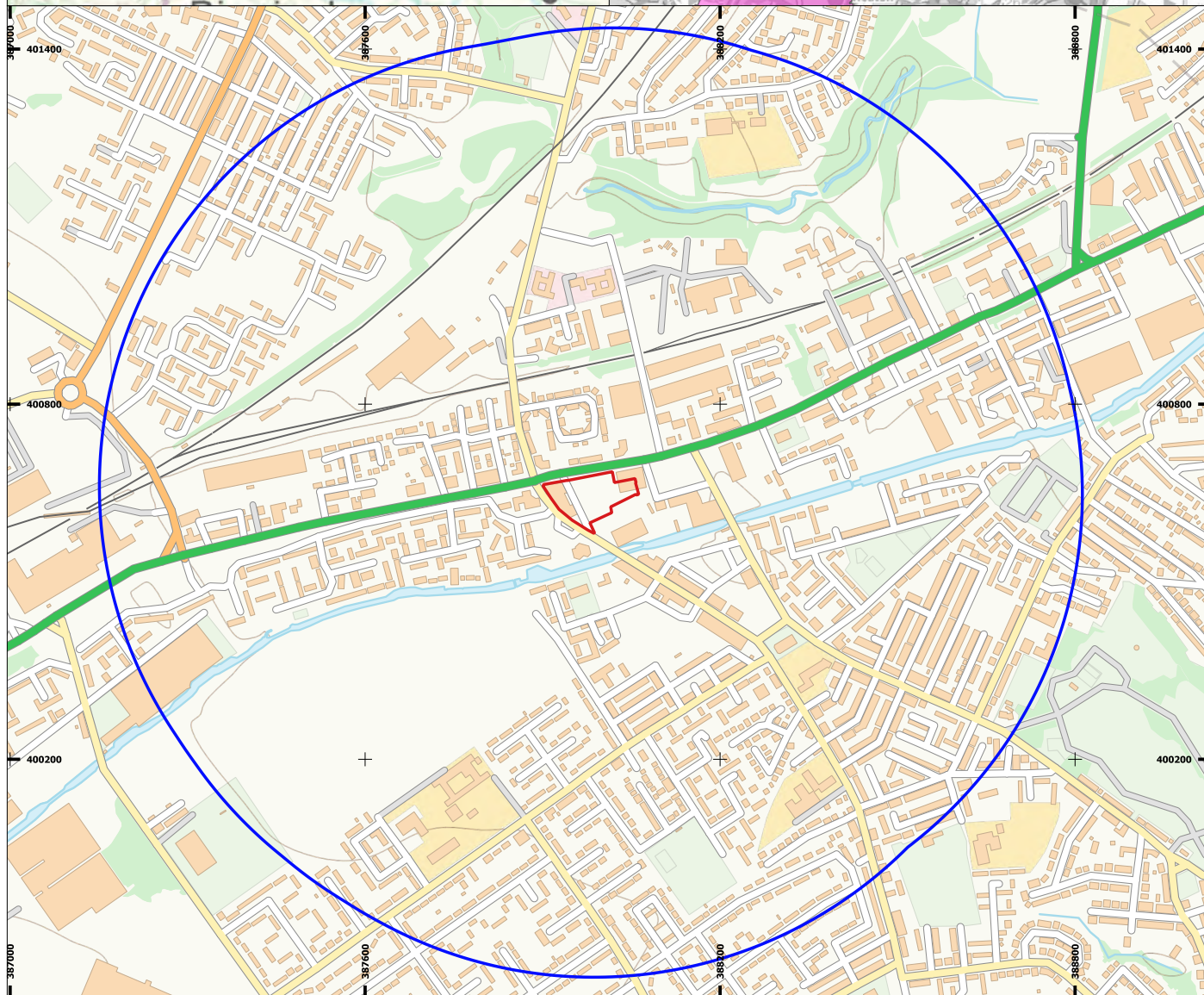
HLC ID	Broad Type	HLC Primary type	Previous Type	Details
				(even) Albert Street West
HGM18932	Residential	Terraced Housing	Residential	13-19 (odd) Albert Street West
HGM18934	Residential	Terraced Housing	Enclosed Land	73-95 (odd) Hobson Street
HGM18938	Communications	Car Park	Enclosed Land; Residential	Car Park, Junction of Hobson Street With Albert Street West
HGM18941	Institutional	Community Establishment	Enclosed Land; Residential	Charles House, Junction of Victoria Street with Albert Street West
HGM18946	Commercial	Retail (General)	Residential	Service Station, Adjacent to 18 Oldham Road
HGM18952	Commercial	Retail (General)	Residential	8-18 (even) Oldham Road
HGM19492	Residential	Vernacular Cottages	-	Heath Cottage, Hobson Street
HGM19500	Residential	Semi-Detached Housing	Residential	2a & 4a Hobson Street,
HGM19503	Commercial	Business (General)	Residential	Junction of Linwood Street with Hobson Street
HGM19506	Commercial	Business (General)	Residential; Enclosed Land	Area Around Junction of Peel Street with Hobson Street
HGM19509	Residential	Terraced Housing	Enclosed Land	56-78 (even) Oldham Road

APPENDIX IV GAZETTEER OF PREVIOUS ARCHAEOLOGICAL EVENTS

HER Event Entries

HER ID	Description	Record Type
EGM4440	Silk Street Silk Street, Newton Heath, Manchester	Desk Based Assessment
EGM4558	Ten Acres Lane Newton Heath, Manchester	Desk Based Assessment
EGM4681	Lancaster Club Failsworth, Oldham	Desk Based Assessment
EGM5100	Silk Street Silk Street, Newton Heath, Manchester	Evaluation
EGM5195	Oldham Road Oldham Road, Newton Heath, Manchester	Excavation
EGM5232	Daisy Bank Mill Terence Street, Newton Heath, Manchester	Evaluation
EGM5490	Terence Street (Daisy Bank Mill) Newton Heath, Manchester	Desk Based Assessment

DRAFT



Site name: Phases 2 and 3, Newton Heath
 Date: May 2023
 Drawn by: RB
 Scale: Varies

This drawing: © ARS Ltd
 Contains Ordnance Survey data.
 © Crown copyright and database right 2020

**Figure 1:
Site location**

- Proposed Development Area
- Manchester District Council
- 750m Study Area



Archaeological Research Services Ltd

Suite 1
 First Floor
 Dunham House
 Cross Street
 Sale
 M33 7HH



Tel: 01619 762544
www.archaeologicalresearchservices.com

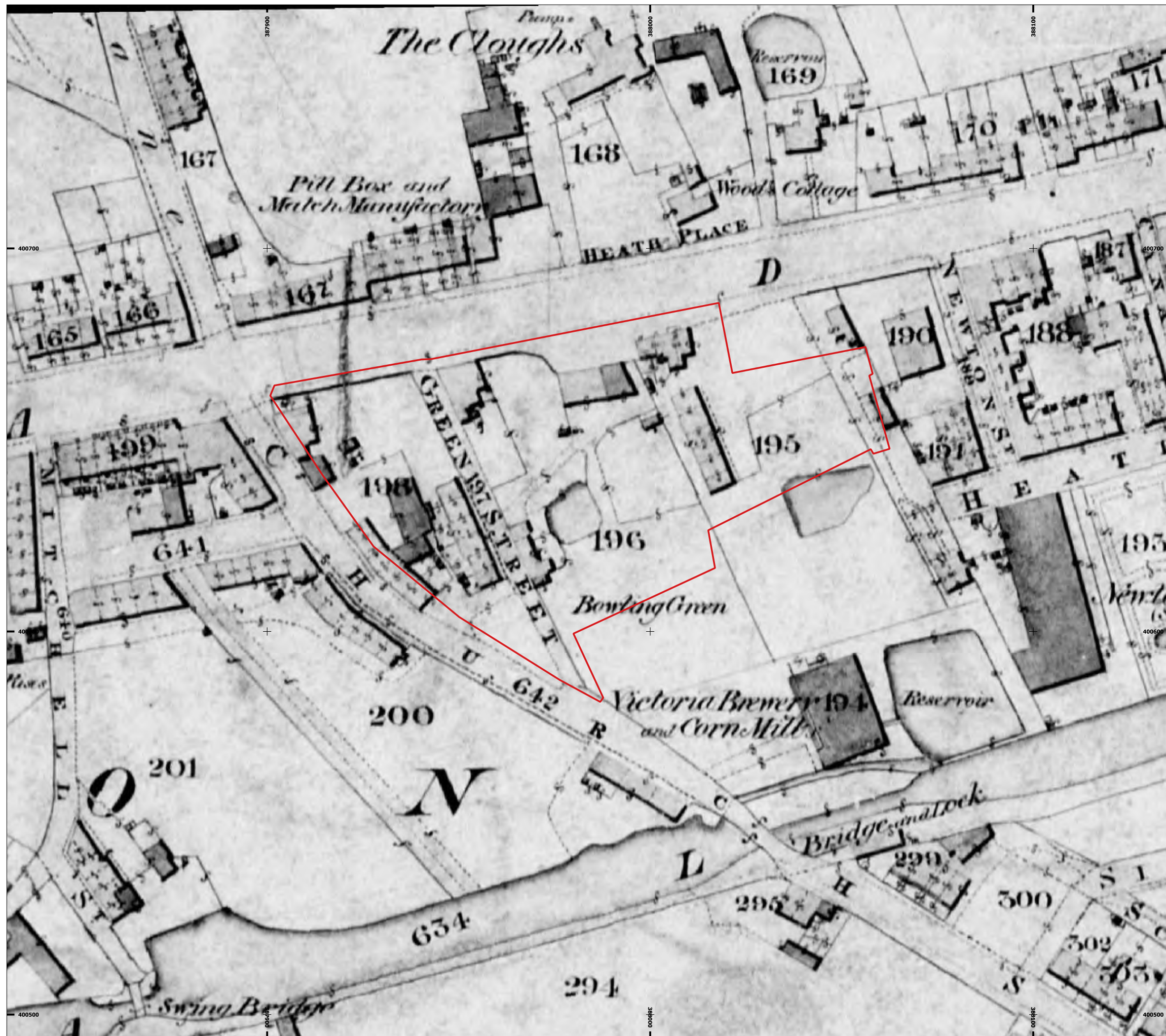
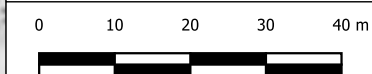


Figure 2: 1846 Tithe Map IR 29/18/227

Proposed Development Area



Site name: Phases 2 and 3, Newton
Date: May 2023
Drawn by: RB
Scale: 1:1000 @ A3

This drawing: © ARS Ltd

Contains TheGenealogist.co.uk data IR 29/18/227.

Archaeological Research Services Ltd

Suite 1
First Floor
Dunham House
Cross Street
Sale
M33 7HH

Tel: 01619 762544

www.archaeologicalresearchservices.com



ARCHAEOLOGICAL
RESEARCH SERVICES LTD
Digging with Purpose

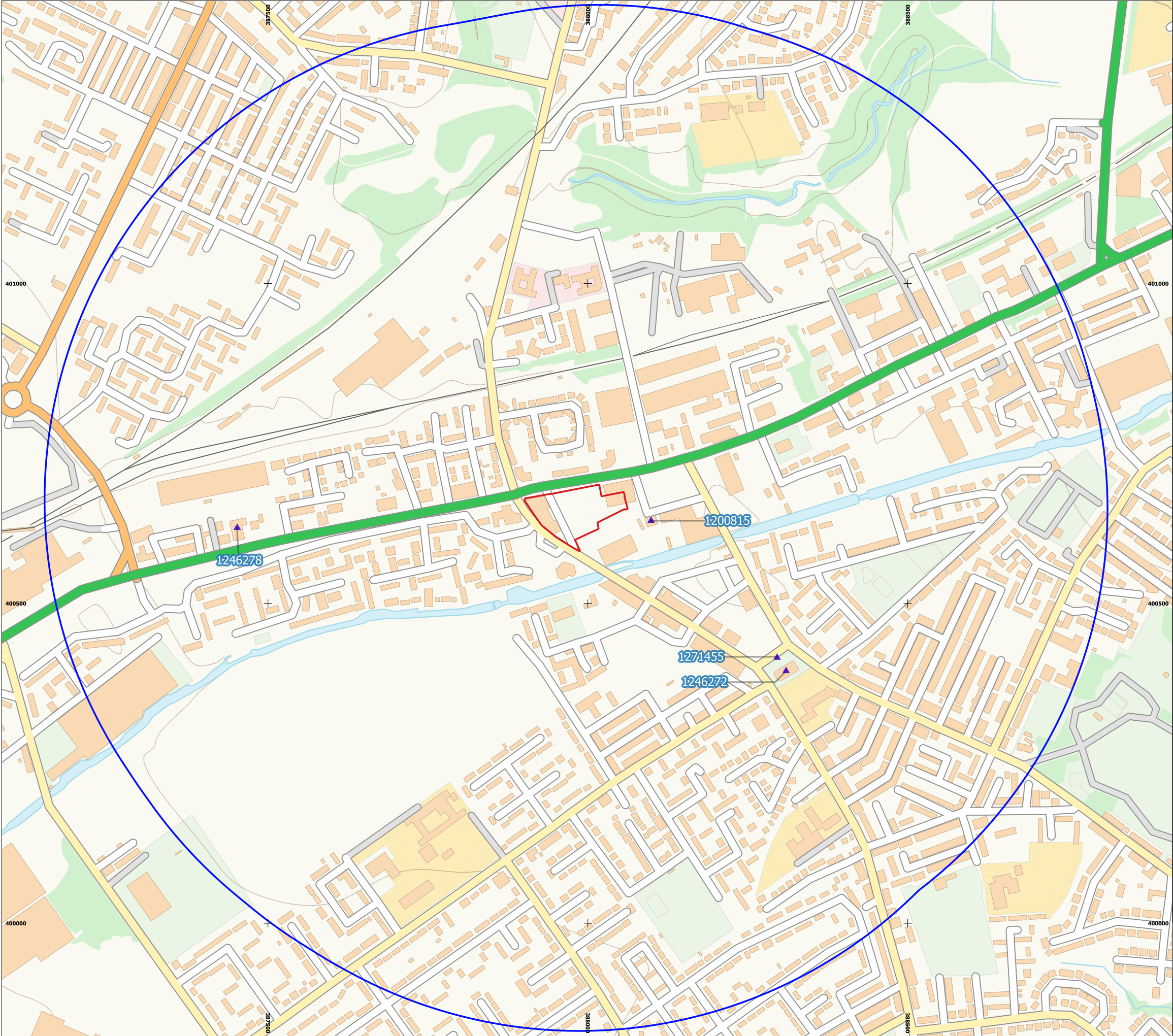


Figure 3: Listed Buildings

- Proposed Development Area
- 750m Study Area
- Grade II Listed Building

Information based upon NHLE data © Historic England 2023. Contains Ordnance Survey data © Crown copyright and database right 2023. The Historic England GIS data contained in this material was obtained on 5.4.23.

The most publicly available up to date Historic England GIS data can be obtained from <http://www.HistoricEngland.org.uk>.



Site name: Phases 2 and 3, Newton Heath
Date: May 2023
Drawn by: RB
Scale: 1:6000 @ A3

This drawing: © ARS Ltd
Contains Ordnance Survey data.
© Crown copyright and database right 2023.

Archaeological Research Services Ltd
Suite 1
First Floor
Dunham House
Cross Street
Sale
M33 7HH
Tel: 01619 762544
www.archaeologicalresearchservices.com



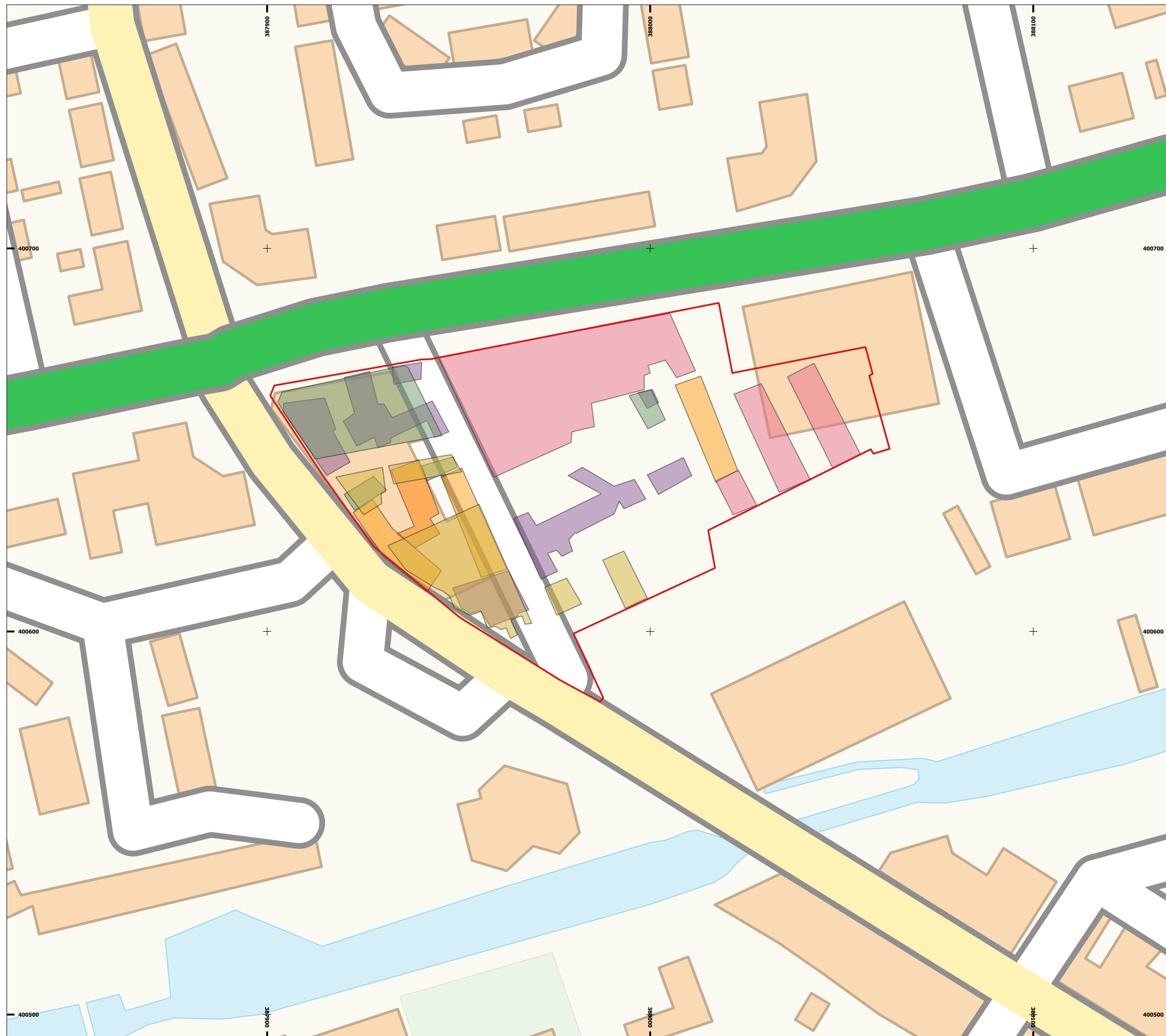
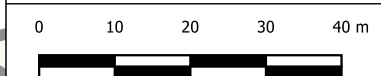


Figure 4: ARS Identified Features

- Proposed Development Area
- ARS1: 1846 Terraces
- ARS2: 1846 Structures
- ARS3: 1893 Terraces
- ARS4: 1893 Structures
- ARS5: 1908 Structures
- ARS6: 1931 Structures



Site name: Phases 2 and 3, Newton
Heath
Date: May 2023
Drawn by: RB
Scale: 1:1000 @ A3

This drawing: © ARS Ltd

Contains Ordnance Survey data © Crown
copyright and database right 2023.

Archaeological Research Services Ltd

Suite 1
First Floor
Dunham House
Cross Street
Sale
M33 7HH

Tel: 01619 762544

www.archaeologicalresearchservices.com



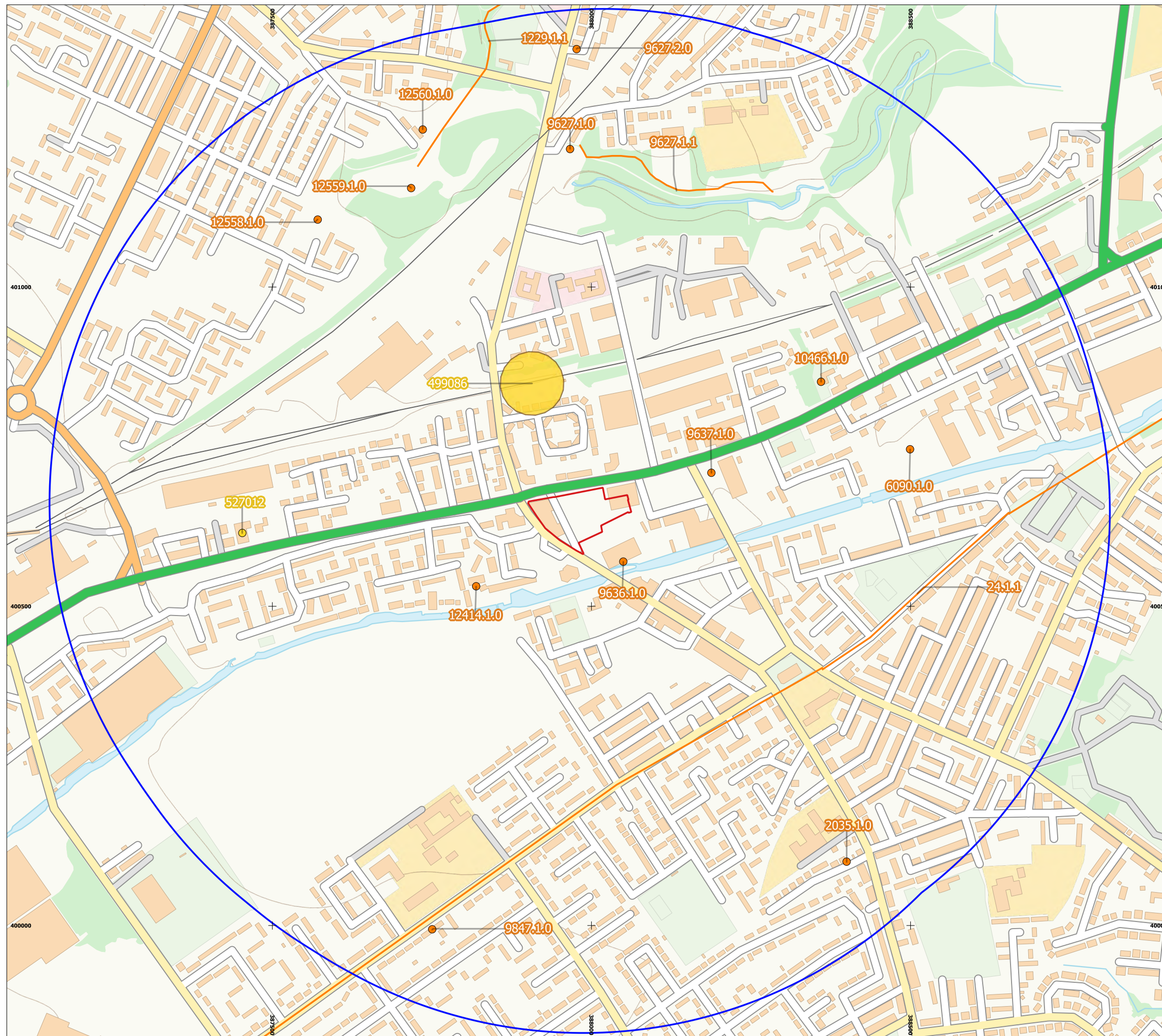


Figure 5: Archaeological Remains

Proposed Development Area

750m Study Area

NRHE Archaeological Remains (polygon)

HER Archaeological Remains (line)

NRHE Archaeological Remains (point)

HER Archaeological Remains (point)

Information based upon Historic Environment Record data © Greater Manchester Archaeological Advisory Service 2023. Contains Ordnance Survey data © Crown copyright and database right 2023.

0100200300400

m

N

Site name: Phases 2 and 3, Newton Heath	Archaeological Research Services Ltd Suite 1 First Floor Dunham House Cross Street Sale M33 7HH  ARCHAEOLOGICAL RESEARCH SERVICES LTD <i>Digging with Purpose.</i> www.archaeologicalresearchservices.com
Date: May 2023	
Drawn by: RB	
Scale: 1:6000 @ A3	Tel: 01619 762544
This drawing: © ARS Ltd	
Contains Ordnance Survey data. © Crown copyright and database right 2023.	

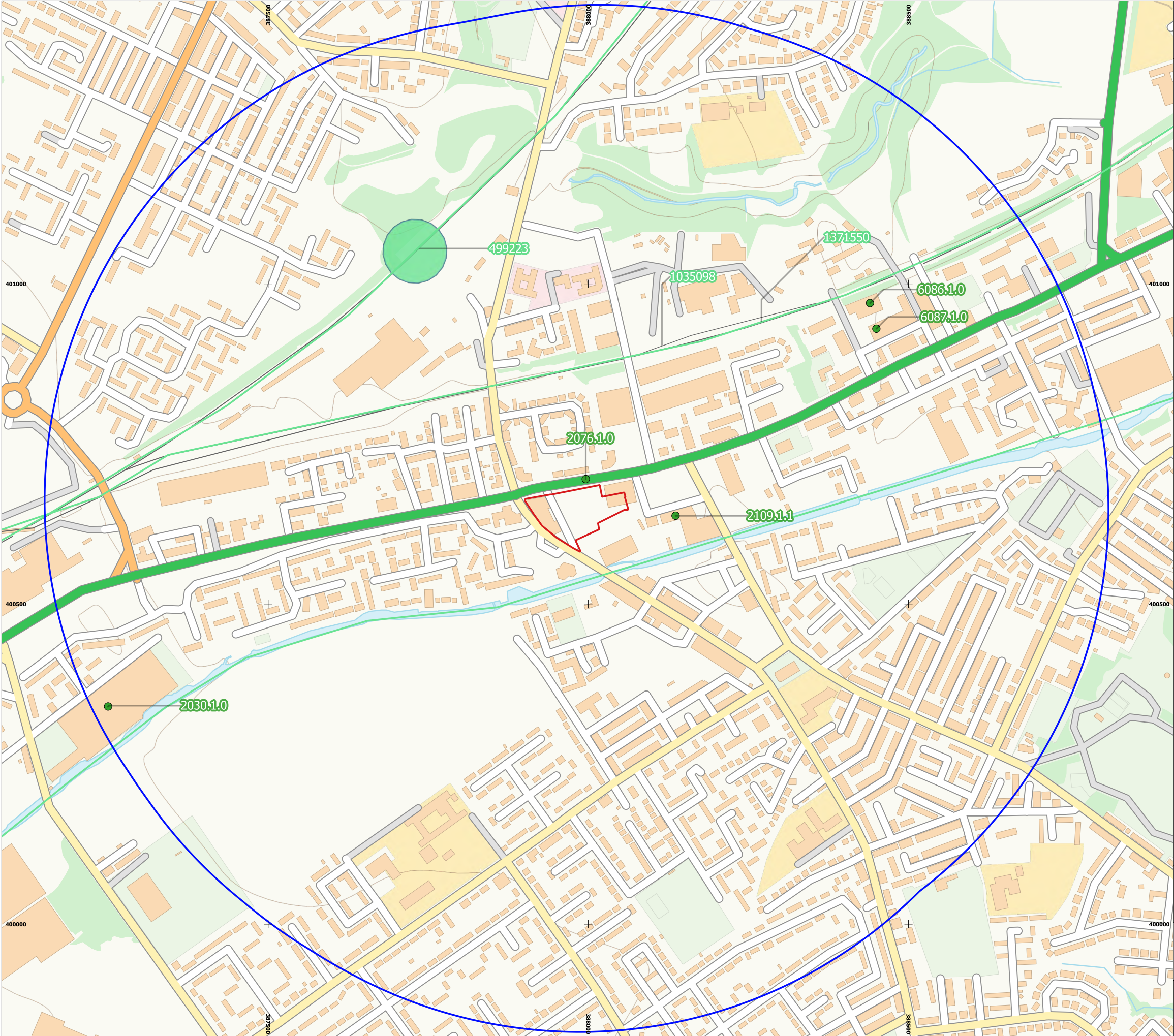


Figure 6: Historic Built Environment

- Proposed Development Area
- 750m Study Area
- NRHE Historic Built Environment (polygon)
- NRHE Historic Built Environment (line)
- HER Historic Built Environment (point)

Information based upon Historic Environment Record data © Greater Manchester Archaeological Advisory Service 2023. Contains Ordnance Survey data © Crown copyright and database right 2023.



Site name: Phases 2 and 3, Newton Heath
Date: May 2023
Drawn by: RB
Scale: 1:6000 @ A3

This drawing: © ARS Ltd
Contains Ordnance Survey data.
© Crown copyright and database right 2023.

Archaeological Research Services Ltd
Suite 1
First Floor
Dunham House
Cross Street
Sale
M33 7HH
Tel: 01619 762544
www.archaeologicalresearchservices.com



ARCHAEOLOGICAL
RESEARCH SERVICES LTD
Digging with Purpose.

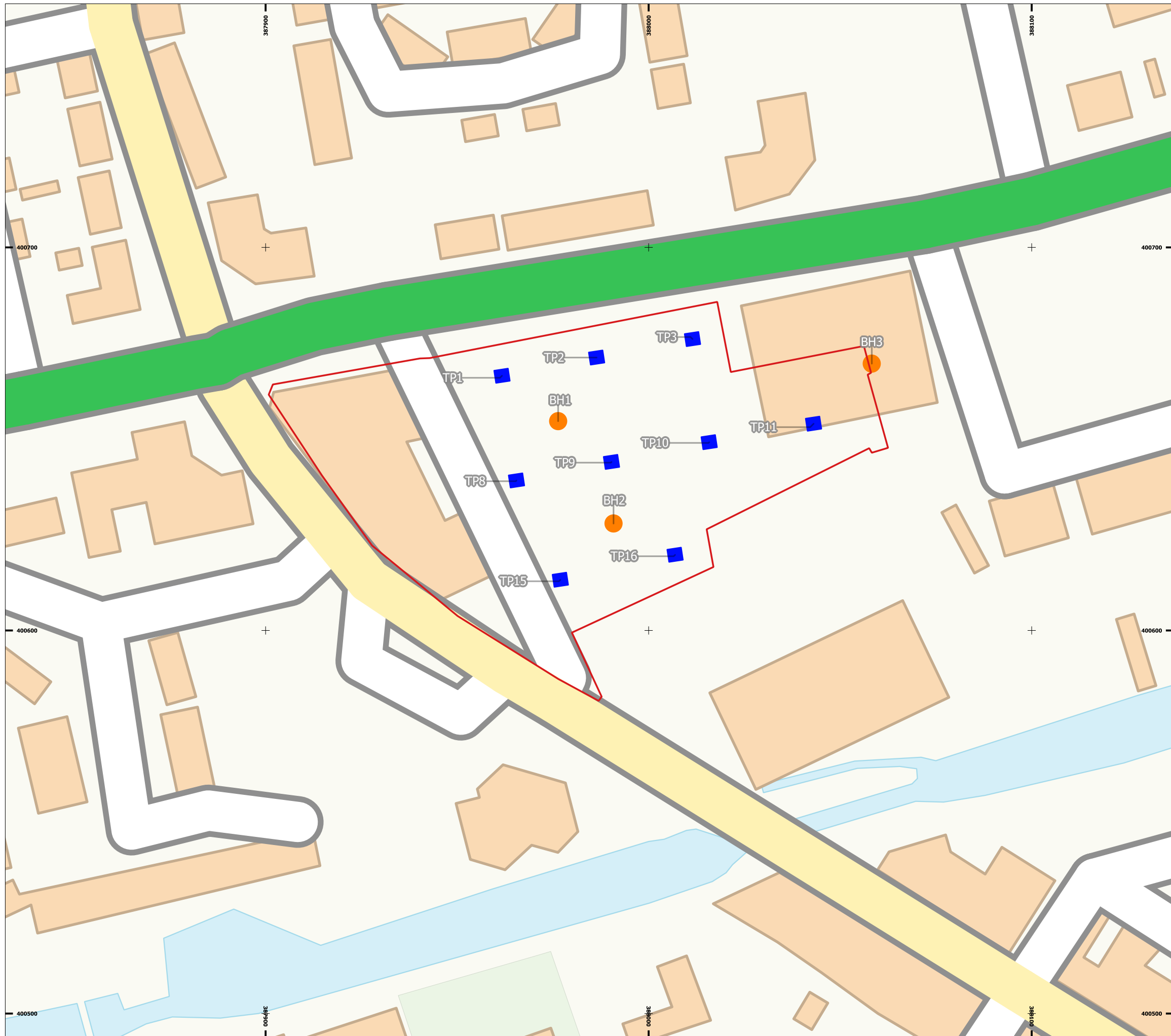


Figure 7: Ground Investigations 1999

- Proposed Development Area
- Previous Ground Investigations 1999
- Borehole
- Test Pit

010203040 m

Site name: Phases 2 and 3, Newton Heath Date: May 2023 Drawn by: RB Scale: 1:1000 @ A3	Archaeological Research Services Ltd Suite 1 First Floor Dunham House Cross Street Sale M33 7HH Tel: 01619 762544 www.archaeologicalresearchservices.com
This drawing: © ARS Ltd Contains Ordnance Survey data © Crown copyright and database right 2023.	

ARCHAEOLOGICAL
RESEARCH SERVICES LTD
Digging with Purpose

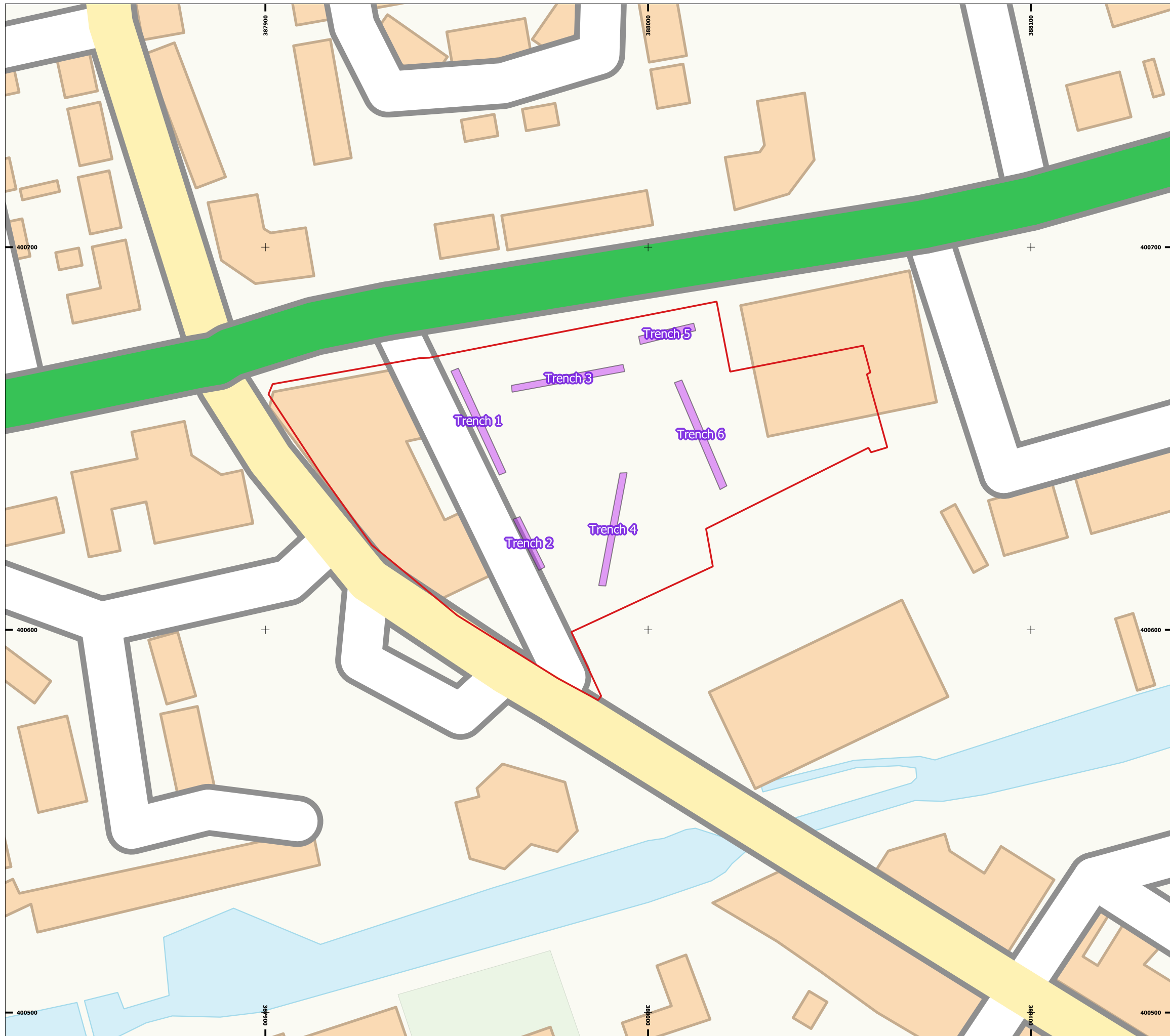


Figure 8: Evaluation Trenching 2022

-  Proposed Development Area
-  Evaluation Trench



Site name: Phases 2 and 3, Newton
Heath
Date: May 2023
Drawn by: RB
Scale: 1:1000 @ A3

This drawing: © ARS Ltd
Contains Ordnance Survey data © Crown
copyright and database right 2023.

Archaeological Research Services Ltd

Suite 1
First Floor
Dunham House
Cross Street
Sale
M33 7HH

Tel: 01619 762544

www.archaeologicalresearchservices.com



ARCHAEOLOGICAL
RESEARCH SERVICES LTD
Digging with Purpose.

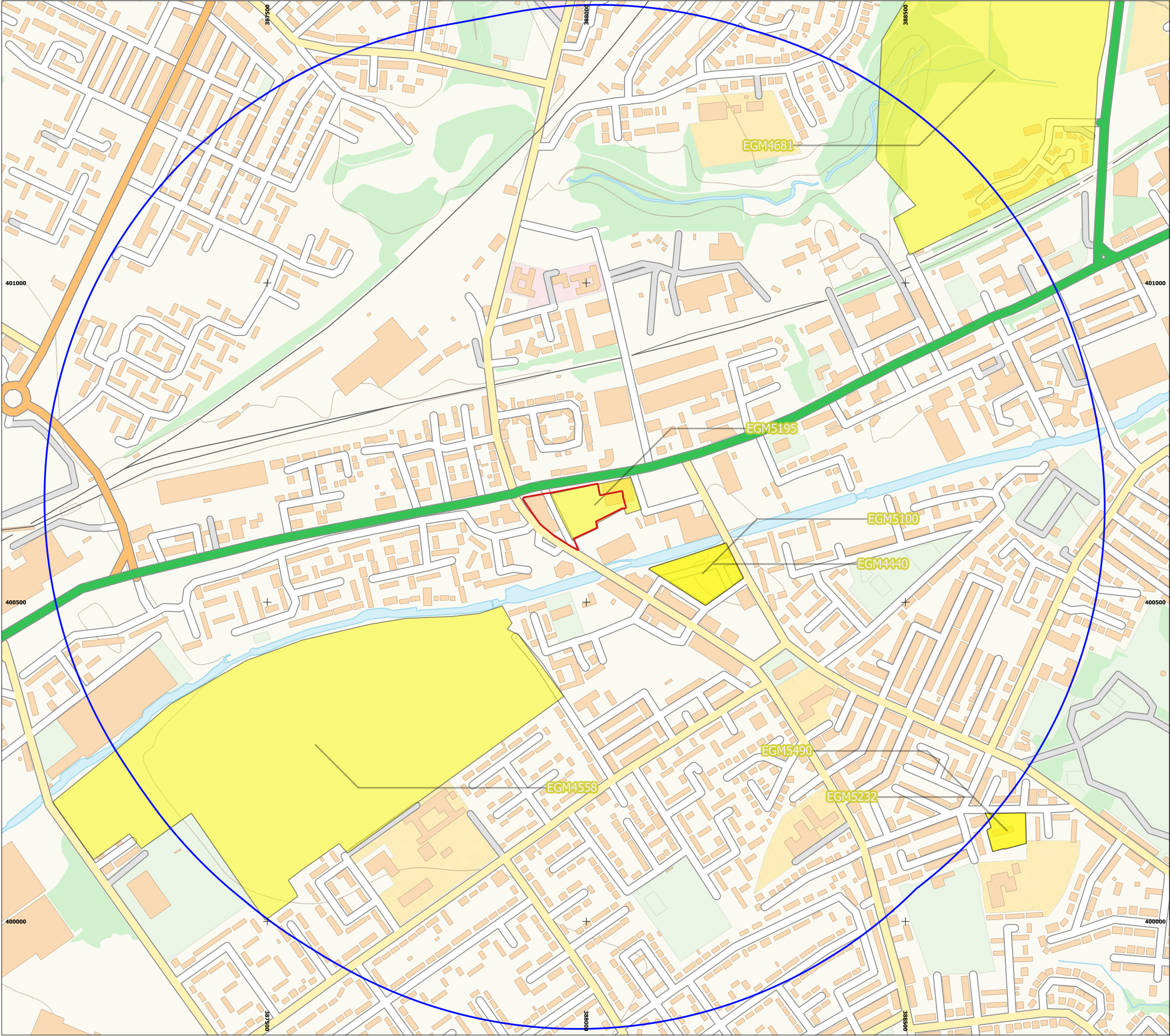
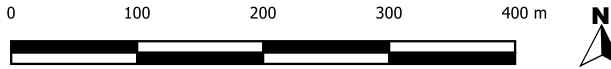


Figure 9: Previous Archaeological Events

-  Proposed Development Area
-  750m Study Area
-  HER Previous Archaeological Events (polygon)

Information based upon Historic Environment Record data © Greater Manchester Archaeological Advisory Service 2023. Contains Ordnance Survey data © Crown copyright and database right 2023.



Site name: Phases 2 and 3, Newton Heath
Date: May 2023
Drawn by: WR
Scale: 1:6000 @ A3

This drawing: © ARS Ltd
Contains Ordnance Survey data.
© Crown copyright and database right 2023.

Archaeological Research Services Ltd
Suite 1
First Floor
Dunham House
Cross Street
Sale
M33 7HH
Tel: 01619 762544
www.archaeologicalresearchservices.com



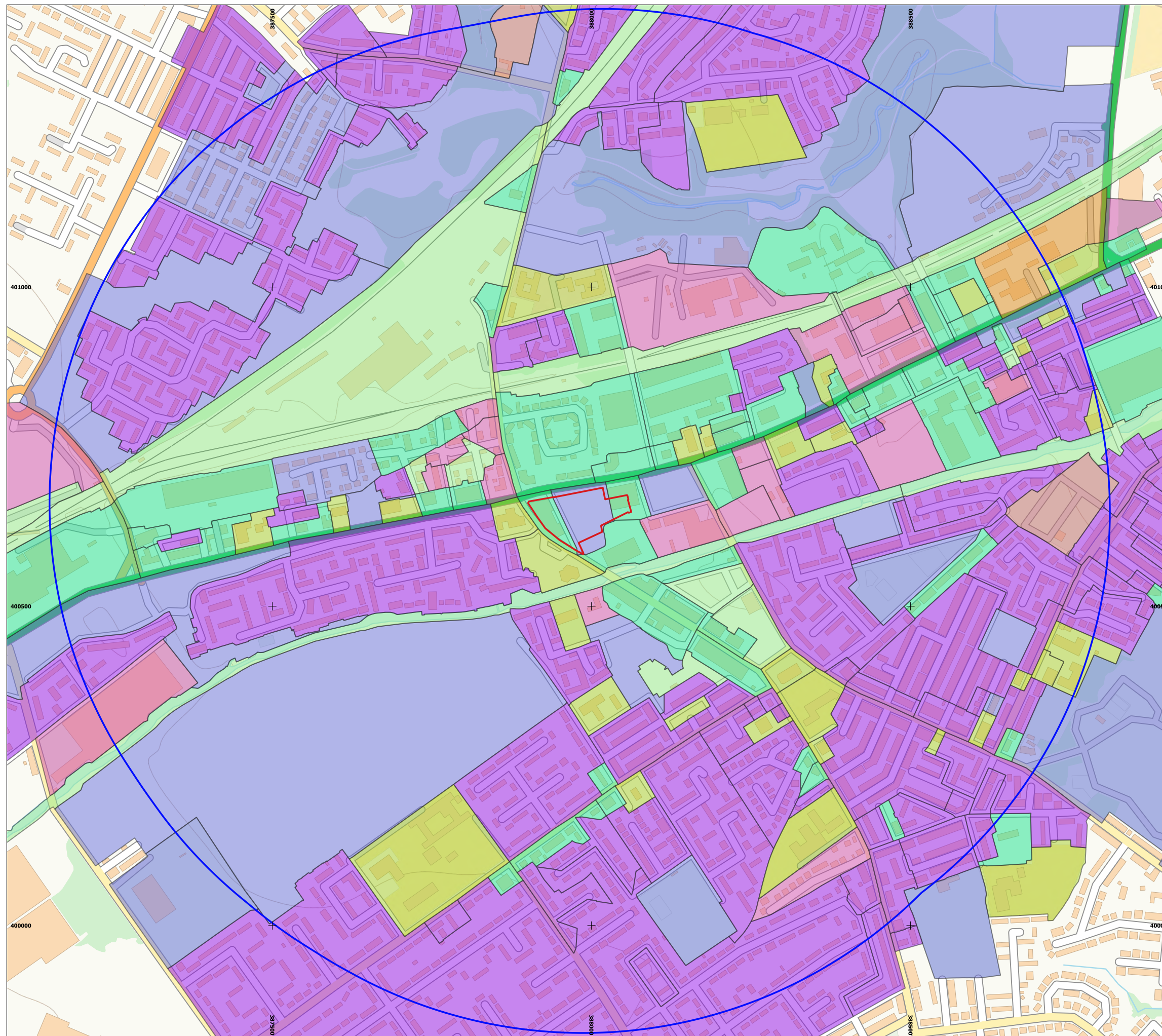
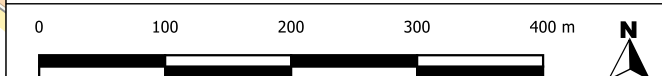


Figure 10: Historic Landscape Characterisation

- Proposed Development Area
- 750m Study Area
- Historic Landscape Characterisation Broad Type
 - Communications
 - Commercial
 - Horticulture
 - Industrial
 - Institutional
 - Military
 - Ornamental, Parks and Recreation
 - Residential

Information based upon Historic Environment Record data © Greater Manchester Archaeological Advisory Service 2023. Contains Ordnance Survey data © Crown copyright and database right 2023.



Site name: Phases 2 and 3, Newton Heath
Date: May 2023
Drawn by: RB
Scale: 1:6000 @ A3

This drawing: © ARS Ltd

Contains Ordnance Survey data.
© Crown copyright and database right 2023.

Archaeological Research Services Ltd

Suite 1
First Floor
Dunham House
Cross Street
Sale
M33 7HH

Tel: 01619 762544

www.archaeologicalresearchservices.com





Figure 11: Photograph Locations

- Proposed Development Area
- Photograph Locations



Site name: Phases 2 and 3, Newton
Heath
Date: May 2023
Drawn by: WR
Scale: 1:1000 @ A3

This drawing: © ARS Ltd
Contains Ordnance Survey data © Crown
copyright and database right 2023.

Archaeological Research Services Ltd
Suite 1
First Floor
Dunham House
Cross Street
Sale
M33 7HH
Tel: 01619 762544
www.archaeologicalresearchservices.com



DRAFT



Photograph 1:
View west across Phase 2, from northeast corner



Photograph 2:
View southwest across Phase 2, from northeast corner



Photograph 3:
View east across Phase 2, from northwest corner



Photograph 4:
View southeast across Phase 2, from northwest corner



Photograph 5:
View south across Phase 2, from northwest corner



Photograph 6:
View north across Phase 2, from western boundary



Photograph 7:
View north across Phase 3, from eastern boundary along the former Dulverton Road



Photograph 8:
View northwest across Phase 3, from eastern boundary



Photograph 9:
View east across Phase 3, from eastern boundary



Photograph 10:
View south across Phase 3, from eastern boundary along the former Dulverton Road

DRAFT

Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1908
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1950

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1929

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1950

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1951

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised N/A
Edition N/A
Copyright 1951
Levelled 1949

Surveyed 1950
Revised N/A
Edition N/A
Copyright 1951
Levelled 1949

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

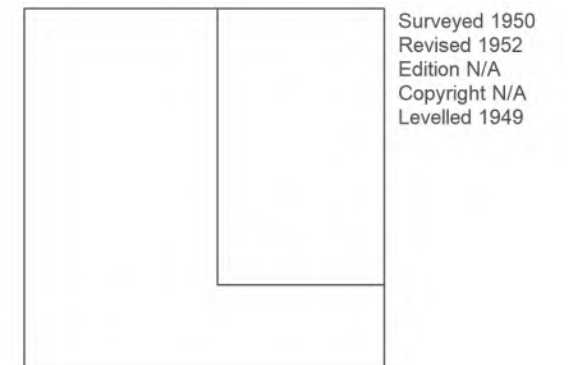
Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1952

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1952
Edition N/A
Copyright N/A
Levelled 1949

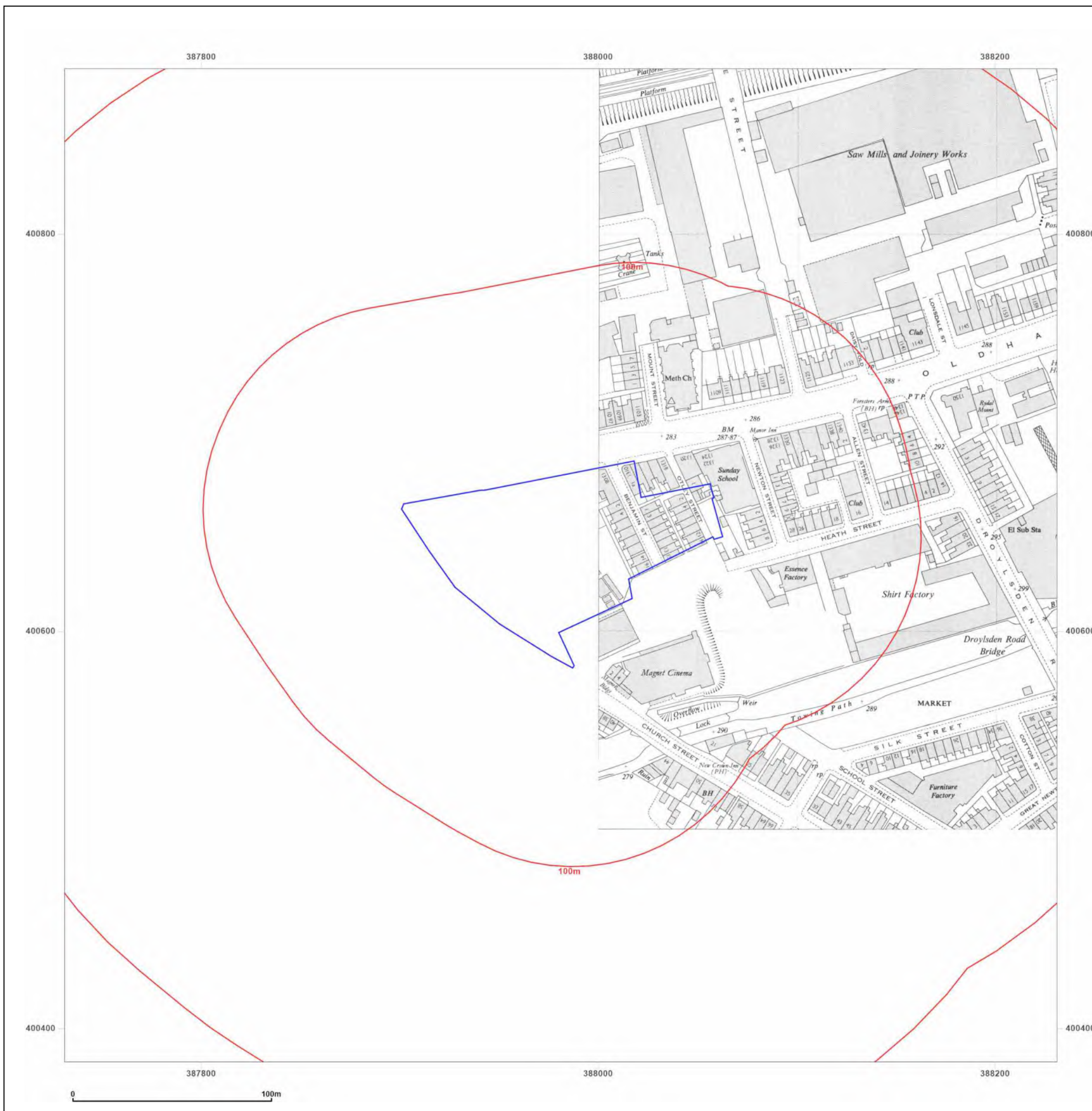


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

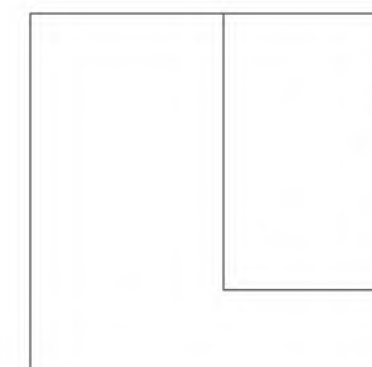
Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1953

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised 1952
Edition N/A
Copyright 1953
Levelled 1949



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1967
Revised 1969
Edition N/A
Copyright 1969
Levelled 1964

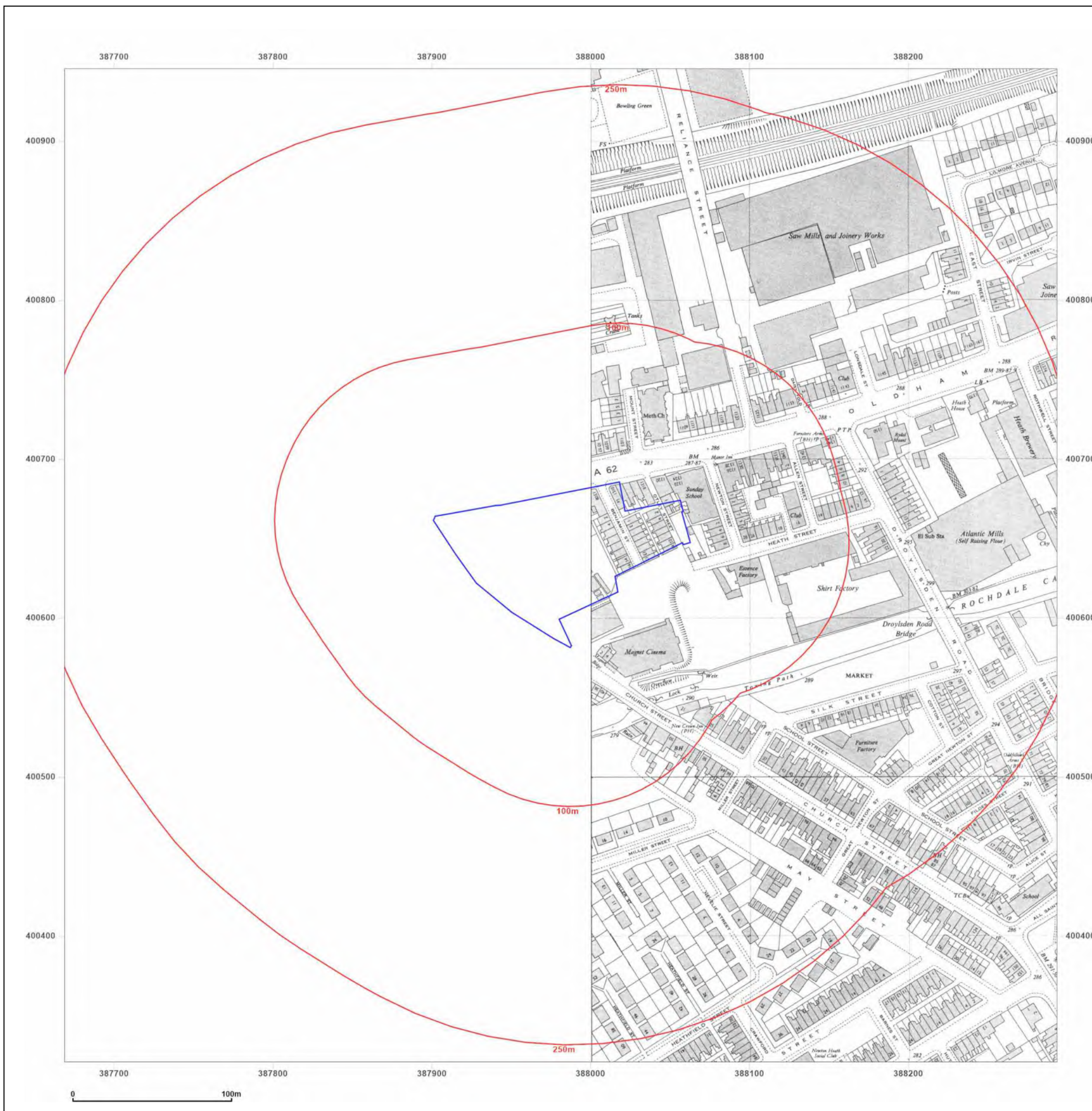


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1972-1976

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1976
Levelled N/A

Surveyed 1950
Revised 1972
Edition N/A
Copyright 1973
Levelled 1964

Surveyed 1950
Revised 1971
Edition N/A
Copyright 1972
Levelled 1964

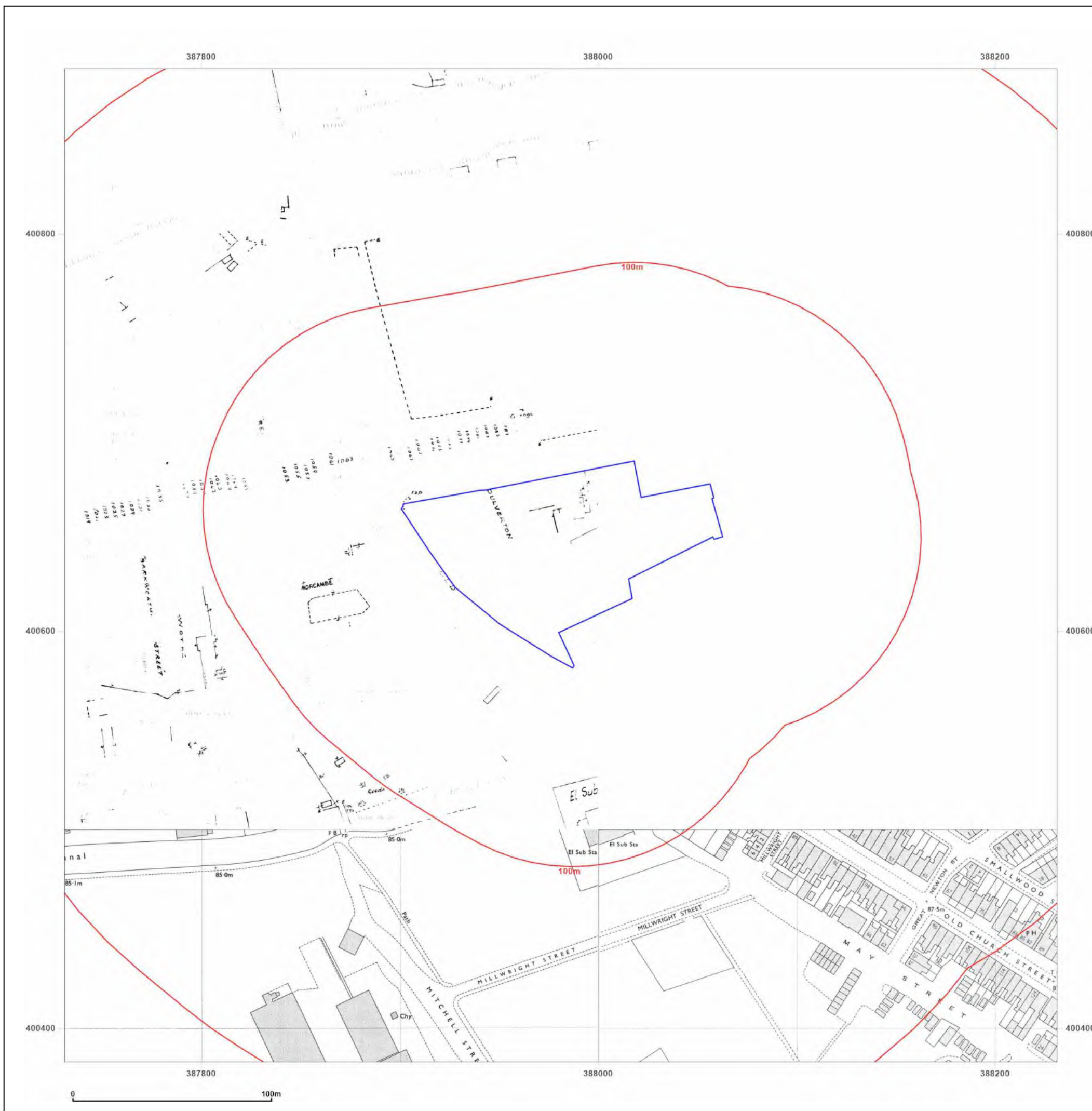


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1975-1980

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1979
Edition N/A
Copyright 1980
Levelled 1964

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1980
Levelled 1964

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1975
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1979-1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1983 Levelled 1964	Surveyed N/A Revised N/A Edition N/A Copyright 1979 Levelled 1964
---	---



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1981-1986

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1964
Revised 1986
Edition N/A
Copyright 1986
Levelled 1964

Surveyed 1950
Revised 1980
Edition N/A
Copyright 1981
Levelled 1964



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1964
Revised 1990
Edition N/A
Copyright 1990
Levelled 1964

Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1964
Revised 1988
Edition N/A
Copyright 1988
Levelled 1964

Surveyed 1950
Revised 1988
Edition N/A
Copyright 1989
Levelled N/A

Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1964
Revised 1987
Edition N/A
Copyright 1987
Levelled 1964



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1992-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1993-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1993
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1993-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1994
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

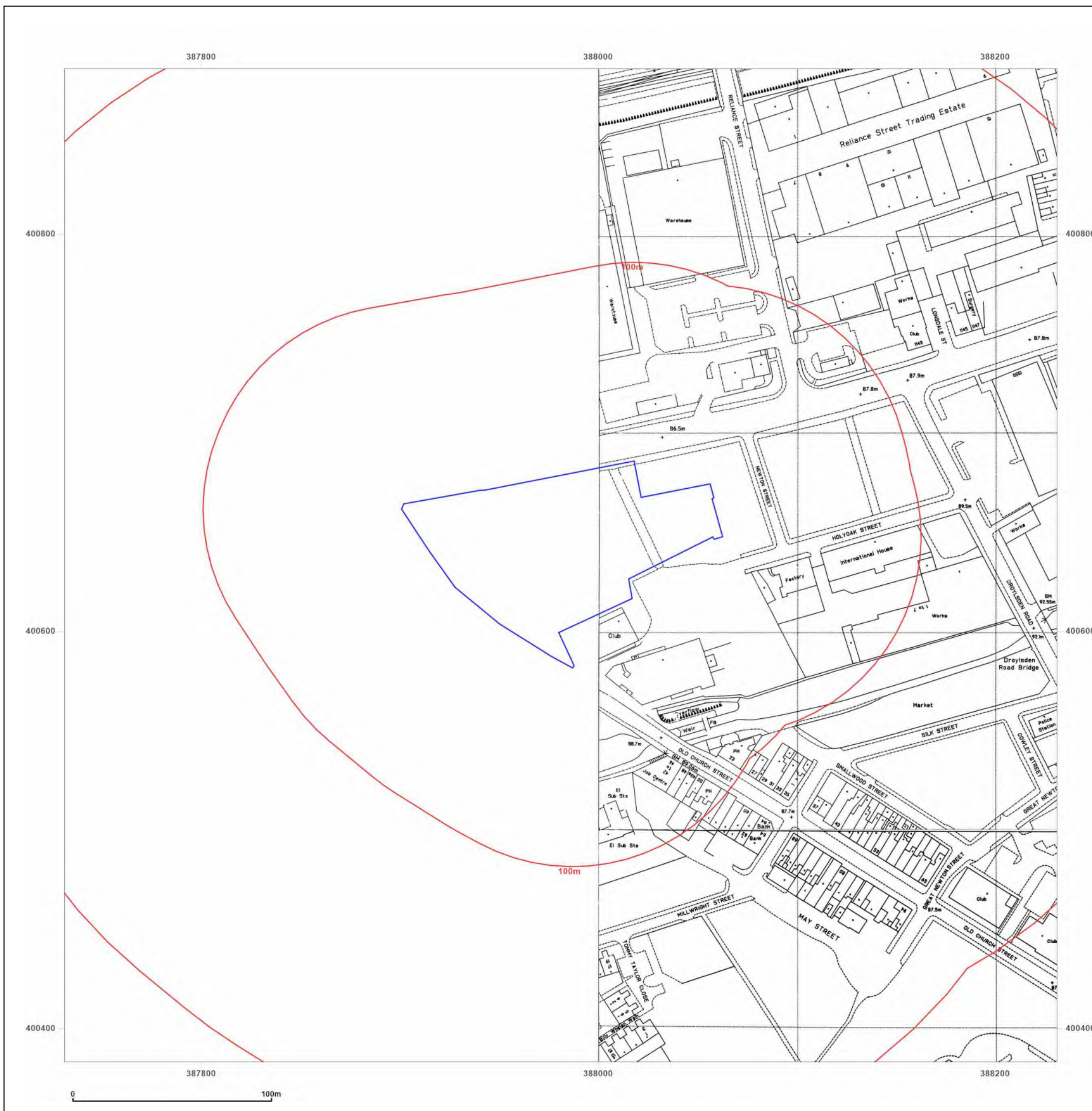


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: County Series

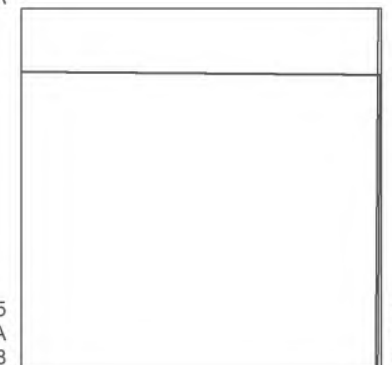
Map date: 1848

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A



Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

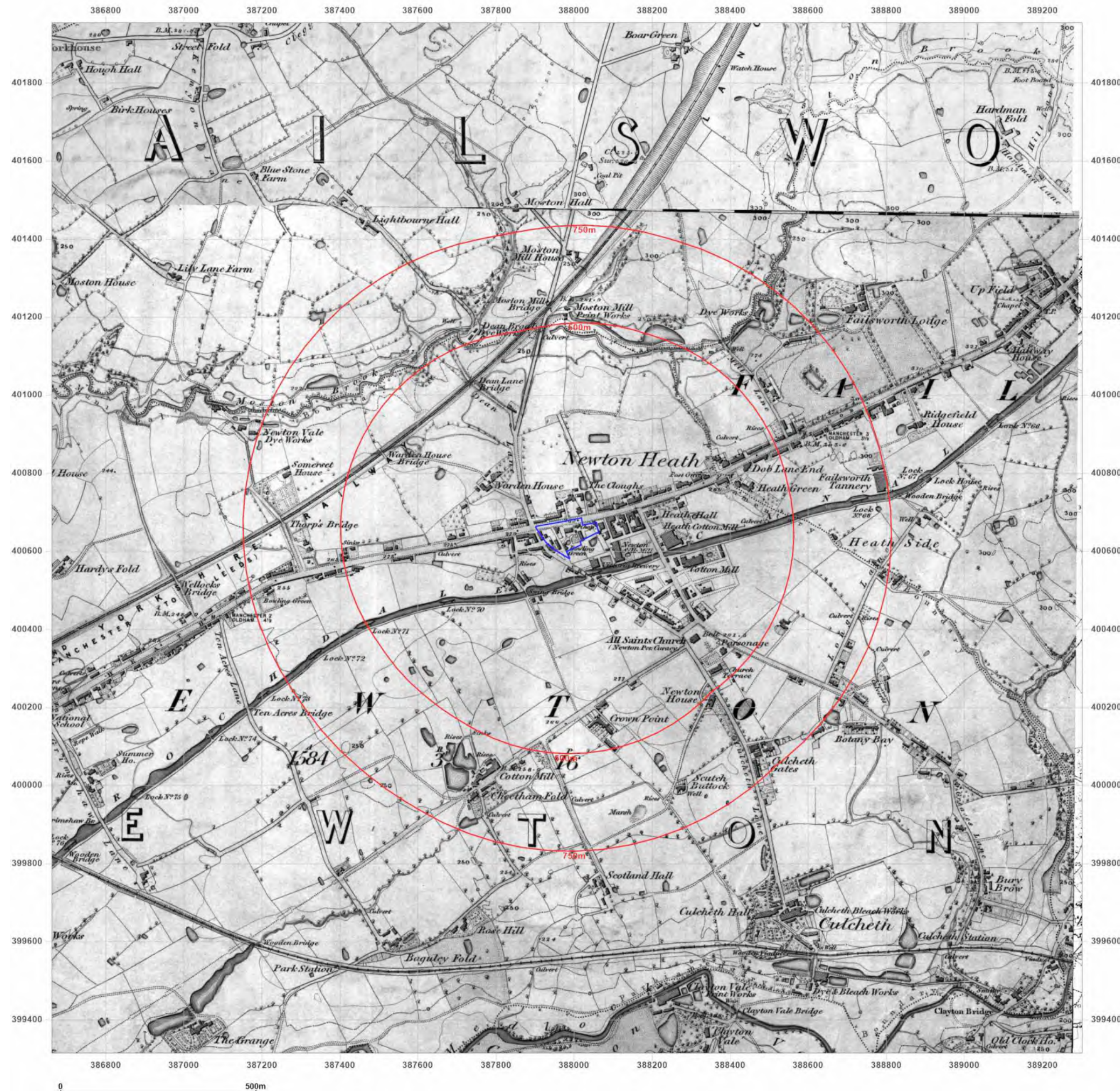


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: County Series

Map date: 1891-1892

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1891
Edition 1891
Copyright N/A
Levelled N/A

Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A

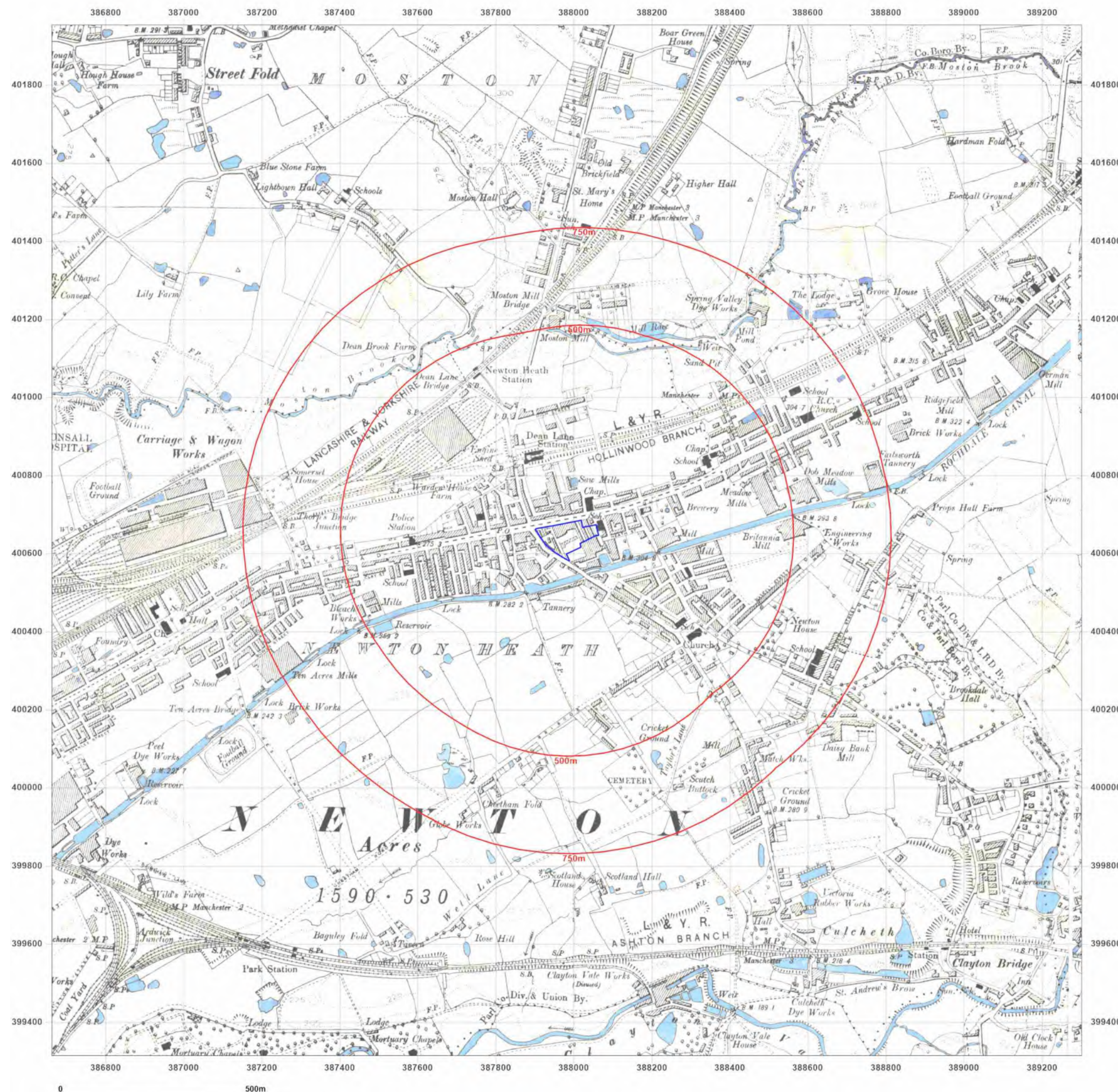


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: County Series

Map date: 1906

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1906
Edition 1906
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1906
Edition 1906
Copyright N/A
Levelled N/A

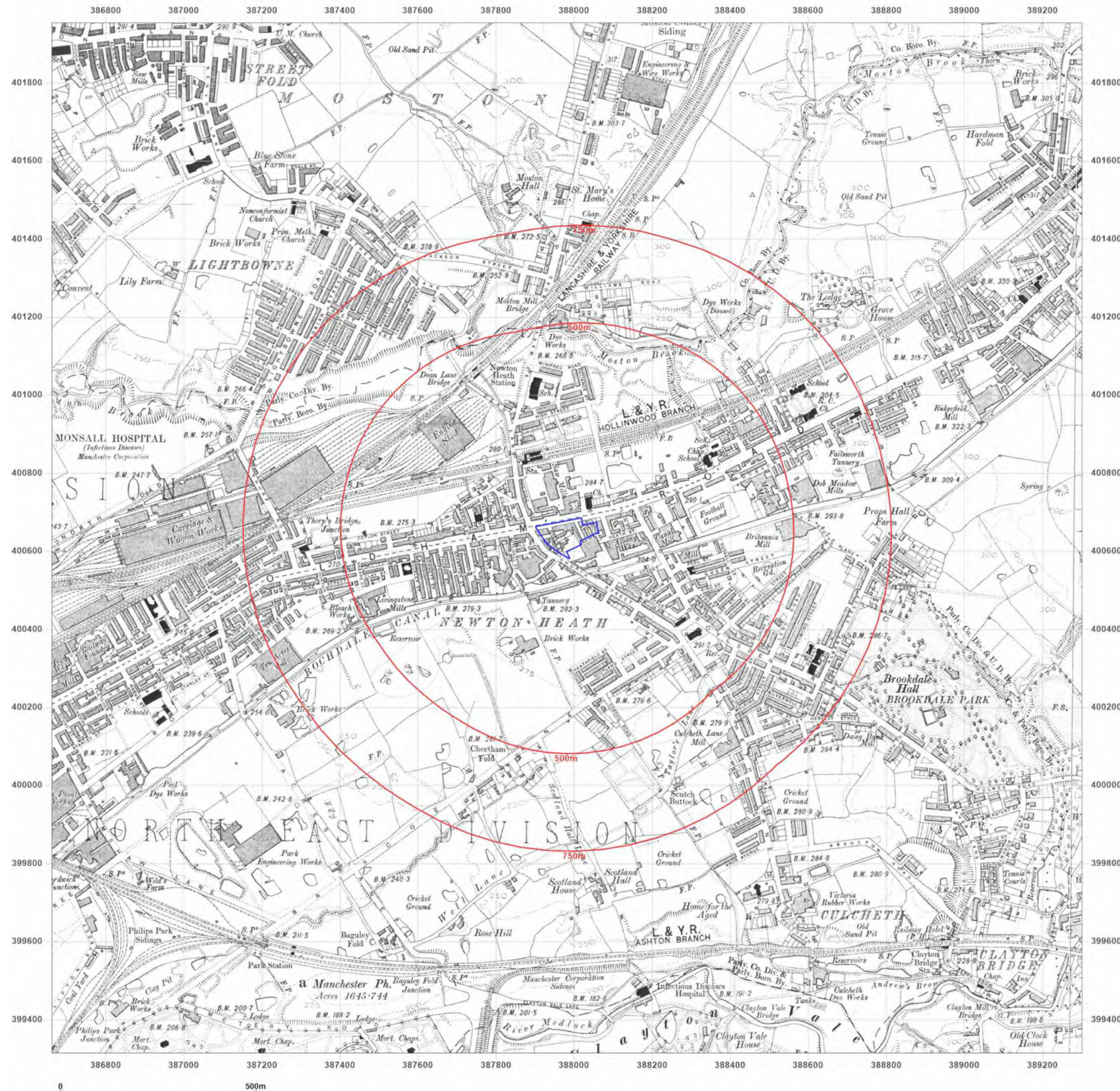


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1921
Edition 1923
Copyright N/A
Levelled 1906

Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

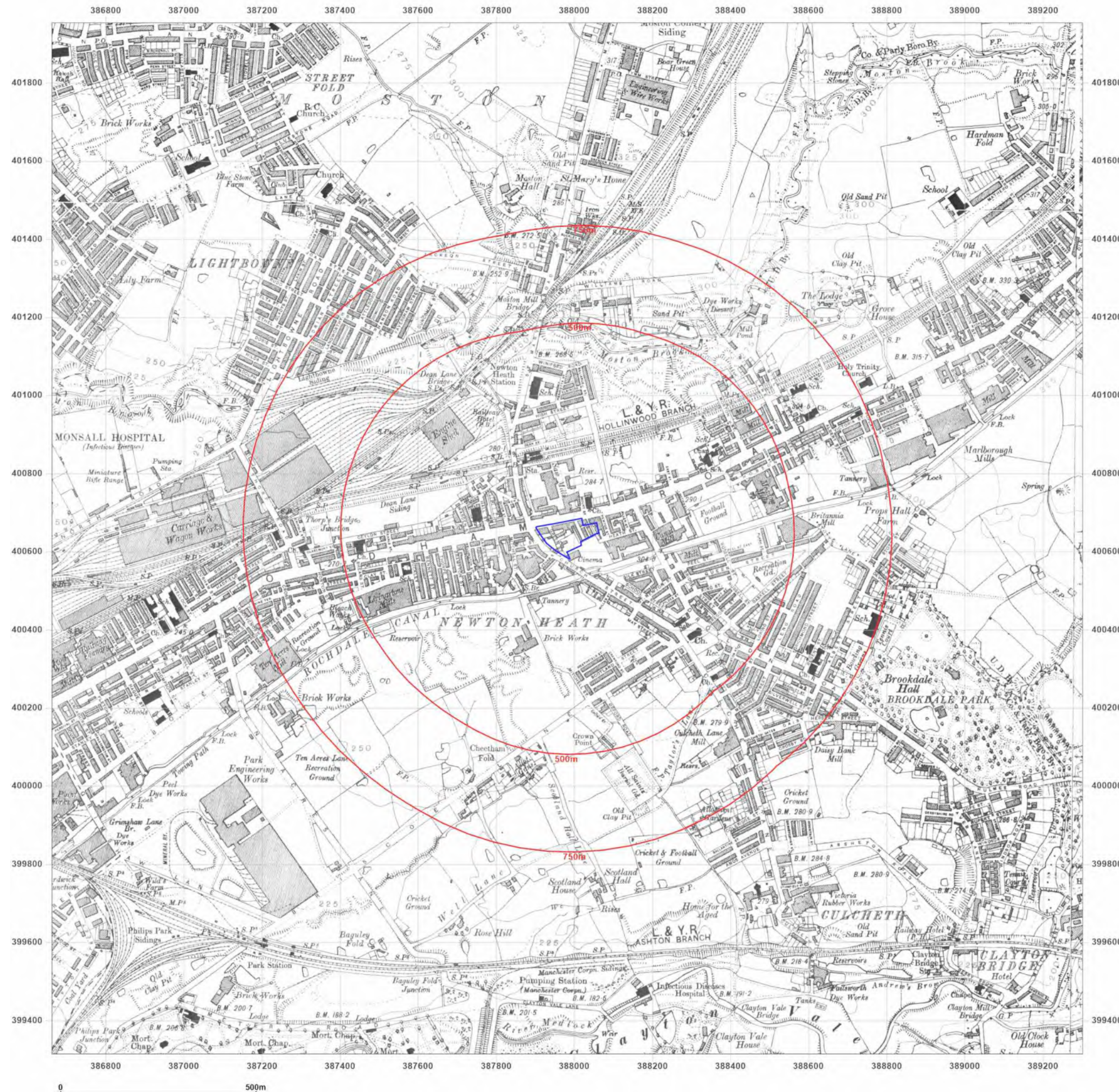


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

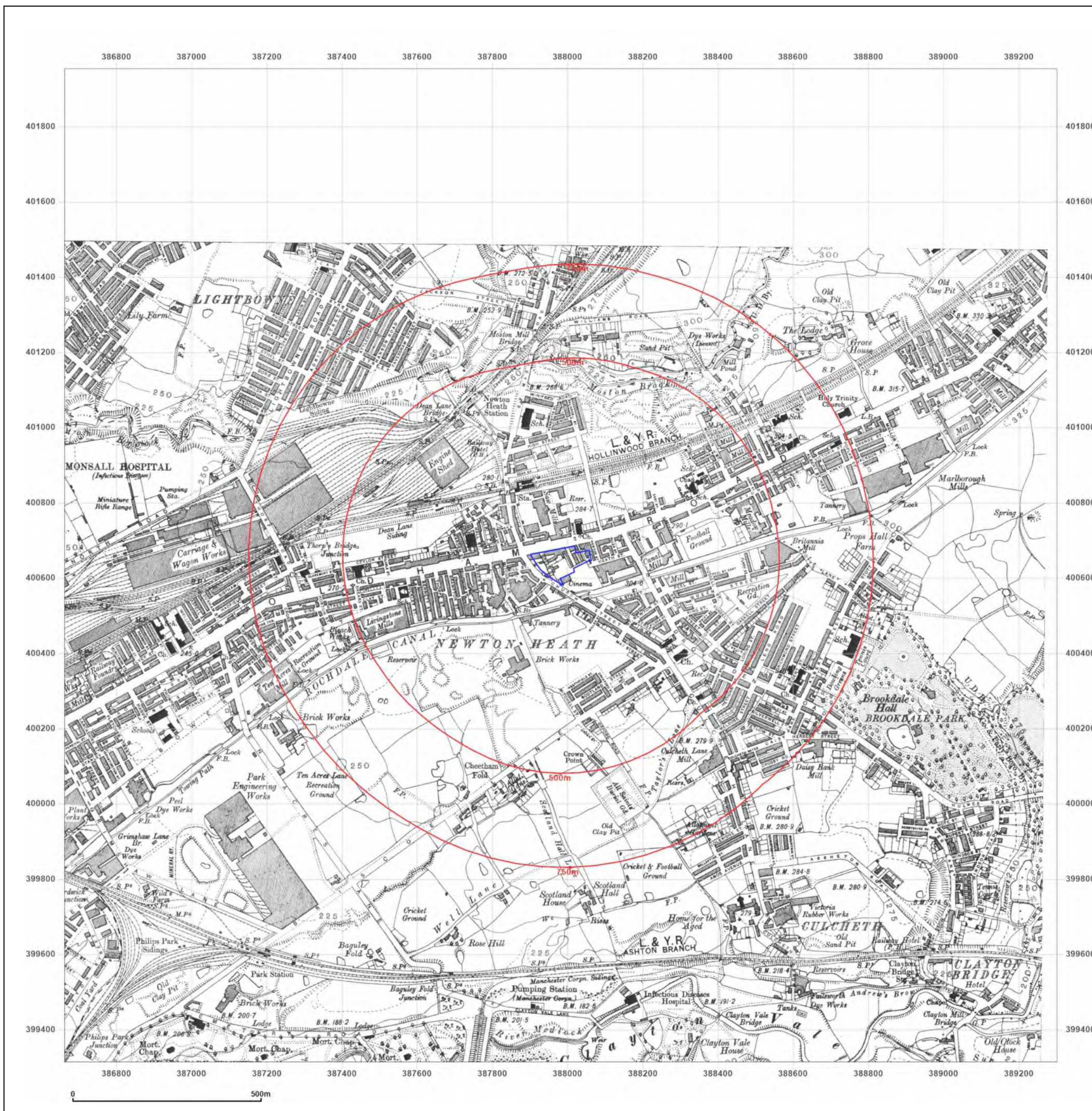


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: County Series

Map date: 1933

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition 1933
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

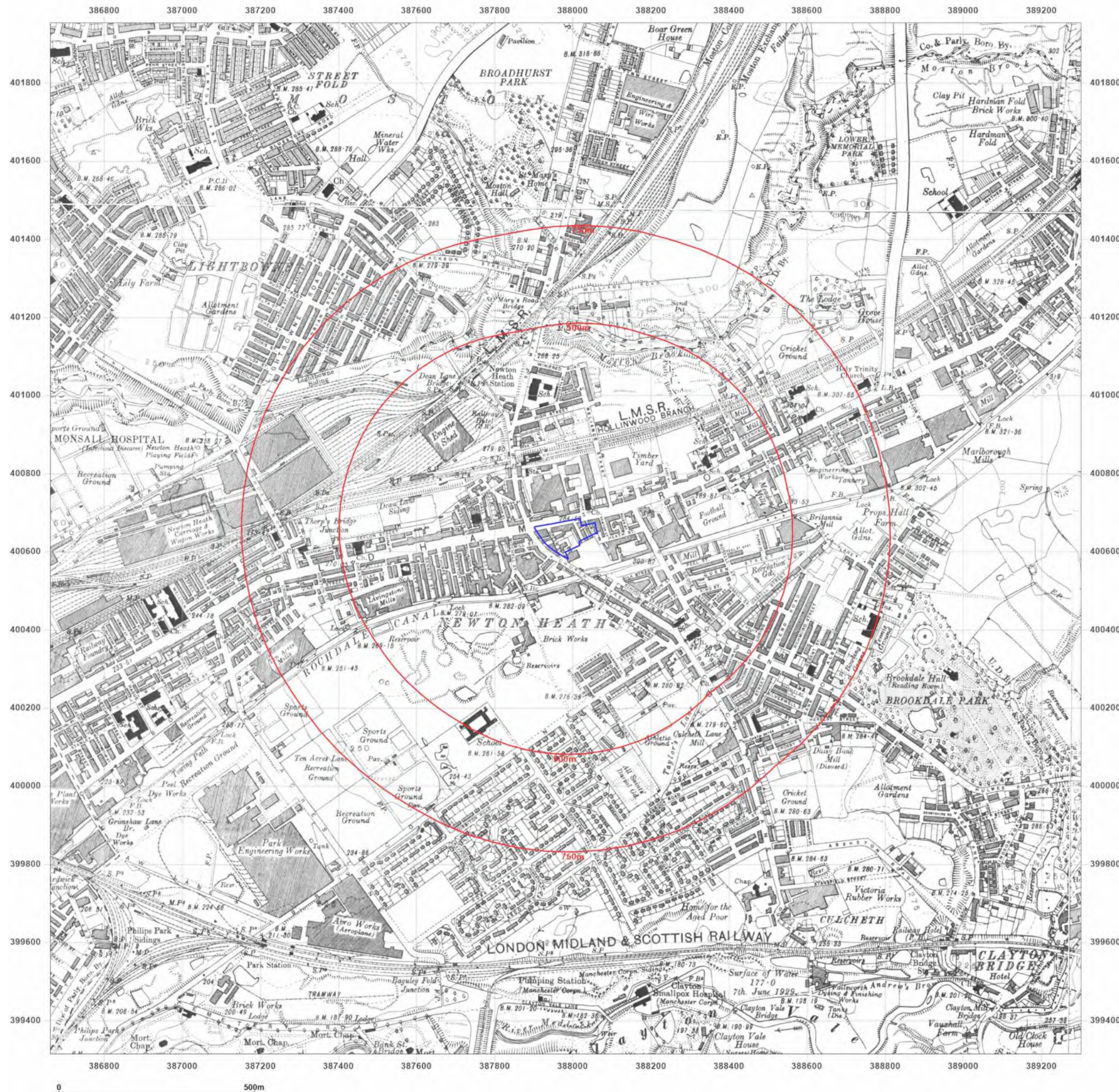


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled 1929

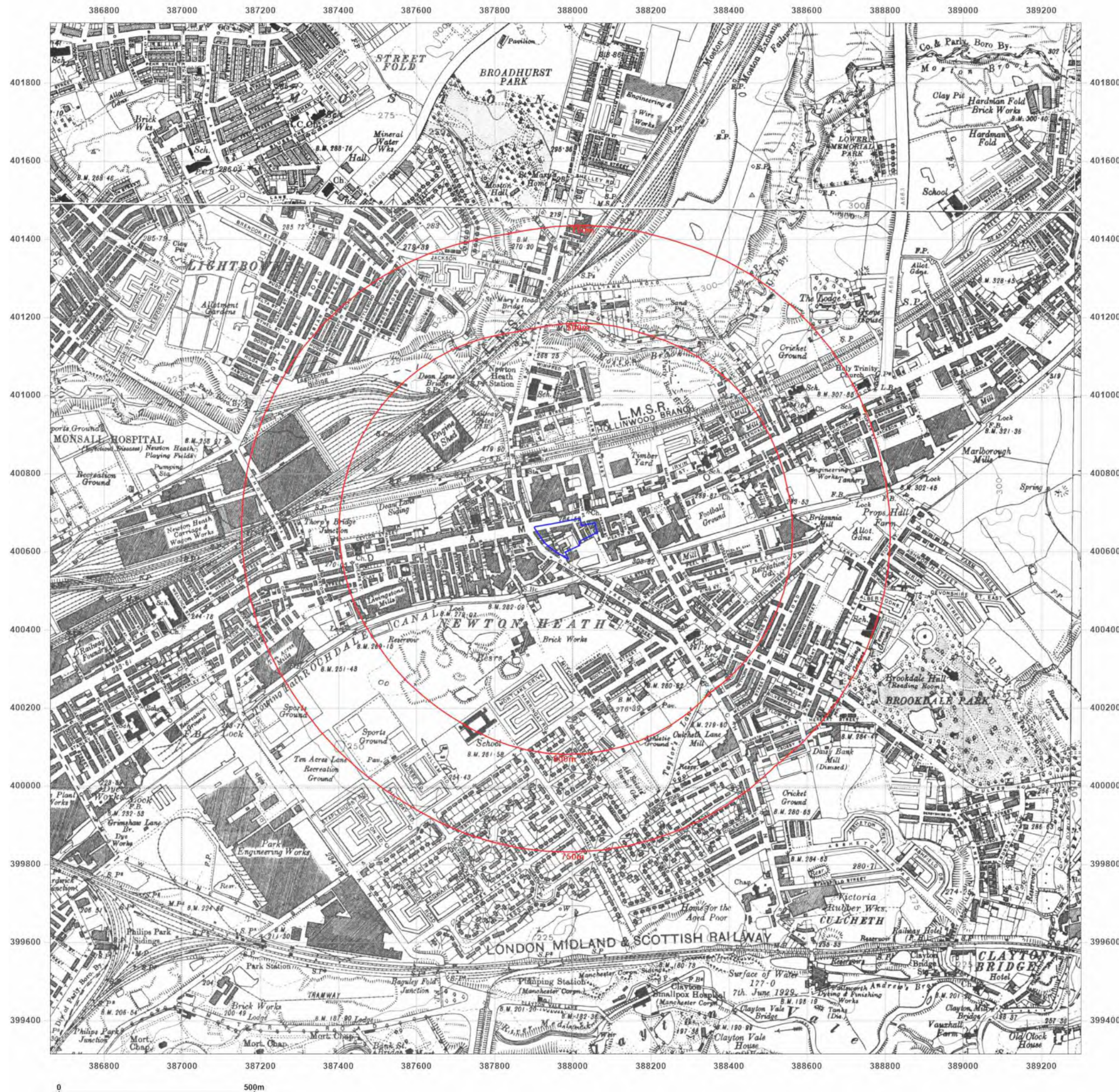


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1956
Levelled N/A

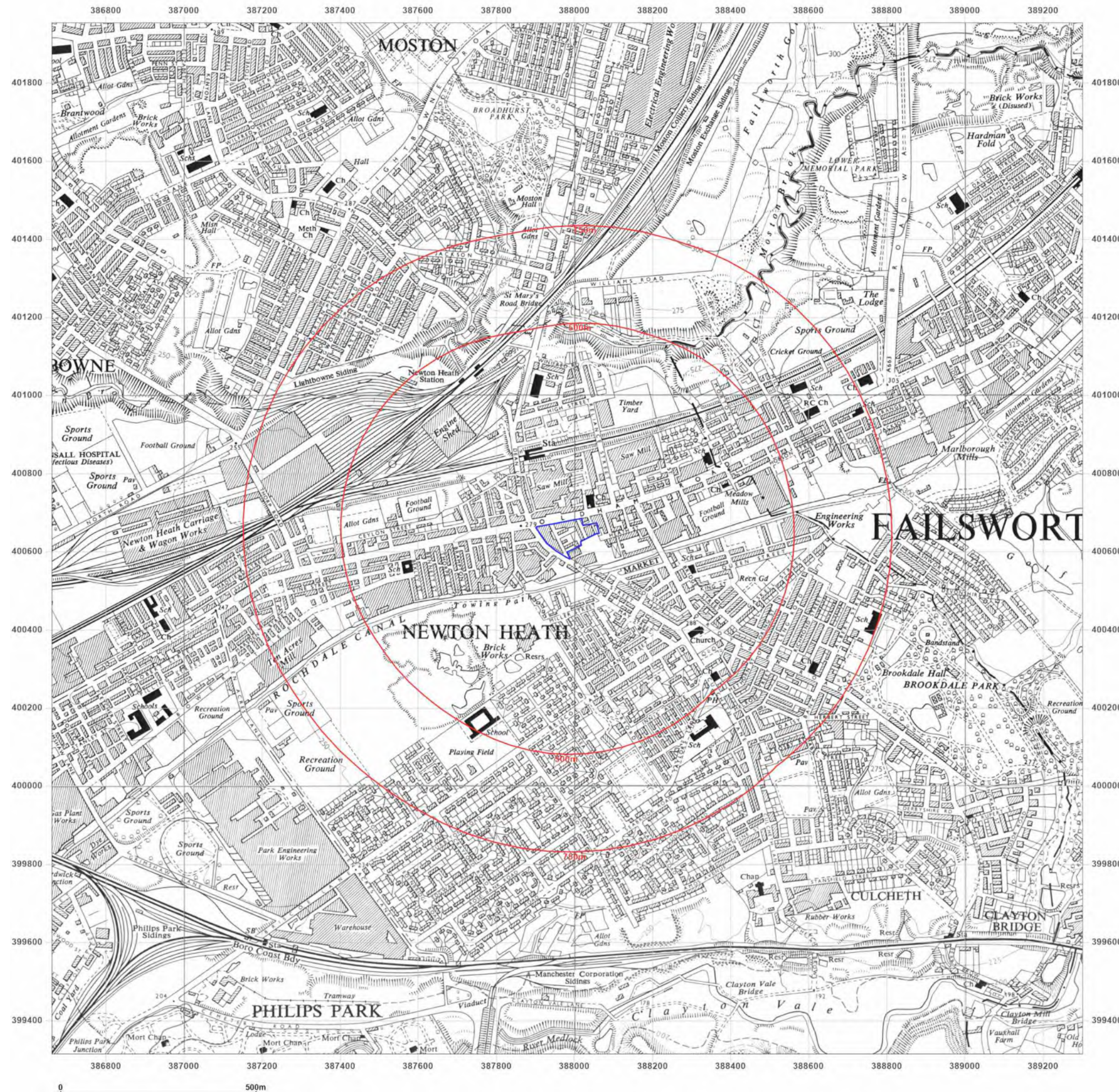


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: Provisional

Map date: 1966-1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1968
Levelled N/A

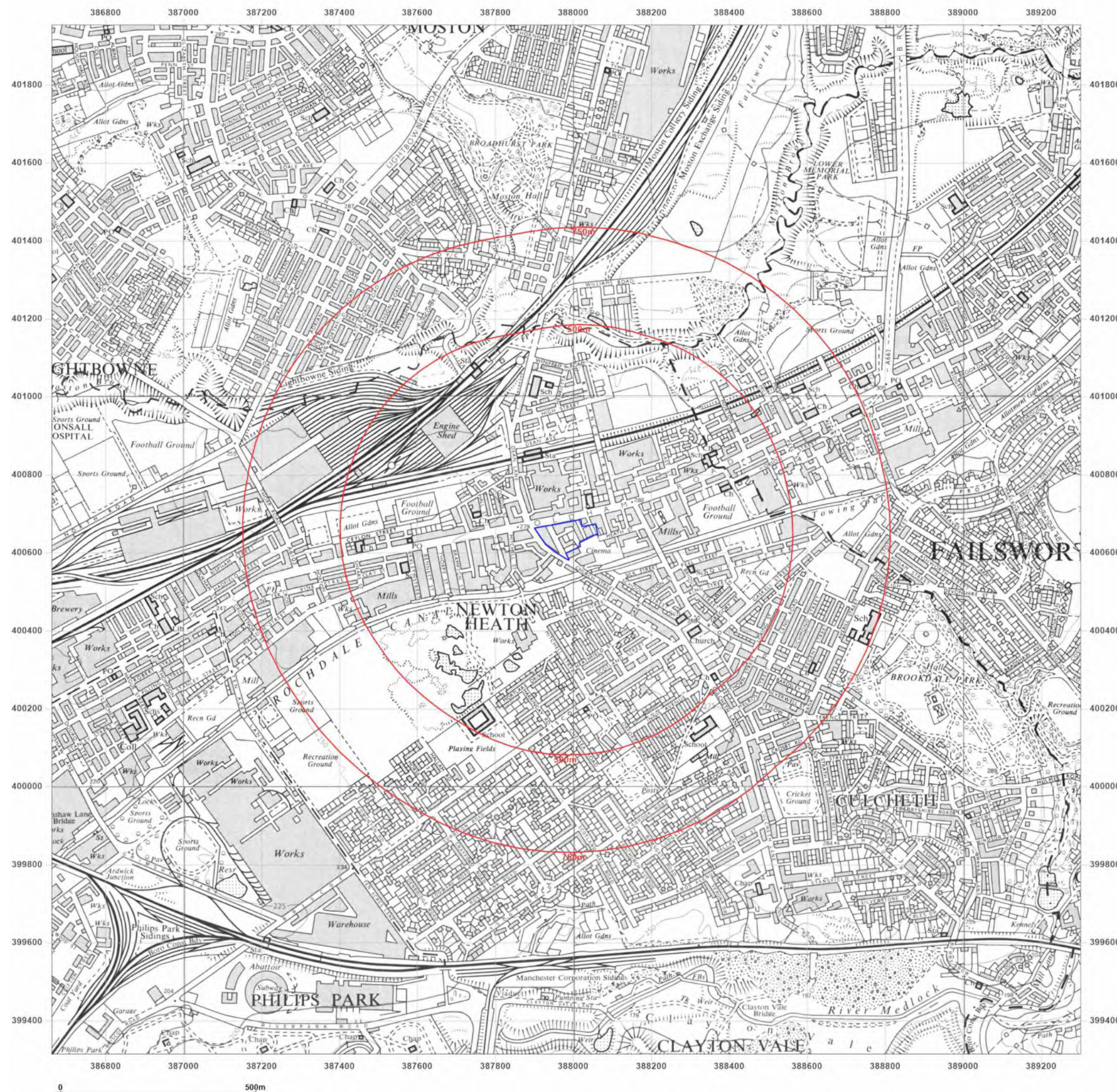


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1975

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

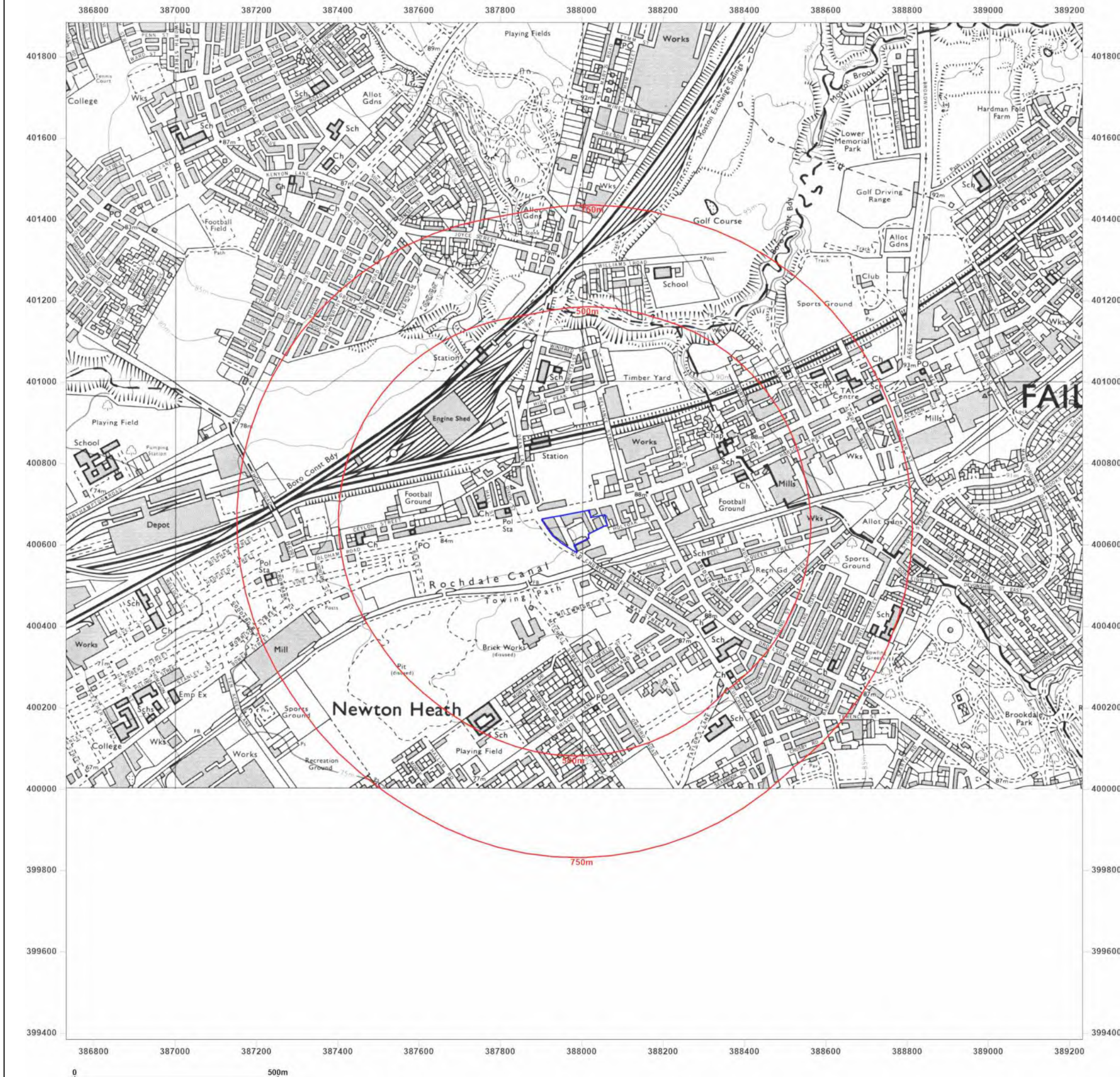


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1980-1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1980
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 1988-1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1987
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1985
Revised 1991
Edition N/A
Copyright 1991
Levelled 1981

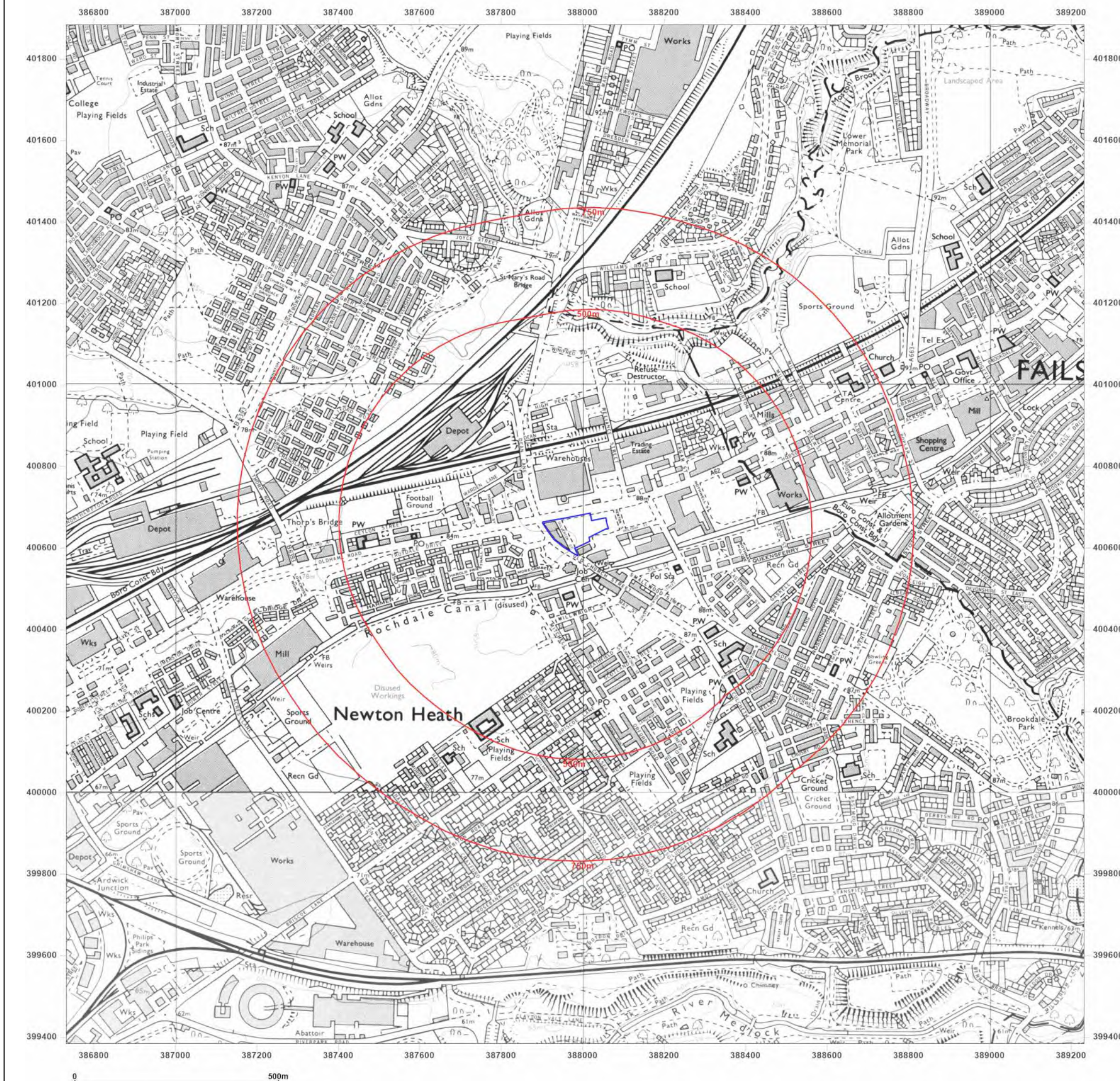


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

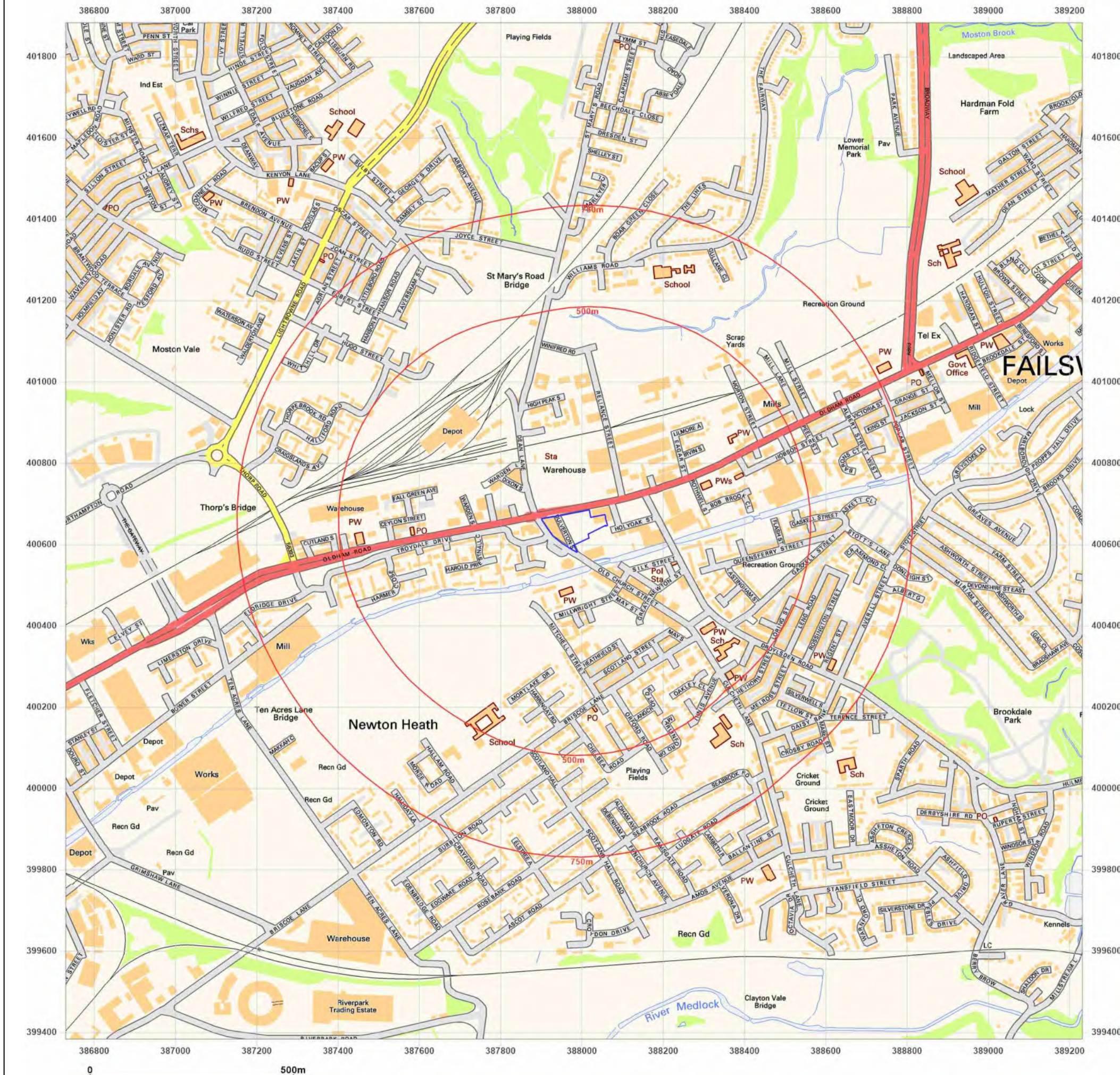


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

387980.2753862641,400643.26
2820473

Client Ref: 2023088
Report Ref: GS-ZSC-KZ4-8JC-A8L
Grid Ref: 387981, 400633

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



2023



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 25 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

