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1. Summary

Bruntwood SciTech Limited is devising proposals for a residential development of land at Greenheys, Manchester Science Park, Manchester (centred on NGR 384276 396280). In order to support the planning applications for the scheme Bruntwood SciTech Limited have commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

The development area lies within the manor of Chorlton, which was recognised as a separate township by 1618. The bounds of Chorlton extend from the River Medlock on the north to somewhat two miles south Manchester City Centre. During the late medieval and post-medieval periods, Chorlton-upon-Medlock was most likely rural land.

After the rapid expansion of Manchester from the late 18th century onwards, the agricultural landscape of Chorlton transformed. The area was developed as a suburb of Manchester with middle-class families moving to the southern part of the town into newly built terraced houses and villas and industry dominating the northern part of the town. Early 19th-century maps show the proposal area had been partially developed. Two detached villas and two double-depth terraced houses were built on Greenheys Lane, all with accompanying ornamental front and back gardens and outbuildings.

By the mid-19th century, a row of double-depth houses and a larger house with ornamental garden was built on Park Street in the east of the development area. Most of the rear gardens had been developed by the end of the 19th century. The site contained two rows of single-depth buildings in the north and south of the site, as well as several long rectangular buildings of unknown purpose, most likely industrial buildings, stables, sheds or workshops. More double-depth houses had been built on Park Street and Orchard Street which fell partially within the site.

One of the villas on Greenheys Lane was later demolished and replaced with semi-detached, double-depth houses and many of the long rectangular buildings had been replaced with a large building that dominated the centre of the site by the start of the 20th century. By the mid-20th century, the majority of the buildings had been demolished and cleared, apart from the semi-detached, double-depth terraces on Greenheys Lane and the four double-depth houses on the west side of Park Street. By 1963 a garage dominated the footprint of the site and the houses on Greenheys Lane had been extended into a factory.

In the 1980s the houses along Park Street were demolished in preparation for the construction of Pencroft Way. The site is currently occupied by the Greenheys Business Centre and associated car parking. The two double-depth houses on Greenheys Lane remain standing within the Site.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include 19th-century villas, double-depth houses, ornamental gardens and back yards of workers' houses. Any such remains that do exist within the site are likely to be of low

(local) significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

The exact scope and extent of any further investigation of the proposed development area will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. Following consultation with GMAAS, a targeted archaeological evaluation will be required.

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

2. Introduction

Bruntwood SciTech Limited have prepared a planning application for the development of a seven-storey building comprising commercial floorspace across six occupiable floors (Use Class E), associated cycle parking, hard and soft landscaping, access and servicing and other associated works. The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

2.1 Site location

The proposed development area (centred on NGR 384276, 396280; referred to herein as the Site) comprises a plot of land containing Greenheys Business Centre, two previous houses converted into commercial space and a car park. Greenheys is an inner-city area south of Manchester which is bounded by Chorlton-upon-Medlock to the east, Hulme to the west and Moss Side to the south. Historically, Greenheys was part of Chorlton-upon-Medlock, although it is currently within the Hulme ward. The Site is bounded by The McDougall Centre (University of Manchester) building to the north, Pencroft Way to the east, a technical business building to the south, and Greenheys Lane to the west (Fig 1; Plate 1).



Plate 1 Site Boundary superimposed onto Satellite image of the Site

2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The River Medlock passes 1.2km north of the Site. The Site lies at a height of 34.3m above Ordnance Datum (aOD) and is relatively flat.

The Site is located on a band of solid geology comprising the sandstone of the Chester Formation, formed between 250 and 247.1 million years ago during the Triassic Period. The solid geology is overlain by superficial deposits of Devensian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area. There are no Conservation Areas within a 500m radius of the Site.

The Site is located within 500m of 12 listed buildings (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

Site	Designation	List Entry	Location (NGR)
Christ Church	Grade II* Listed Building	1283013	SJ 84414 95852
Roman Catholic Church of the Holy Name of Jesus	Grade I Listed Building	1271296	SJ 84757 96438
323-7 Oxford Road	Grade II Listed Building	1246282	SJ 84711 96477
Samuel Alexander Building	Grade II Listed Building	1392664	SJ 84597 96416
Burlington Rooms (Schunk Laboratories, University of Manchester) and attached railings.	Grade II Listed Building	1197811	SJ 84482 96473
Manchester University Laboratories	Grade II Listed Building	1402638	SJ 84501 96490
Pharmacy Department, Department of Adult Education, University of Manchester	Grade II Listed Building	1209002	SJ 84431 96525
Victoria University of Manchester including	Grade II Listed Building	1271428	SJ 83574 96590

Christie Library, Whitworth Hall			
Manchester University Rutherford Building and Hopkinson Memorial Wing	Grade II Listed Building	1492635	SJ 84508 96622
Manchester Museum Extensions	Grade II Listed Building	1246283	SJ 84550 96642
Former Department of Metallurgy, University of Manchester, and attached railings	Grade II Listed Building	1271344	SJ 84526 96661
Waterloo Place	Grade II Listed Building	1271457	SJ 84510 96716

Table 1 Designations located within 500m of the Site

3. Method statement

3.1 Introduction

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site and comprises a desk-based study. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

3.2 Research sources

The desk-based assessment made use of the following sources:

- / Published and unpublished cartographic, documentary and photographic sources;
- / The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- / Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- / The National Heritage List for England;
- / Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late eighteenth century.

3.3 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

3.4 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place within the Site. A gazetteer (Chapter 6) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-8), is used to assess the significance of the remains (Chapter 7) and impact of the proposed development (Chapter 8). A mitigation strategy is outlined in Chapter 9, based on the assessment presented in the previous chapters.

3.5 Significance assessment methodology

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important

archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013). These criteria have all been utilised in this assessment and are listed below:

- / Archaeological interest
- / Historical interest
- / Period
- / Rarity
- / Documentation
- / Group value
- / Survival/condition
- / Fragility/vulnerability
- / Diversity
- / Potential

The significance assessment also uses the approach to assessing heritage value contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' issued by the International Council on Monuments and Sites (ICOMOS) in January 2011 (ICOMOS, 2011). This document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown.

3.6 Impact assessment methodology

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation is then recommended to reduce the level of impact on the significance of the identified assets.

4. Planning and legislative background

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2021).

4.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2021). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 189-208), and states that local planning authorities should consider:

- / the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- / the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- / the desirability of new development making a positive contribution to local character and distinctiveness; and
- / opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Paragraph 203 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 199-202) should be taken into account in determining a planning application.

Paragraph 205 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

4.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027 (Manchester City Council, 2012). The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Manchester City Council, 2012, p. 164).

Policy EN3 states:

‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.’

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

5. Historical background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2).

British archaeological periods		
Period	Sub-period	Date range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2300 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Historic	Romano-British	AD 43 – AD 410
	Early Medieval	AD 410 – AD 1066
	Late Medieval	AD 1066 – AD 1540
	Post-medieval	AD 1540 – c 1750
	Industrial Period	c AD1750 – 1914
Modern	Modern	Post-1914

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral, Chetham's School and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007). There is currently no evidence of prehistoric activity within the Site or study area. Any prehistoric remains within the Site, at best, likely to comprise stray artefacts deposited within later, disturbed contexts such as the stone implement. The survival of any *in-situ* prehistoric archaeological deposits is very unlikely.

5.1.1 Archaeological potential

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

5.2 Romano-British period

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium*, which was established on a sandstone bluff within Castlefield (Gregory, 2007). Archaeological excavation has shown that in the late 1st century, the fort comprised a turf rampart and timber gates, covering an area of c. 1.2ha, and was of a size compatible with

holding a 480-man infantry unit. The fort was rebuilt to similar dimensions in stone c. AD 200 (*ibid*).

During the 2nd century, the fort was developed in association with a substantial extramural settlement, or *vicus* (Grealey, 1974, p. 11). Civilians occupied the extramural settlement, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c. 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower. The Site lies approximately 1.5km south-east of the settlement.

Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD. The projected course of the Roman road from Manchester to Buxton (HER 28.3.0) follows the course of the modern A6 road, lying 900m to the north-east of the Site.

5.2.1 Archaeological potential

There is no known evidence for Romano-British activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be very low.

5.3 Medieval period

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer & Brownbill, 1911). It is believed that from the Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk.

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late 11th century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons. This early settlement at the confluence of the Rivers Irwell and Irk seems to have been bounded on the landward side by Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street.

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962), but divided his other newly acquired land into several fiefdoms (Kidd, 1996). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It

was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). A survey of the medieval layout of the city was undertaken in the 1980s by GMAU, which led to the designation of a zone defined as the Area of Medieval Manchester (Morris, 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre, with Deansgate being one of the main thoroughfares. The Site lies c. 2.4km to the south of Manchester's medieval core.

Historically, Greenheys lay within the south-west corner of Chorlton-upon-Medlock, between the Cornbrook and Rusholme Brook. Chorlton-on-Medlock was originally known as Chorlton, and later, Chorlton Row (Farrer and Brownbill 1911, 251). The name Chorlton is believed to come from "farmstead of the freemen or peasants" (Mills 2011). It has been suggested that Chorlton-on-Medlock was originally joined with Chorlton-cum-Hardy and was the main peasant settlement within an extensive estate (Arrowsmith, 2013, p. 3).

At the beginning of the 13th century, the manor of Chorlton was held by thegnage by a local family, who took the name of the area as their surname. The manor was assessed as two plough-lands, and a rent of 20s. was the annual service. Gospatrick de Chorlton was tenant in 1202 until 1223, when his son Brun received seisin (possession of land by freehold) of one plough-land in Chorlton, having paid the king two marks as relief. Gospatrick had lost four oxgangs of land to Matthew, son of William (de Hathersage), by wager of battle. He had granted a further two oxgangs to his brother, Adam, for fighting with him against William, son of Wulfric de Withington. Gospatrick also granted four oxgangs of land to Henry de Trafford, who held a fifth in 1212 (Farrer & Brownbill, 1911, pp. 251-4). The two oxgangs of land that remained in the hands of the Chorlton family (held by Adam) later came into the possession of the Entwistles of Entwisle. This part was sold in 1551 and probably dispersed soon afterwards.

The land in Chorlton was escheated to the Crown in the late 13th century, as it became part of the possessions of the Grelleys and La Warres, lords of Manchester, and was held as one ploughland by the old service of 20s. The Grelleys, on acquiring the lordship, appear to have granted it to Robert Grelley, who was in possession in 1278 and was succeeded by a son John, who in 1334 alienated his lands in Chorlton to Henry de Trafford. The Traffords thus acquired practically the whole manor, but part was afterwards held by the Traffords of Garrett (Farrer & Brownbill, 1911, pp. 251-4).

5.3.1 Archaeological potential

The Site most likely lay beyond medieval settlement activity and the potential for buried archaeological remains is considered to be very low due to the extensive development that took place in the 19th and 20th century.

5.4 Post-medieval period

By 1539, John Leland was able to describe Manchester as the 'finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population' (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however,

Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

From the early 17th century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell, 2001, pp. 8-9). A flourishing business community developed, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms. During this period, the Site presumably lay in a predominantly rural area that may have been used for agriculture.

In his tour of the country in the 1720s, Daniel Defoe (Defoe, 1727) noted that Manchester had 'extended in a surprising manner, being almost double to what it was a few years ago', reflecting the further expansion of the textile trade (Hadfield & Biddle, 1970). By the 1790s, Manchester's thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth, reflecting great improvements to the transport network across the North West.

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town's population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

The Site lay within the manor of Chorlton, which was recognised as a separate township, formerly known as Chorlton Row (Chorlton-upon-Medlock), by 1618. The River Medlock acted as the township boundary between Manchester and Chorlton-upon-Medlock. Chorlton Hall lay 1km to the north of the Site. The origins of the hall are uncertain, but the earliest reference dates to 1590, when the manor and its associated land were sold by Sir Edward de Trafford to Ralph Sorocold of Golborne (HER 13988.1.0). Ralph Sorocold sold the estate to Ellis Hey of Eccles, and in 1644 it was sold by the younger Ellis Hey to Thomas Minshull, apothecary of Manchester (Farrer & Brownbill, 1911, pp. 251-4). The Minshulls also acquired the adjacent Garrett estate, and Hough Hall in Moston. Although the Minshulls had purchased the estate by 1644, the hearth tax of 1666 recorded that the principal residence in Chorlton Row was that of Ellis Hey, with five hearths liable to tax. The entire township had 49 hearths liable to tax (Farrer & Brownbill, 1911, pp. 251-4).

The entire Minshull estate was acquired through marriage by Roger Aytoun of Inchdarney in Fife, who squandered the estates, part of which were sold in 1775. Chorlton was later purchased by John Dickenson of Manchester. The land tax returns of 1784 show that the ownership was much divided; Roger Aytoun still had the largest share, paying about a fifth of the tax. Land in Chorlton was also owned by John Taylor, the Gore-Booths, Mrs Piggott, Mr Melland, Mrs Hyde, and John Dickenson (Farrer & Brownbill, 1911, pp. 251-4). Some of these families were among the most notable in Manchester.

William Churchill Dickenson inherited Chorlton from his uncle, John Dickenson towards the end of the 18th century. William obtained an Act of Parliament in 1793, authorising him to let the land on building leases (Farrer & Brownbill, 1911, pp. 251-4) and the township increasingly became a residential suburb of Manchester.

5.4.1 Archaeological potential

The potential for post-medieval activity within the Site is considered to be low, as it would likely have been destroyed by the development in the industrial period.

5.5 Onset of the industrial revolution

Significant quantities of cotton began to be imported into south Lancashire from the early 17th century, firstly in linen/cotton fustians. By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials.

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of factory-based cotton manufacturing industry of international repute (Baines, 1835). The first detailed plans of the area were produced on four successive maps by Casson and Berry between 1741 and 1751 (Plate 2). The plans produced by Casson and Berry capture the expansion of Manchester and its suburbs, although it did not capture the Site area.

The growth of Manchester was enhanced by the development of waterborne transport. The first key development was the founding of the Mersey & Irwell Navigation Company in 1721, which aimed to provide a navigable route from the Mersey estuary to the Salford and Manchester by improving the course of the River Irwell and the River Mersey. The navigation opened in 1734, opening up trade from the growing port of Liverpool to Manchester and Salford (George & Brummond, 2002, p. 22).

The next major development was the construction of the Bridgewater Canal, the first true canal in the world, completed between the Duke of Bridgewater's coal mines at Worsley and Castlefield by 1765. The Manchester end of the Bridgewater Canal was fed by the River Medlock, which was navigable as far as India House (HER 8654.1.0) on Whitworth Street. The combination of competition and improved efficiency halved the cost of coal and transport cost of raw cotton, vital to the sudden growth of the textile industry.



Plate 2 Extract from Casson and Berry's map of 1741, showing Manchester city centre

The success of the Bridgewater Canal acted as a catalyst for the construction of numerous canals, including the Rochdale Canal. The Rochdale Canal had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre (DGM1553). The Rochdale Canal is located 1.2km north of the Site (MGM7516).

The earliest textile factories in Manchester were established in Ancoats and included several water-powered mills erected along Shooter's Brook, a tributary of the River Medlock, which ambled east to west to the north of the Site. In addition, several mills were built along the projected route of the Rochdale Canal, in anticipation of its development. One of the earliest mills established within Chorlton was Chorlton Old Mill on Cambridge Street (List Entry: 1197775, 1km north of the Site). The cotton spinning mill was built c. 1795, was considerably extended c. 1810 and then largely rebuilt in 1866. The earliest mill on the site was developed by Robert Owen before he moved to New Lanark. The 19th-century owners of the mill also developed the adjacent Chorlton New Mill (List Entry: 1197774). Chorlton New Mill was first constructed in 1814 and later extended in 1818 and 1845. The mill complex was considered a fine example of early large-scale mill building. The 1814 mill may have been the oldest surviving fireproof mill in Manchester, and the multi-phase site is a good example of a type of development and layout which became characteristic of 19th-century urban mills. However, the area around the Site grew as a predominantly residential area throughout the 19th century.

The industrialisation and growth of Manchester meant that from the end of the 18th century Chorlton-on-Medlock transformed from an agricultural landscape to an industrial suburb (Lewis, 1848). After the opening of Oxford Road in the early 1790s, the Minshull family sold their land to local entrepreneurs who intended to develop the area as a suburb of Manchester.

The centrepiece of this development was to be a new square, known as Grosvenor Square, which was situated approximately 1km north-west of the Site.

In 1848, Lewis stated that with the “raising a new and beautiful town... having failed, the proprietors sold the land for cotton mills and cottages, which quite altered the character of the district”. As a result of this, the population increase in Chorlton-on-Medlock was centred in the north of the township, in areas that lay ‘contiguous with the river’ (Lewis, 1848). However, the initial growth of Chorlton-on-Medlock was slow, and the population was just 675 at the time of the 1801 census, compared with 70,409 for the township of Manchester (Arrowsmith, 2013). By 1821, the population had risen to 8209 (Brumhead & Wyke, pp. ii-iii; Arrowsmith, 2013). During the 1830s, Chorlton-on-Medlock gained its own Town Hall and Dispensary, built on the south side of Grosvenor Square. In 1838, Chorlton-on-Medlock was included within the boundary of the new municipal borough of Manchester and the area was split in to two wards: All Saints and St Luke’s (Farrer & Brownbill, 1911, p. 252; Arrowsmith, 2013).

Whilst the north of the town was developing as an industrial area, the south was home to the town’s wealthier population. Throughout the early 19th century, wealthy middle-class housing developments were built in the area. The Industrial Revolution had created a class of increasingly wealthy business owners who moved out of the city centre to escape from the smoke and unpleasant landscape. Examples of middle-class housing within the area include Grove House (HER 8515.1.0), which was a former villa situated c.260m north-east of the Site, Green Heys terraces (HER 16842.1.0) c.80m north of the Site and the houses of Burlington Street (HER 16745.1.0). The houses on Burlington Street consisted of double-depth terraced houses, with enclosed gardens to the rear. They lay c.80m north of the Site.

5.6 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. Several cartographers began to map Manchester and its suburbs during the second half of the 18th century; unfortunately, the Site lies beyond the boundaries of these maps. However, Yate’s 1786 map labelled Chorlton Row (Plate 3). The map is too small a scale to provide any specific detail but shows the area of the Site as undeveloped, lying within an area of fields, with development at Ardwick and Hulme. Scholes’ trade directory of 1797 gives an insight into the kinds of occupations that were common within Chorlton by the end of the 18th century. Many of the occupants were listed with agricultural related jobs such as cow-keepers. Other occupations included butchers, merchants and shop keepers, indicating a growing commercial economy. Several gentlemen were also listed (Scholes, 1797).



Plate 3 Extract from Yates' 1786 Map of Lancashire, showing Chorlton-row

Johnson's map of 1818-9 shows that Greenheys had developed in to a settlement (Plate 4). The scale of the map is too small to provide details of the Site but shows Greenheys in the south-west area of Chorlton Row, bounded closely by Hulme to the north-west and Moss Side to the south. Development was scattered along Moss Side Lane to the west of the Site, whilst the surrounding area remained largely rural. The area consisted mainly of large estates such as Chorlton House to the north-east and Rusholme House to the south-east, as well as farmsteads such as Jackson's Farm and Hulme Farm a short distance to the north-west.



Plate 4 Extract from Johnson's 1818-9 map of Manchester, showing approximate Site area in Greenheys

Bancks and Co's *Plan of Manchester and Salford*, published in 1831 (Plate 5) provides the first detailed survey of the area, showing that the Site had been developed. The Site lay south of Burlington Street and contained two villa style houses, facing Greenheys Lane, with ornamental front and back gardens. In the rear garden of the northern villa, there was an additional building that was most likely a coach house. In addition, two double-depth terraced houses and outbuildings lay on Greenheys Lane, south of the two villas. The terraced dwellings also had front and back gardens enveloping them. The east edge of the Site consisted of enclosed fields. The southern edge of the Site is not shown on Bancks's plan.

Elizabeth Gaskell, a 19th-century writer, wrote a novel named *Mary Barton*, which was published in 1848, but set in 1839 and 1842. The first chapter of the novel provides a description of Greenheys in the mid-19th century, stating that *'There are some fields near Manchester, well known to the inhabitants as 'Green Heys Fields,' through which runs a public footpath to a little village about two miles distant. In spite of these fields being flat, and low, nay, in spite of the want of wood (the great and usual recommendation of level tracts of land), there is a charm about them which strikes even the inhabitant of a mountainous district, who sees and feels the effect of contrast in these commonplace but thoroughly rural fields, with the busy, bustling manufacturing town he left but half-an-hour ago. Here and there an old black and white farm-house, with its rambling out-buildings, speaks of other times and other occupations than those which now absorb the population of the neighbourhood. Here in their seasons may be seen the country business of haymaking, ploughing, &c., which are such pleasant mysteries for townspeople to watch: and here the artisan, deafened with noise of tongues and engines, may come to listen awhile to the delicious sounds of rural life: the lowing of cattle, the milkmaid's call, the clatter and cackle of poultry in the old farmyards. You cannot wonder, then, that these fields are popular places of resort at every holiday time; and you would not wonder, if you could see, or I properly describe, the charm of one particular stile, that it should be, on such occasions, a crowded halting-place'* (Gaskell, 1848). Bancks's map (Plate 5) shows that Greenheys continued to consist of fields and farmsteads, such as Jackson's Farm, a short distance to the north-west of the Site. A depiction of the area dated 1840 paints a similar picture (Plate 6). However, in the immediate area, new streets were being laid and developed.

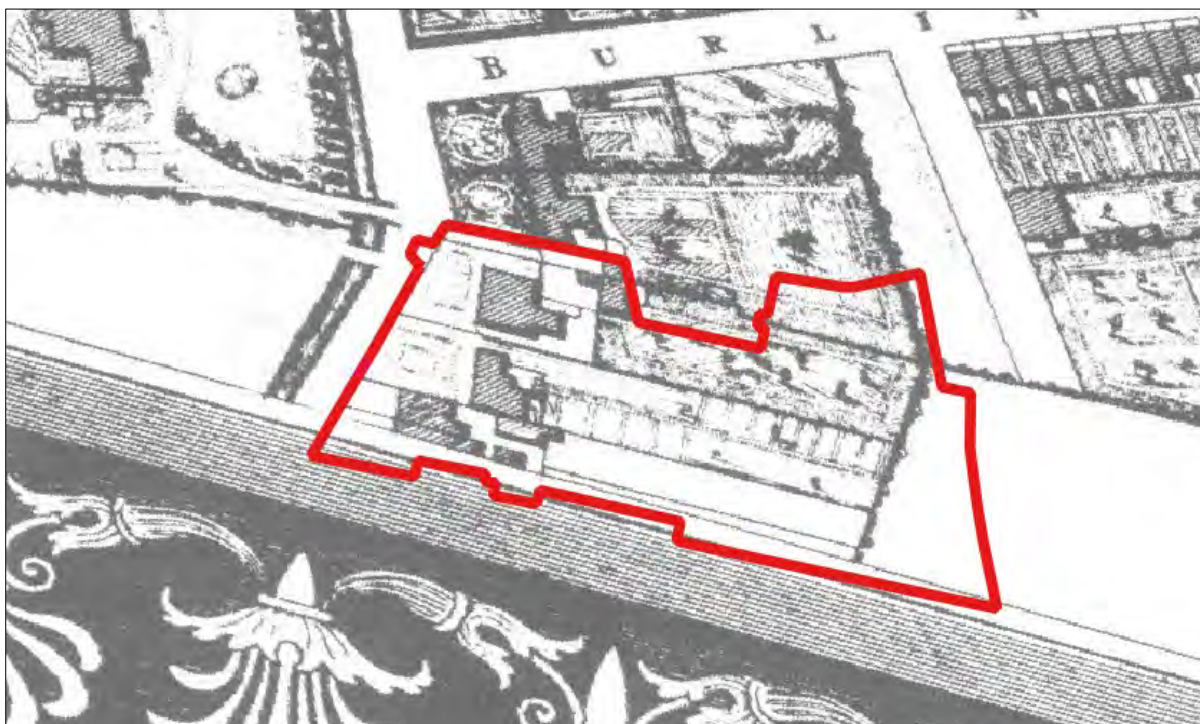


Plate 5 Extract from Bancks and Co's 1831 Map of Manchester and Salford, showing the Site boundary



Plate 6 Greenheys Lane as it was in 1840, courtesy of Manchester Local Image Collection

The next available map that captures the Site is the Ordnance Survey map of 1851 (Fig 3; Plate 7), which is the first accurate plan that details the Site. The map reveals that the villas remained unchanged, although the southern villa on Greenheys Lane appears to have been

extended at the rear. Further development within the Site consisted of four double-depth terraced houses, which had been constructed with front and back gardens along Park Street, in the eastern half of the Site. In addition, a larger dwelling had been built north on Park Street. The larger building had access to a large enclosed ornamental garden that fell within the north-east of the Site. Slater's trade directory of 1850 lists the double-depth dwellings as No. 1-4 Park Street. No. 1 was occupied by Mrs Harriet and St William Bareman, No. 2 by Rhodes Chas. Geo. Bankers' clerk, No. 3 by George Goodess, a painter, and No. 4 occupied by John Alfred Potter, who was a bookkeeper (Slater, 1850, p. 616). The land along the southern boundary of the Site was vacant and the centre of the Site remained ornate gardens associated with the villas.

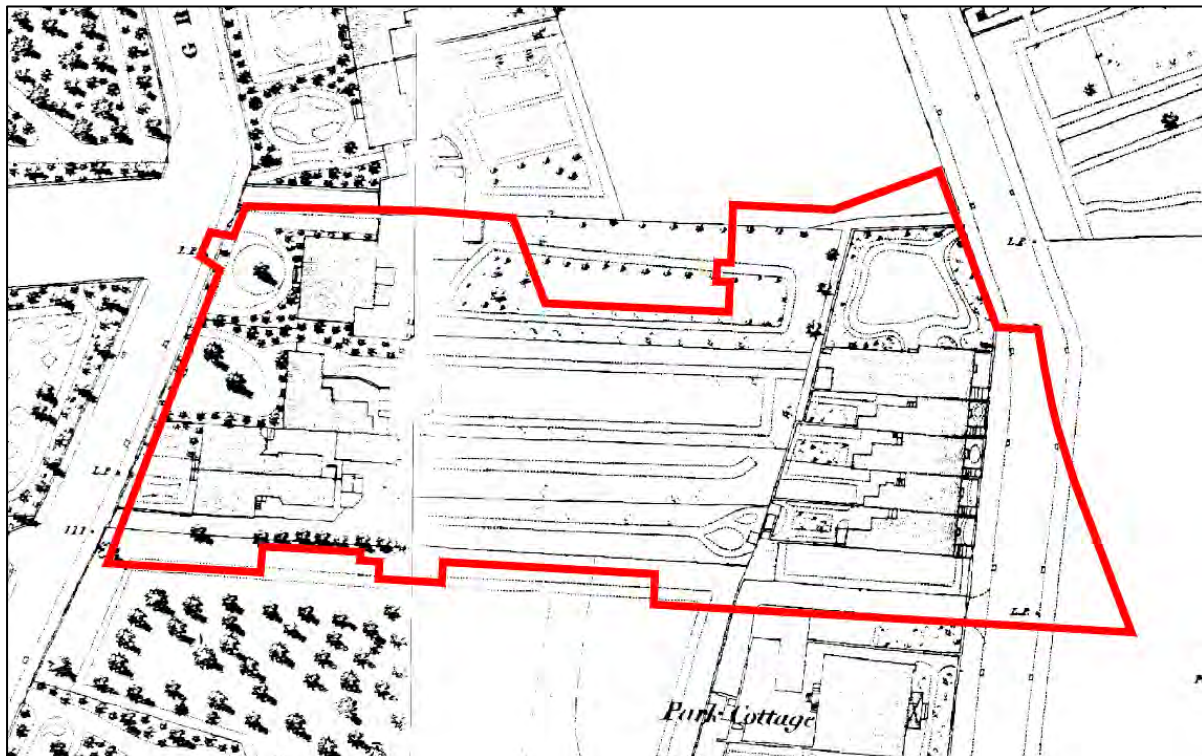


Plate 7 Extract from the Ordnance Survey Town Plan of 1851, showing the Site boundary

The Ordnance Survey Map of 1891 (Fig 4; Plate 8) shows further development within the Site. The villas remained within the Site, however the large gardens to the rear of them had been reduced, and the land had been built upon. Glass houses (or greenhouses) had been built in the front garden of the southernmost villa and to the rear of the villa in the north of the Site. The glass houses may have been heated by the sun, or could have functioned as hot houses, which had heating systems. The map shows that both villas had paving lights, which indicates that the buildings contained cellars. The census returns reveal that the northern villa was occupied in 1891 by the Redfern family. The head of the family George Redfern was a decorator. A domestic servant was also listed within the property, indicating that the family were middle class (*Census Returns for Greenheys Lane, 1891*). The southern villa within the Site was occupied by the Hibbert family, the head was a retired watchmaker (*Census Returns for Greenheys Lane, 1891*).

Both double-depth terraced dwellings on Greenheys Lane were occupied by the same family. The head of the family (James Williamson) was a horse dealer. After he retired, his son (James Williamson Junior) took over the family business (Slater, 1895, p. 582). Barker's Riding School on Burlington Street lay directly north of the Site (*Manchester Courier*, 12 January 1895). The horse dealers occupying the double-depths on Greenheys Lane may have been associated with the school. The Ordnance Survey map of 1891 shows that both houses had paving lights, indicating that they were cellared.

A second courtyard to the rear of the double-depth houses on Greenheys Lane was situated in the south of the Site. The courtyard is labelled on the Ordnance Survey map of 1891 as 'Park Mews'. The re-occurrence of the word 'Park' could indicate a presence of a previous deer park or enclosure of some kind within the area. Along the northern side of Park Mews lay 14 more single-depth buildings. The 19th-century census returns do not record any inhabitants along Park Mews, suggesting that the buildings were not domestic. The 1871 census returns, however, lists 'Greenheys Lane, Park Mews' as being occupied by the Williamson family (*Census Returns for Greenheys Lane, Park Mews, 1871*), who were horse dealers. The entry in the 1871 census may suggest that the family owned the property within Park Mews and that the single-depth buildings functioned as stables. The same family that occupied the southern double-depth house on Greenheys Lane, in Slater's 1895 directory. In addition, several rectangular buildings of differing sizes, arranged in an L-shape, lay within the eastern part of Park Mews. The function of these buildings is currently unknown, though they may have represented storage facilities, workshops, sheds or stables.

An additional double-depth terrace had been built adjoining those on the west side of Park Street. The occupants of these dwellings were most likely middle-class with more specialised jobs. According to Slater's trade directory of 1895, the householders were employed as an agent, householders, a manager, a joiner, a warehouseman and an auctioneer (Slater, 1895, p. 693). Several more double-depth houses had been constructed on the east side of Park Street, four of which fell partly within the south-east of the Site. All the houses on Park Street show paving lights.

Behind the probable coach house in the north of the Site lay six single-depth buildings. These were orientated north to south and appeared to be accessed by the grounds of the riding school, just north of the Site. These buildings may have represented stables, sheds or workshops. Several rectangular buildings, surrounding a rectangular courtyard lay south-east of the single-depth buildings. These buildings lay on the footprints of the previous ornamental gardens behind the villas. The eastmost building had an external staircase, which could have been used for loading vehicles. The Ordnance Survey map also shows a potential chimney within the courtyard. The purpose of the buildings is currently unknown, though they could have functioned as workshops, sheds, storage facilities or small industrial buildings.

Along Orchard Street several more double-depth houses were constructed, south of the Site. Some of the back gardens associated with the double-depth houses fall partially within the southern boundary of the Site.

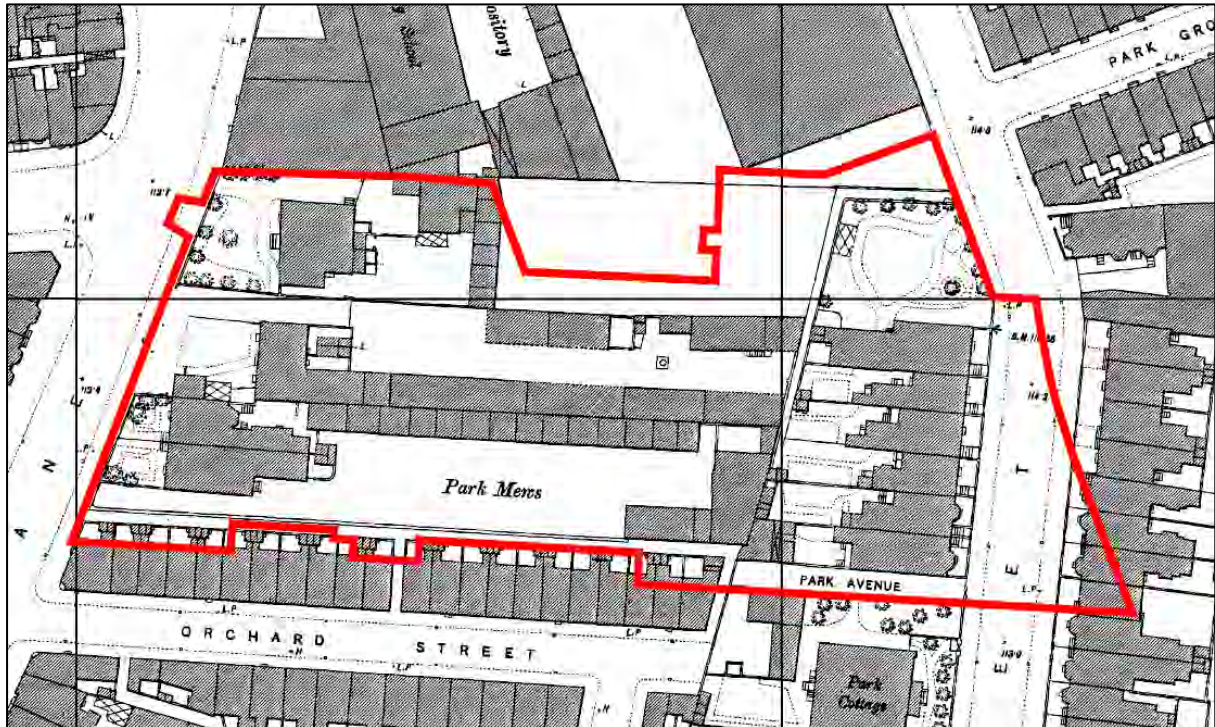


Plate 8 Extract from the Ordnance Survey Town Plan of 1891, showing the Site boundary

The next available map showing the Site is the Ordnance Survey Map of 1908 (Fig 5; Plate 9). The map demonstrates more development within the Site. The northern villa on Greenheys Lane had been demolished and replaced (or converted) with double-depth, semi-detached buildings. A covered entrance way led to buildings to the rear of the properties. A larger rectangular building had been built on the previous footprint of the coach house, with ancillary buildings next to the south and west elevations of the building. The various buildings to the rear of the villas had been demolished. A large rectangular building, accessed by Greenheys Lane, had been built within the centre of the Site. Park Street and Park Mews remained unchanged. Little change can be seen on the Ordnance Survey Map of 1922 (Fig 6), apart from two rectangular buildings that fell partially within the Site along the northern boundary. They were most likely building associated with the riding school. Slater's trade directory of 1911 list Baker's riding school as containing horse and carriage repository (Slater, 1911, p. 110)

Slater's trade directory of 1911 also records the buildings along Greenheys Lane as No.5-13. These houses were occupied by a coach proprietor, an electrician, a foreman, a householder and a horse keeper (Slater, 1911, p. 413). The houses along Park Street were occupied in 1911 by a coachbuilder, a plumber and three separate householders (Slater, 1911, p. 633). The trade directory may further suggest that the buildings to the rear of Greenheys Lane functioned as stables, workshops (presumably associated with coach building) and storage.

An aerial photograph taken of the Site in 1924 (Plate 10) shows the same configuration of buildings that were captured on the Ordnance Survey map of 1908 (Plate 9; Fig. 5) and 1922 (Fig. 6). The photograph shows that most of the buildings to the rear of the houses on Greenheys Lane were single-storey warehouses, sheds and workshops. The two prominent early 19th-century building on Greenheys Lane are also clearly visible in the photograph.

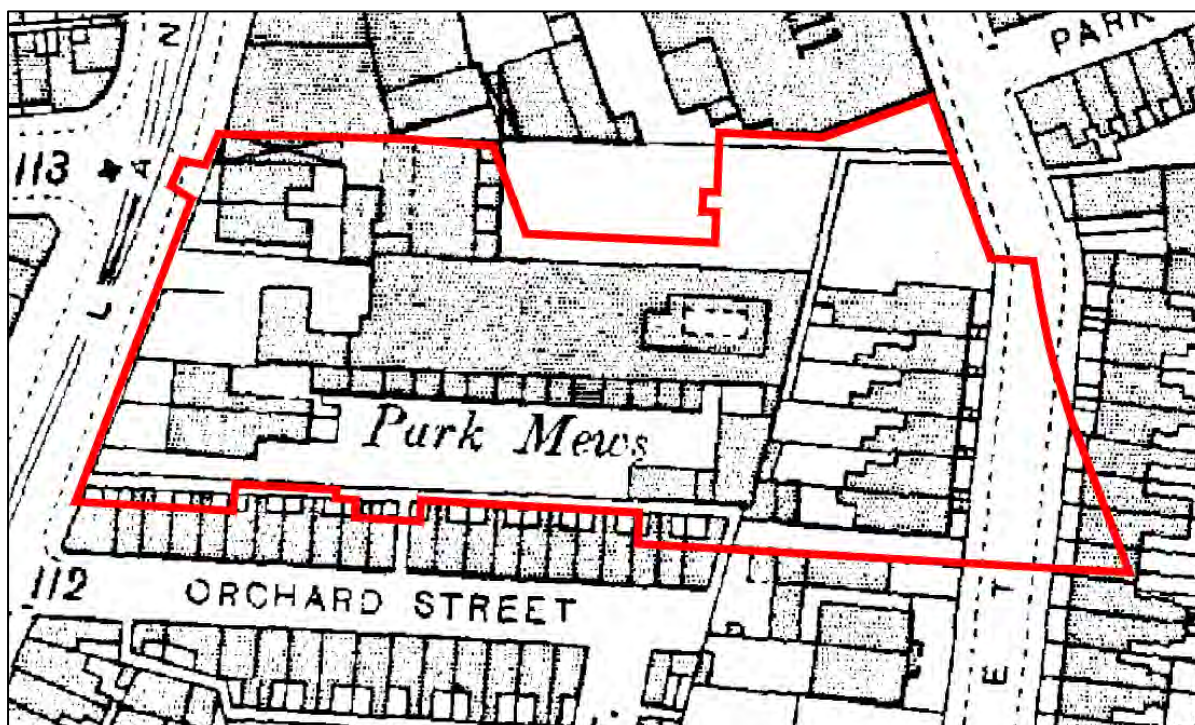


Plate 9 Extract from the Ordnance Survey County Series Map of 1908, showing the Site boundary



Plate 10 Aerial image the Site and surrounding area in 1924, courtesy of Manchester Local Image Collection

The Ordnance Survey Map of 1950 is the next map to capture the Site (Fig 7; Plate 11), which illustrates significant change to the area. Most of the buildings within the Site had been demolished and redeveloped into two large buildings that fronted Greenheys Lane. The only 19th-century buildings that remained standing were the semi-detached, double-depth houses on Greenheys Lane in the north of the Site four of the double-depth houses on the west side of Park Street and the houses on the east side of Park Street. The houses and backyards continued to stand along Orchard Street, bordering the southern Site boundary.

The 1963 Ordnance Survey map (Fig 8) shows that the Site remained unchanged. The only additional detail that it provides is that the large building that occupied most of the Site was a garage.

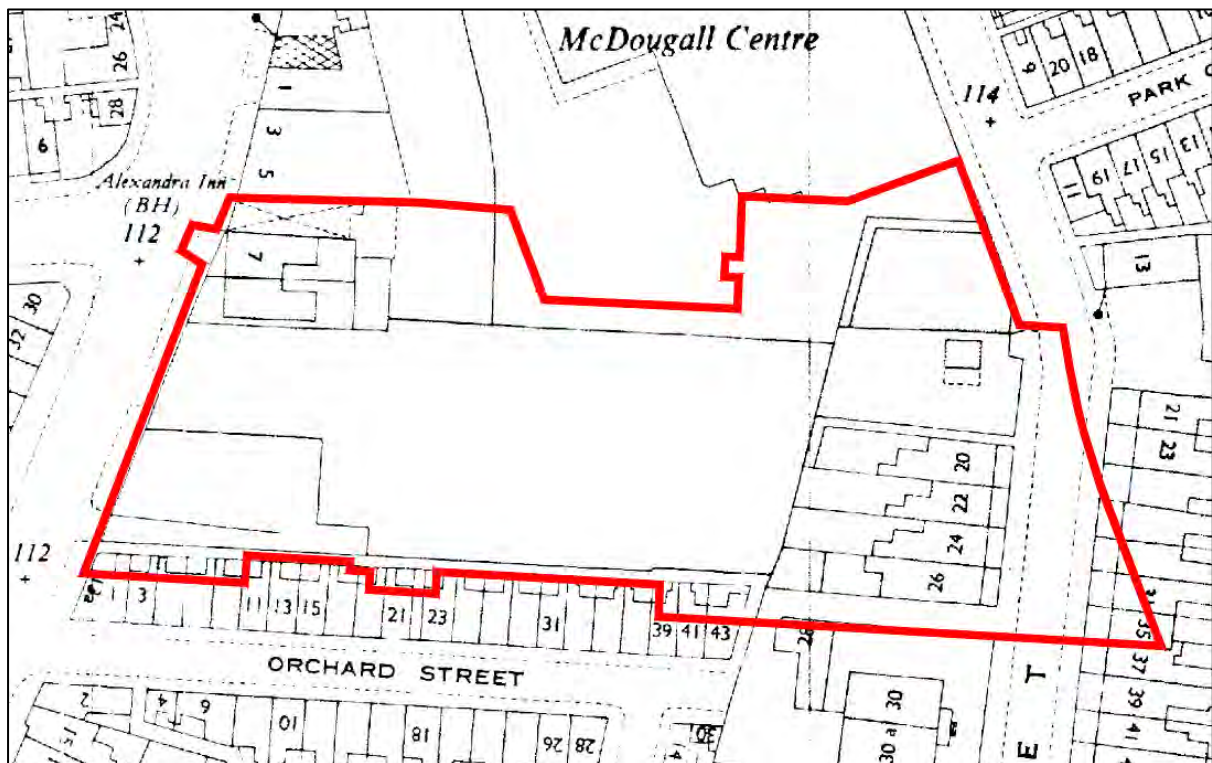


Plate 11 Extract from the Ordnance Survey National Grid Map of 1950, showing the Site boundary

By the 1980s, the remaining double-depth houses in the west and south of the Site were demolished in preparation for the construction of Pencroft Way. The semi-detached, double-depths that lay on Greenheys Lane had been extended into a factory. The garage is labelled on the Ordnance Survey map of 1985 (Plate 12) as a 'depot'.

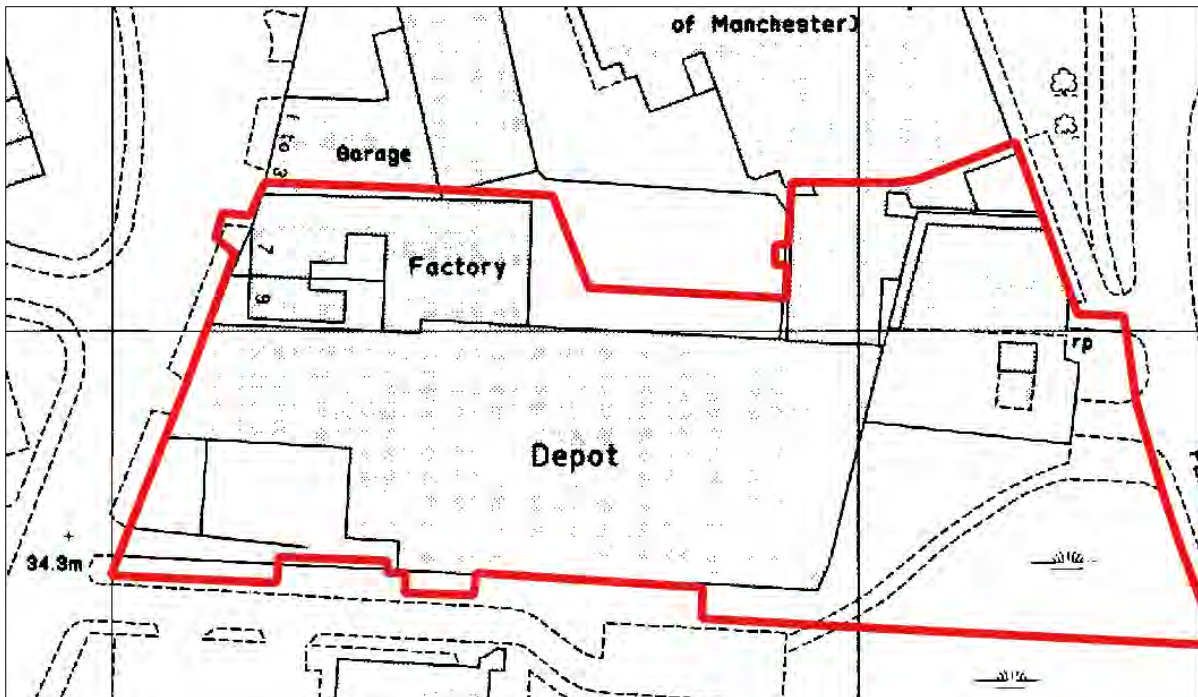


Plate 12 Extract from the Ordnance Survey National Grid map of 1985, showing the Site boundary

Currently, the depot building is being used as the Greenheys Business Centre with associated car parking. The double-depths on Greenhey Lane still remain but as commercial spaces.

5.7 Previous archaeological works

No previous archaeological works have taken place within the Site. In total, 11 archaeological events have been recorded within a 500m radius of the Site. Non-intrusive events include six desk-based assessments, a building recording, and a watching brief. Intrusive archaeological investigations include two trial trenches and an excavation.

A desk-based assessment was produced in 2015 only a short distance from the Site (40m north) by Oxford Archaeology North (EGM4206). This assessment was focused on an area of land on Coupland Street and revealed that the site had the potential to contain 19th century housing, a Roman Catholic school on Greenheys Lane and a former College Cinema. It was recommended that an intrusive archaeological investigation was required to establish the structural remains of the early 19th-century houses that lay beneath the extant building on Coupland Street (Oxford Archaeology North, 2015).

In 2017, Salford Archaeology were commissioned to complete work on Coupland Street (EGM4379; 40m north of the Site). The evaluation was carried out in the light of the conclusions drawn from the previous desk-based assessment to support a planning application. The work comprised the excavation of two trenches, which were placed across the footprint of a number of early 19th-century workers' housing and their associated rear garden areas. The excavation revealed buried structural remains of a row of double-depth terraced houses on Coupland Street. Well-preserved foundations of two of the component

houses survived *in-situ*, although the outbuildings and gardens to the rear had been subject to disturbance during the latter 20th century. They represented an early stage of development of Chorlton Row as an important suburb to the booming industrial town of Manchester (Salford Archaeology, 2017).

5.8 Summary of archaeological potential

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

The Site likely remained agricultural during the post-medieval period and the potential for remains from this period are considered to be low.

By the early 19th century, the Site had been partially developed. The western side of the Site consisted of two villas and two semi-detached double-depth houses, fronting Greenheys Lane, with accompanying front and back ornamental gardens, potential cellars, and glass houses or hot houses. In the mid-19th century, four double-depth terraces and a larger dwelling with accompanying gardens were built in the eastern half of the Site along Park Street.

Several more buildings were constructed by the end of the 19th century, including several single-depth buildings, a series of long rectangular buildings, behind the houses on Greenheys Lane and in a courtyard called Park Mews. The function of these buildings is currently unknown, and they could have been associated with sheds, stables or workshops. The back gardens of several double-depth terraces along Orchard Street lay partially within the southern half of the Site. The front aspect of three double-depth houses on the east side of Park Street lay in the east edge of the Site.

At the beginning of the 20th century, the northern villa had been demolished and replaced (or converted into) with semi-detached, double-depth houses. The ancillary building behind the northern villa had been replaced with a larger rectangular building. The row of long rectangular buildings behind the southern villa had been replaced with a large building that dominated the centre of the Site.

By 1950, all the buildings within the Site had been demolished, apart from the two double-depths houses on Greenheys Lane, the four double-depth houses on the west and east side of Park Street and the houses along Orchard Street.

A garage dominated the footprint of the Site by 1963. The double-depth houses on Park Street were demolished in preparation for the construction of Pencroft Way by the 1980s and the double-depth houses on Greenheys Lane were extended into a factory.

Currently the Site is occupied by the Greenheys Business Park and associated car parking, the semi-detached double-depth houses remain as commercial spaces.

The Site has high potential to contain remains from the industrial period, including the remains of cellars associated with 19th-century housing.

6. Site Inspection

A Site visit was undertaken on 24th March 2023. The aim of the Site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

The extant Site plot currently comprises of the Greenheys Business Centre with associated hard-standing car park in the east and south-west and the semi-detached double-depth houses that were now used for commercial space.

The Greenheys Business Centre is the same building that was originally a garage, shown on the Ordnance Survey map of 1963. The front elevation, which faces onto Pencroft Way, has recently been renovated (Plate 13). The rear of the building retains the original character of the garage but has seen various alterations in the 20th/21st century. These alterations are evident through the bricked-up windows and previous entrance ways and the mixture of more recent and older brickwork visible in the elevations of the building (Plate 14, Plate 15, Plate 16 & Plate 17). In the west of the Site, near the fire escape, there is a smaller hard-standing carpark. Air-inlet vents are visible, which feed into a small sunken boiler room that is currently used within the Business Centre (Plate 14 & Plate 15). There are no other basements within the building.



Plate 13 Photograph of Greenheys Business Centre, facing west



Plate 14 Photograph of west end of the garage that lies within the Site, facing north



Plate 15 Photograph of the west end of the garage and car park in the west of the Site, off Greenheys Lane, facing east



Plate 16 Photograph showing west elevation of the garage, looking east from Greenheys Lane



Plate 17 Photograph showing the south elevation of the garage that front Greenheys Lane, facing north

In the north of the Site there is an additional car park that falls partially within the Site. The right side of the building shows more bricked up entry or window space and there is a retainer wall between the newer and older halves of the buildings (Plate 18 & Plate 19).



Plate 18 Photograph showing different building phases within the garage, facing south

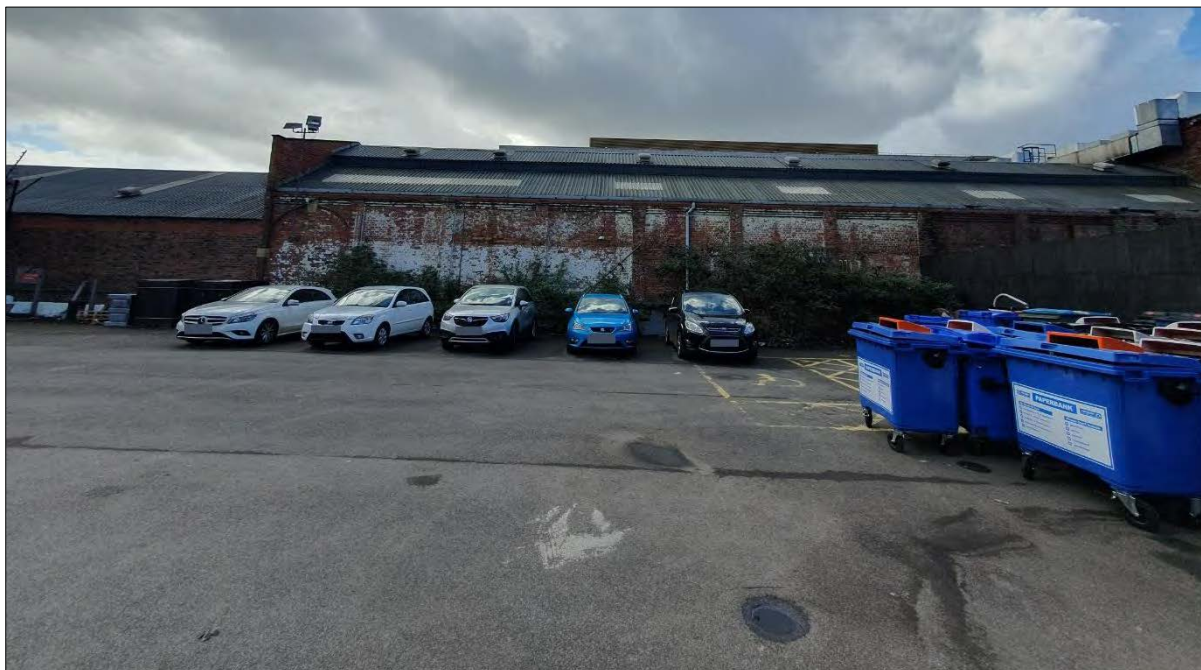


Plate 19 Photograph of the garage within the Site, facing south

The two double-depth houses that front Greenheys Lane that were converted into a factory continue to stand within the Site (Plate 20). However, they appear to have been converted back into double-depth houses and are currently in commercial use.



Plate 20 Photograph of double-depth terraces on Greenheys Lane, facing east

7. Gazetteer

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Study Area and elements of the historic landscape. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer entries are shown on Figures 9-12 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Garden soils
Designation	No designation
HER Number	-
Site Type	Relict soils (site of)
Period	19 th century
NGR	384253, 396282; 38420, 396289; 384300, 396292
Source	OS Mapping; Bancks and Co's Map
Description	Several ornamental gardens shown on OS maps. Front and back gardens encompass the houses along Greenheys Lane, as well back gardens of double-depth terraces. Majority of the gardens had been built over by the 20 th century. The survival of the pre-industrial landscape is rare in Manchester and Salford and has often been removed by extensive development from the 19 th century.
Assessment	Most of the medieval to post-medieval landscape is likely to have been removed by the later 19 th -century and 20 th -century development of the Site but cannot be completely discounted and may survive in discrete areas of the Site.

Gazetteer Entry 02

Site Name	Greenheys Lane Villas
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	Early 19 th century
NGR	384217, 396297; 384217, 396292
Source	Bancks & Co's map; OS Mapping; Slater's trade directories; census returns
Description	Two detached irregular shaped villas that faced Greenheys Lane. First appeared on Bancks and Co's map of 1831. Both houses had large ornamental gardens to the front and rear of the property, with outbuildings and possible hot houses (GE06). To the rear of the northern villa was an additional building that could possibly be an associated coach house. There are paving lights and external staircases on the Ordnance Survey map of 1891, which indicates that both houses had cellars. By 1908 the northern villa had been demolished. The southern villa was later demolished by 1950.
Assessment	Remains of the buildings may survive within the Site and therefore could be affected by the proposed development scheme, particularly the remains of

any cellars. However, the later buildings built on the Site in the 20th and 21st century may have affected the remains.

Gazetteer Entry 03

Site Name	Early 19 th -century double-depth houses
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	19 th century
NGR	384202, 396269
Source	Bancks and Co's map; OS mapping; Slater's trade directories; census returns
Description	Two double-depth terraces first seen on Bancks and Co's map of 1831. Fronting onto Greenheys Lane south of the two villas. The double depths contain front and garden ornamental gardens and outbuildings. Both houses show paving lights and external stairs on Ordnance Survey maps, indicating cellars. The houses are demolished by 1950.
Assessment	Remains of the buildings may survive within the Site, particularly any cellars, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 04

Site Name	Larger dwelling on Park Street
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	Mid-19 th century
NGR	384300, 396283
Source	OS mapping
Description	A larger dwelling that lay against the double-depth terraced houses on the west of Park Street. The building appears to be domestic, with a large ornamental garden to the north that falls partially within the Site. On the Ordnance Survey map of 1891, the dwelling shows paving lights, which is an indication of a cellar. The building is demolished by 1950.
Assessment	Remains of the buildings could survive within the Site, especially if it contained a cellar and therefore could be affected by the proposed development scheme.

Gazetteer Entry 05

Site Name	Mid to late-19 th -century double-depth houses.
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	19 th century
NGR	384321, 396280; 384342, 396259; 384242, 396265; 384287, 396263
Source	OS mapping; Slater's trade directories; census returns

Description	Several double-depth terraced houses that front onto Park Street. The back gardens of the double depths on Orchard Street also fall partially within the south of the Site. They were all demolished by the 1980s. Park Street houses were overlain by Pencroft Way. All of the houses along Park Street had pavement lights, which is an indication of cellars.
Assessment	Remains of the domestic buildings may survive within the Site, particularly any cellars, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 06

Site Name	Possible glass houses or hot houses
Designation	No designation
HER Number	-
Site Type	Glass or hot houses (site of)
Period	19 th century
NGR	384220, 396288; 384251, 396310
Source	OS mapping
Description	Three potential glass houses. One lay in the back garden of the northern villa on Greenheys Lane, next to the possible coach house. Another lay in the front garden of the southern villa on Greenheys Lane. The third lay within the large garden belonging to the larger dwelling on Park Street.
Assessment	Remains of the glass houses may survive within the Site therefore could be affected by the proposed development scheme.

Gazetteer Entry 07

Site Name	Single-depth buildings
Designation	No designation
HER Number	-
Site Type	Buildings (site of)
Period	19 th century
NGR	384257, 396307; 384258, 396281
Source	OS Mapping
Description	A row of six single-depth buildings, orientated north to south, situated at the rear of the northern villa on Greenheys Lane. Appear to be accessible from the grounds of the riding school, just north of the Site. An additional 14 single-depth buildings, orientated east to west, were built in the south of the Site. Part of a larger courtyard of buildings labelled on Ordnance Survey maps as 'Park Mews'. None shows paving lights or external staircases, highlighting that they may not have had cellars. They were all demolished by 1950. The function of these buildings is currently unknown; however, they may have represented stables, sheds or workshops.
Assessment	Remains of the buildings may survive within the Site and could be affected by the proposed development scheme, although they may have been affected by the later construction of buildings over the footprint.

Gazetteer Entry 08

Site Name	19 th -century buildings
Designation	No designation
HER Number	-
Site Type	Buildings (site of)
Period	19 th century
NGR	384279, 396296; 384264, 396287; 384291, 396269
Source	OS Mapping
Description	Various late 19 th -century buildings that were situated in the former rear gardens of the villas and double-depth houses on Greenheys Lane. Along the northern boundary of the Site, lay seven various rectangular-shaped buildings. The most eastern building has an external stair, which is in indication of a cellar. Immediately south, against the single-depth buildings lay five more rectangular buildings, that adjoined onto the rear of the southern villa on Greenheys Lane. In the east of Park Mews in the south of the Site, four additional buildings were arranged in an L-shape. The purpose of these buildings was unknown, they were most likely sheds, warehouses, workshops or small industrial buildings. By 1908 the buildings north of Park Mews were demolished. The Park Mews buildings were demolished by 1950.
Assessment	Remains associated with the buildings may survive within the Site and could therefore be affected by the proposed development schemes.

Gazetteer Entry 09

Site Name	Early 20 th -century building
Designation	No designation
HER Number	-
Site Type	Building (site of)
Period	20 th century
NGR	384267, 396290
Source	OS Mapping
Description	A large building that was built by the Ordnance Survey map of 1908. It lay on the footprint of the various buildings from the 19 th -century in the north of the Site. The purpose of the building is unknown but was most likely an industrial building. It was demolished by 1950.
Assessment	Remains associated with the building may survive within the Site and could therefore be affected by the proposed development scheme.

Gazetteer Entry 10

Site Name	20 th -century buildings
Designation	No designation
HER Number	-
Site Type	Buildings (site of)
Period	20 th century
NGR	384251, 396310; 384225, 396308; 384288, 396304; 384305, 396303

Source	OS Mapping
Description	Various buildings built within the north of the Site. Semi-detached double-depth housing had been built on the footprint of the northern villa on Greenheys Lane. The possible coaching house was replaced by a large rectangular building that adjoined the single-depth houses. Smaller ancillary buildings were built between the double-depth house and the former coaching house. Two additional buildings fall partially within the northern half of the Site on the Ordnance Survey map of 1922. These buildings are within the grounds of the riding school and were most likely associated with the school. All the buildings apart from the semi-detached houses were demolished by 1950. The houses were later extended into a factory on the Ordnance Survey map of 1963. The houses are currently used as commercial space.
Assessment	Remains associated with the building still survive within the Site and therefore, could be affected by the proposed development scheme.

Gazetteer Entry 11

Site Name	20 th -century garage
Designation	No designation
HER Number	-
Site Type	Building (site of)
Period	20 th century
NGR	384257, 396284
Source	OS Mapping
Description	A garage dominated the footprint of the Site on the Ordnance Survey map of 1963. On the 1980 map it labels the garage as a depot. The building is currently the Greenheys Business Centre.
Assessment	The exterior of the garage is still standing today and survives within the Site and could be affected by the proposed development scheme.

8. Significance

8.1 Policy context for heritage assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

8.2 Designated heritage assets

The Site is situated within 500m of 12 designated heritage assets, however, the proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report (see Section 2.3).

8.3 Significance of the archaeological resource

8.3.1 *Historical and archaeological interest*

Historical interest

The Site lay within the manor of Chorlton, which was recognised as a separate township formerly known as Chorlton Row (Chorlton-upon-Medlock), by 1618. Chorlton transformed from an agricultural area to an industrial township during the late 18th and 19th centuries, housing both an industrial working population and also middle-class housing developments. The Site comprised of 19th-century villas with ornate gardens, double-depth houses, and single-depth buildings (possibly stables or workshops) amidst a growing, closely packed industrial centre, which adds to the historic interest. Manchester was at the forefront of the industrial revolution and therefore the Site may be considered to be of historic interest.

Archaeological interest

Archaeological remains within the Site could be associated with the residential use of the area, comprising of garden soils (GE01), and 19th-century houses and associated buildings (GE02-08). Any surviving garden soils would be of archaeological interest as few remains of the former landscape survive within Manchester today. Any remains associated with the double-

depth and villa houses would be of little archaeological interest as many examples survive within Manchester today.

8.3.2 Baseline significance conditions

Period

No prehistoric, Roman or medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be low due to later 19th- and 20th- century development.

The most likely remains to be encountered within the Site would date to the industrial period, which could include relict soils (GE01) and 19th-century houses and buildings (GE02-08). Sites reflecting Manchester's industrial heritage may be considered significant due to period.

Rarity

Buried remains pre-dating the 19th century would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period. Garden soils (GE01) have the potential to hold pre-industrial remains.

Archaeological remains associated with the early 19th-century domestic houses may not be considered rare as several examples have been excavated in the past 30 years.

Documentation

The historical development of the Site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group value

The Site lies within an area of Manchester that was developed from the early industrial period onwards. The buildings erected within the Site consisted of residential buildings, but they would not be considered of group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. There is limited potential to find that some of the domestic buildings had cellars although this is currently unknown. However, any buildings containing cellars or deep structures are more likely to survive as *in-situ* buried remains.

Fragility / vulnerability

Any buried archaeological remains, should they be present and survive *in situ*, are vulnerable to damage or destruction during any earth-moving works associated with the restoration scheme.

Diversity

The remains within the Site are mostly associated with the development of Manchester during the industrial period, and therefore may not be considered significant due to diversity.

Potential

There are no prehistoric, Romano-British or medieval remains within the Site or immediate environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be very low.

The Site contained several ornamental gardens that accompanied the houses in the 19th century. The survival of former garden soils may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/, Table 3):

Industrial Period	
IND08	To what extent were post-medieval geometric garden landscapes swept away by post-1750 landscaping?
IND21	How did industrial period towns affect the pre-existing historic landscape?
IND84	How can we identify the development of public parks and the changing uses of green spaces within the urban environment within the industrial period?

Table 3 Industrial period research agendas

The Site also has the potential to contain 19th-century houses. The survival of these houses may have some potential to address the research agenda outlined in the current *Archaeological Research Framework for North West England*: (researchframeworks.org/nwrf/industrial/, Table 4):

Industrial Period	
IND22	How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?
IND26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?
IND28	How well studied and understood are the back yards of workers housing and what is their significance?

Table 4 Industrial period research agendas

The 19th-century houses may have been affected by the construction of the 20th-century buildings, but it is possible that the cellars survive. Therefore, they have the potential to address the research aims listed in the table above.

8.4 Summary of significance

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

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

The Site has limited potential to contain garden soils (GE01) that would be of low (local) significance. The Site has high potential to contain 19th-century buildings, which would be of low (local) significance.

9. Impact assessment

9.1 Development Proposals

This document has been prepared for Bruntwood SciTech Limited to support a planning application for the development of a seven-storey building comprising of commercial floorspace across six occupiable floors (Use Class E), associated cycle parking, hard and soft landscaping, access and servicing and other associated works. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

9.2 Impact upon archaeological resource within the Site

Delivery of the development proposals will necessitate some ground-breaking and landscaping works across the Site, with potential to impact on buried archaeological remains.

This assessment has demonstrated that the Site has the potential to retain buried remains of 19th-century villas, double-depth houses, ornamental gardens and the back yards of workers' houses. Any such remains that do exist within the Site are likely to be of low (local) significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

10. Recommendations

10.1 Heritage Assets

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

10.2 Further Investigation

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. Following consultation with GMAAS, a targeted evaluation may be required.

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

Sources

Cartographic sources

Yates' Map of Lancashire, 1786

Casson and Berry's map of Manchester, 1741

Bancks & Co's map of Manchester and Salford, 1831

Ordnance Survey 1:1056 Town Plan of 1851

Ordnance Survey 1:500 Town Plan of 1891

Ordnance Survey 1:2500 County Series Map of 1908

Ordnance Survey 1:1250 National Grid Map of 1950

Ordnance Survey 1:2500 National Grid Map of 1963

Ordnance Survey 1:1250 National Grid Map of 1985

Newspapers

Manchester Courier, 12th January 1895

Census Returns

Census returns for Greenheys Lane, Park Mew, Manchester, Lancashire, 1871. Record Set: England, Wales & Scotland Census. Archive reference: RG10. Piece Number: 3994. Folio: 42. Page: 16

Census returns for Greenheys Lane, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number 3189. Folio: 17. Page: 27

Census returns for Greenheys Lane, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number: 3189. Folio: 16. Page: 26

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<https://researchframeworks.org/nwrf/research-agenda/>

Date accessed: 23/3/2023

Manchester Local Image Collection

images.manchester.gov.uk/index.php?session=pass

Date accessed: 04/04/23

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Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed on the Ordnance Survey 1:1056 Town Plan Map of 1851
- Figure 4: Site boundary superimposed on the Ordnance Survey 1:500 Town Plan Map of 1891
- Figure 5: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1908
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1922
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:250 National Grid Map of 1950
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map of 1963
- Figure 9: Gazetteer sites superimposed onto modern mapping
- Figure 10: Gazetteer sites superimposed onto modern mapping
- Figure 11: Gazetteer sites superimposed onto modern mapping
- Figure 12: Gazetteer sites superimposed onto modern mapping
- Figure 13: Area of archaeological potential

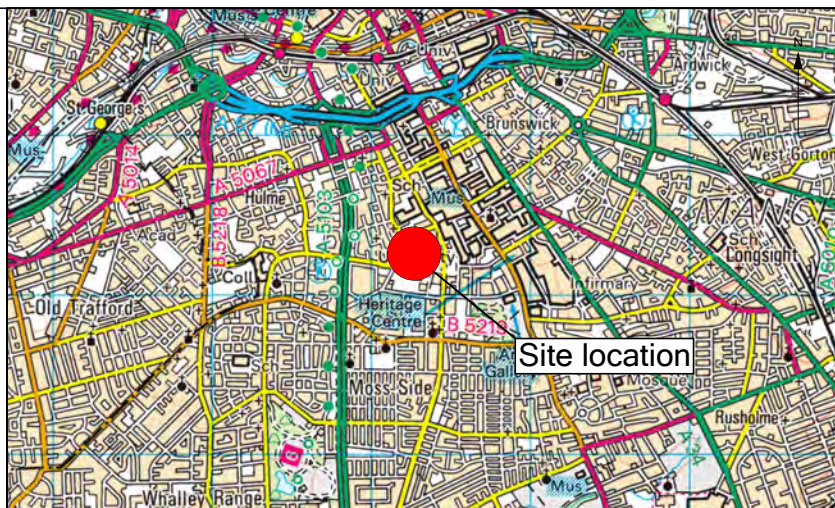


Figure 1:

Site Location

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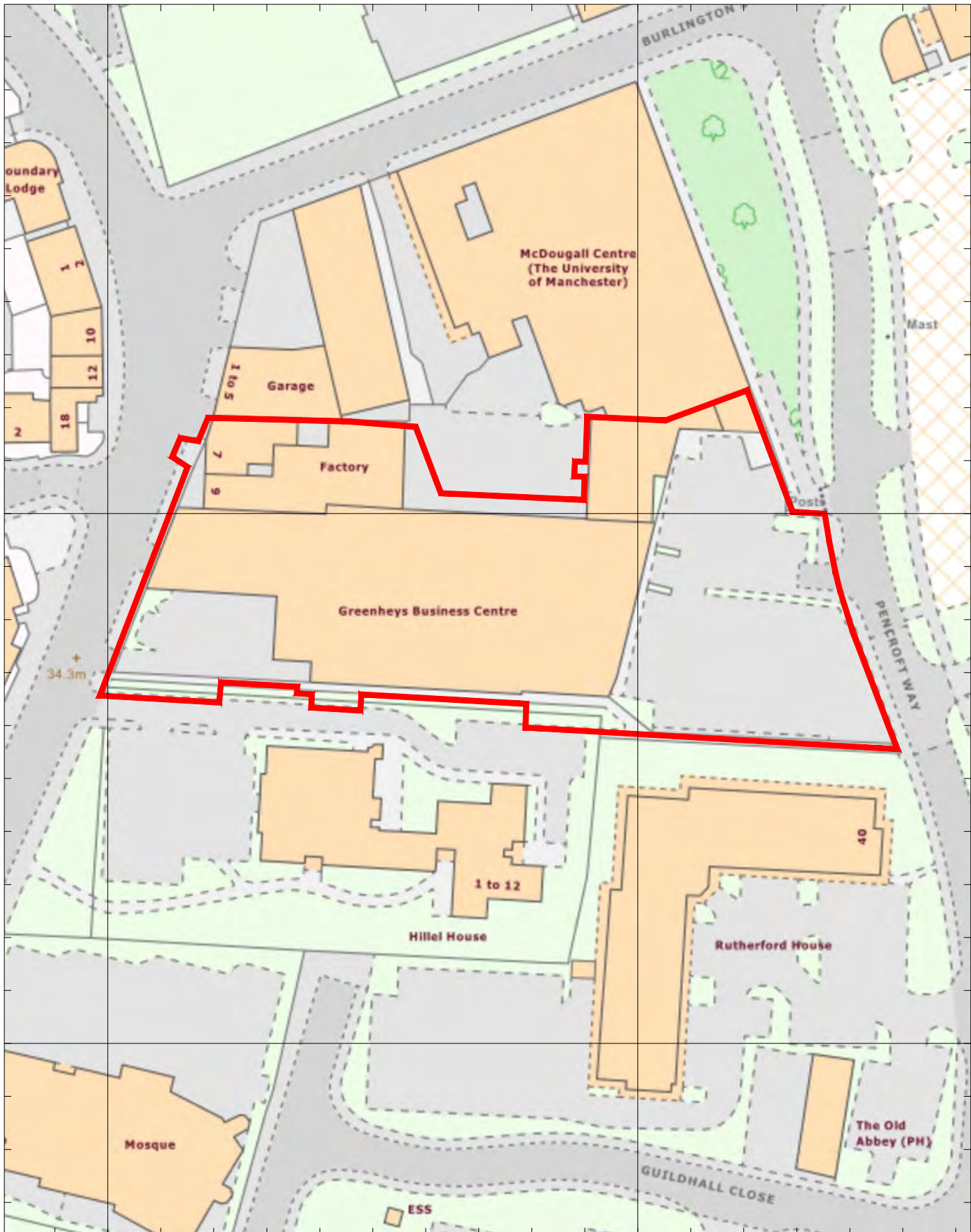


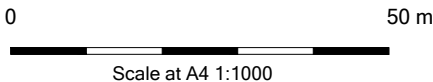
Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:
 Site Boundary

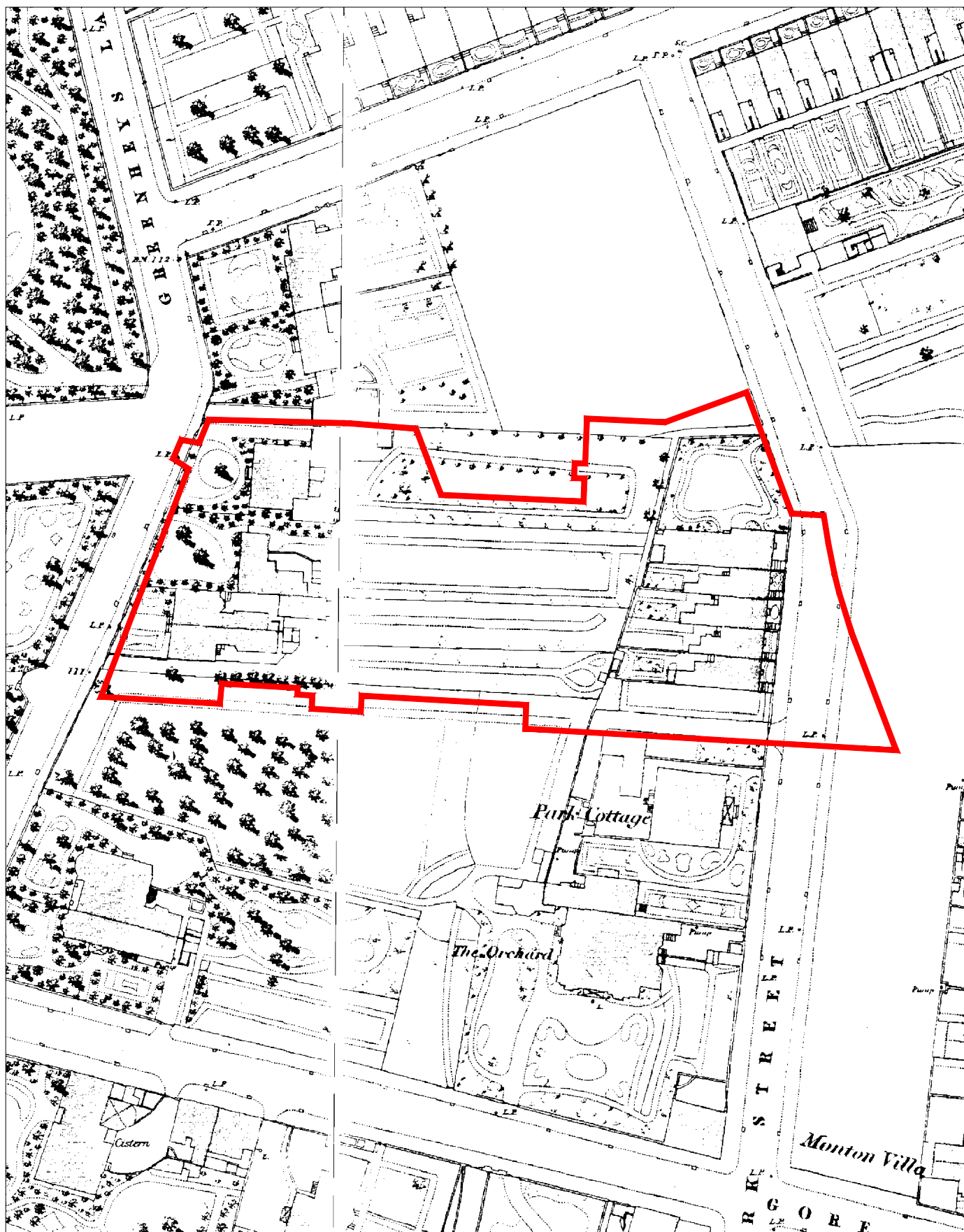


Figure 3:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1851

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Key:

— Site Boundary



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0 50 m

Scale at A4 1:1000

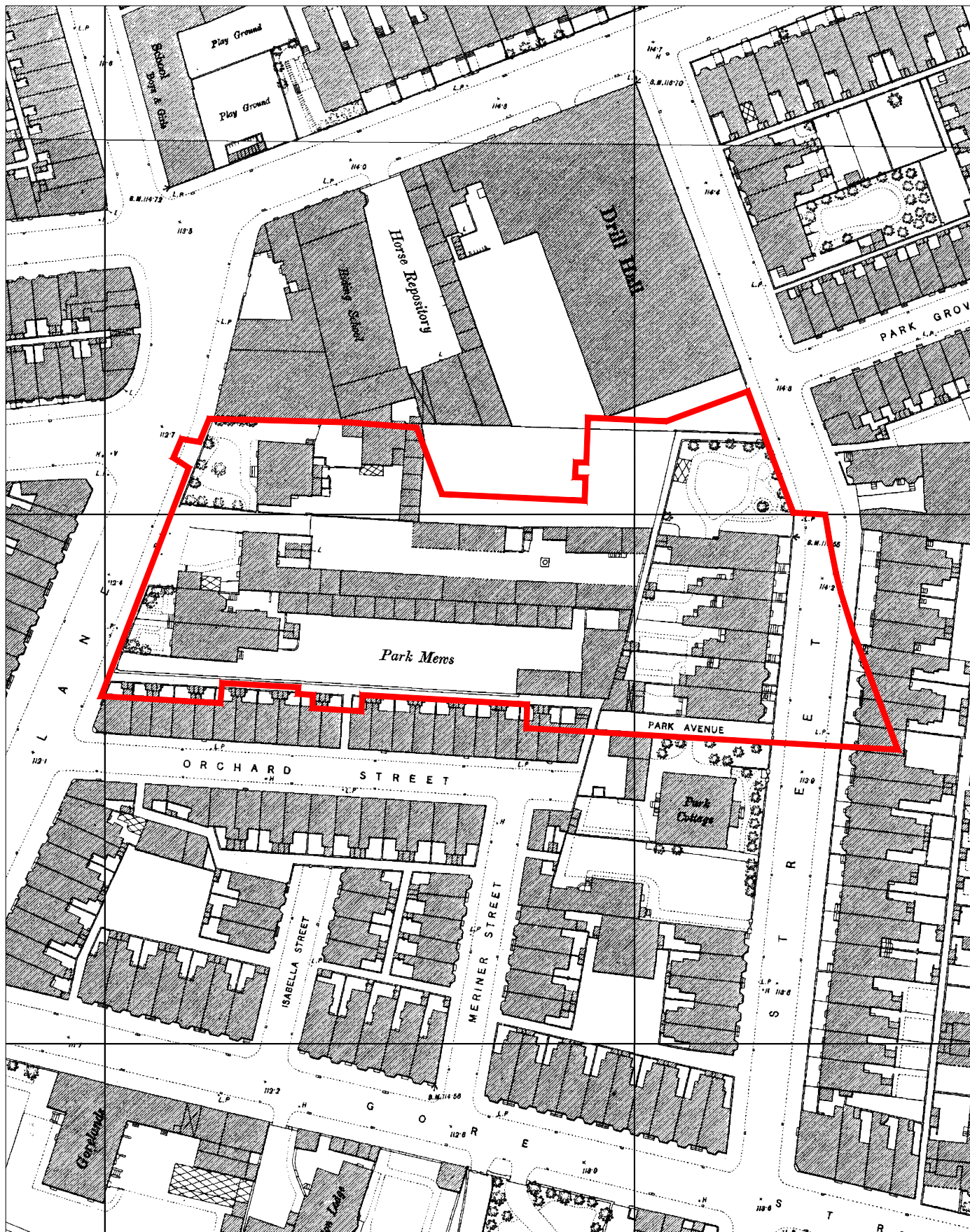


Figure 4:

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

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Key:

— Site Boundary



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Scale at A4 1:1000

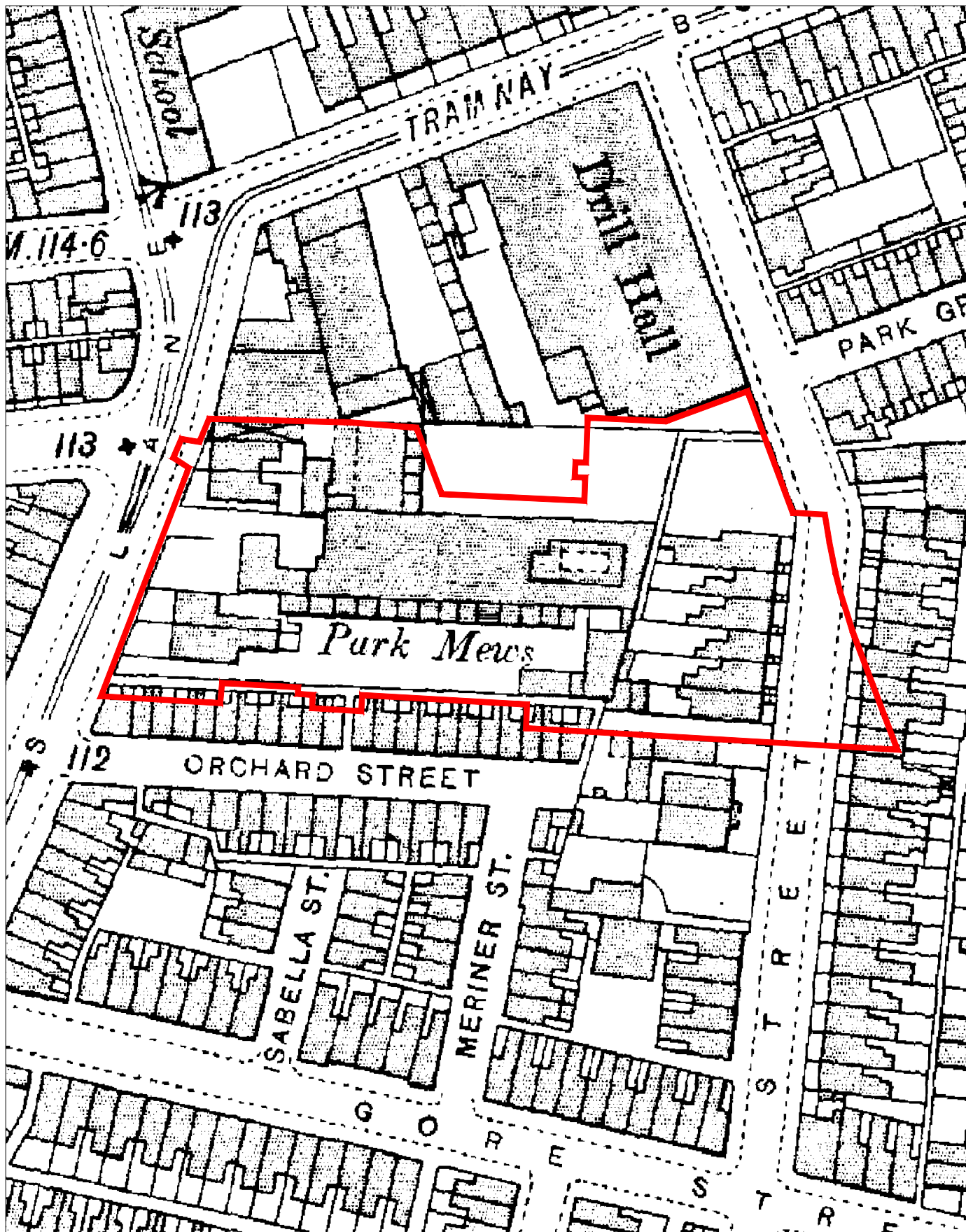


Figure 5:

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

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— Site Boundary



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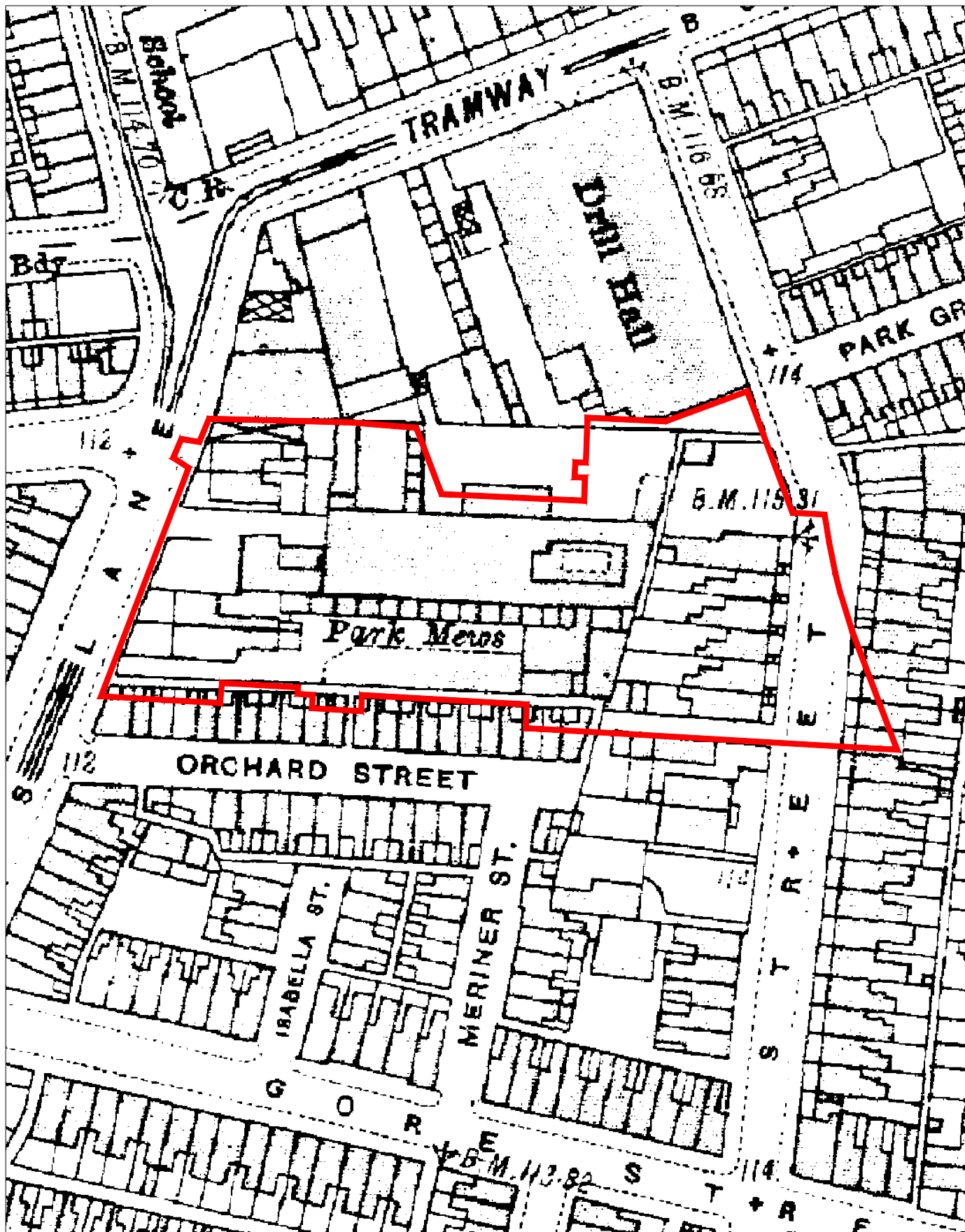


Figure 6:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1922

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Key:

— Site Boundary



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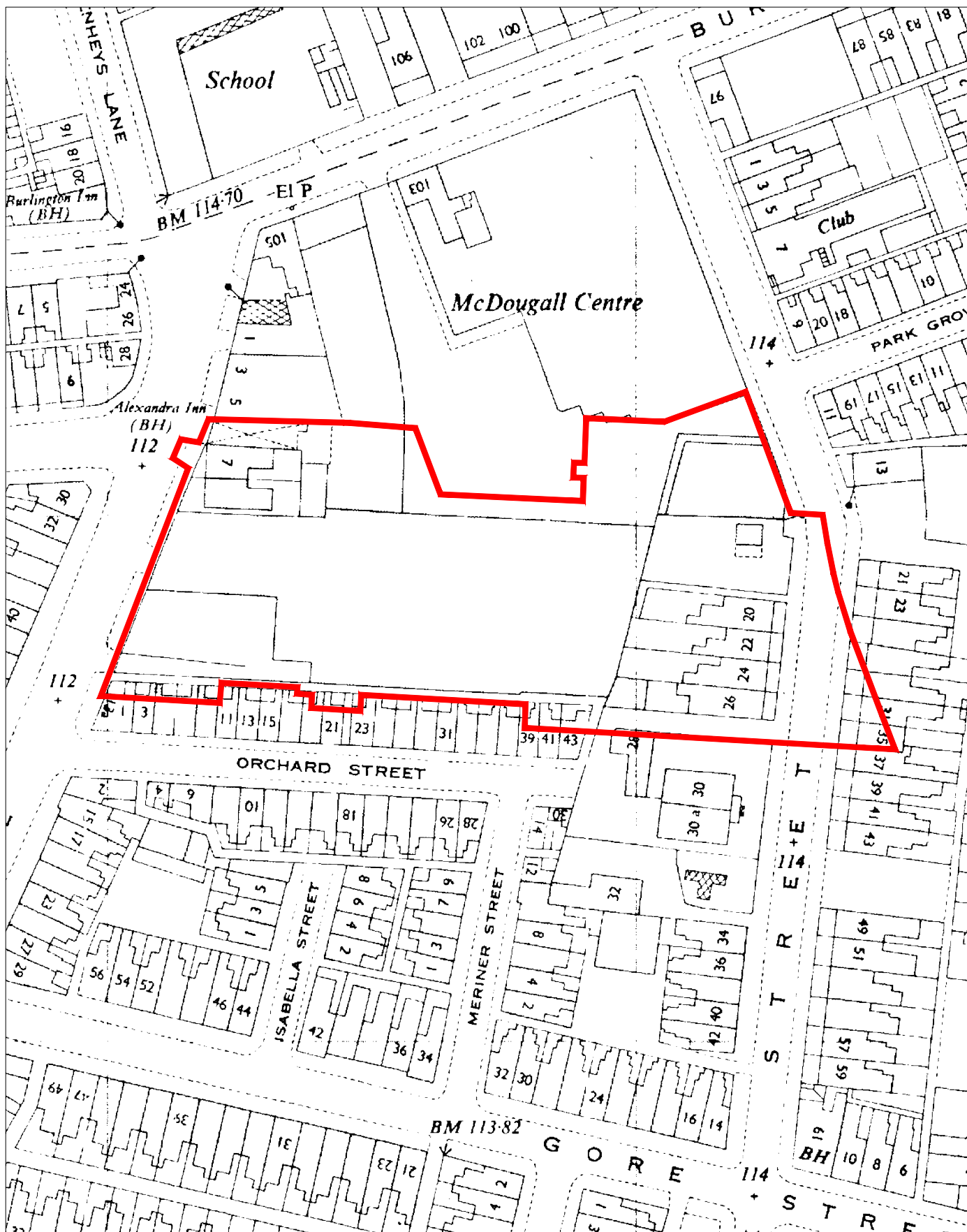


Figure 7:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1950

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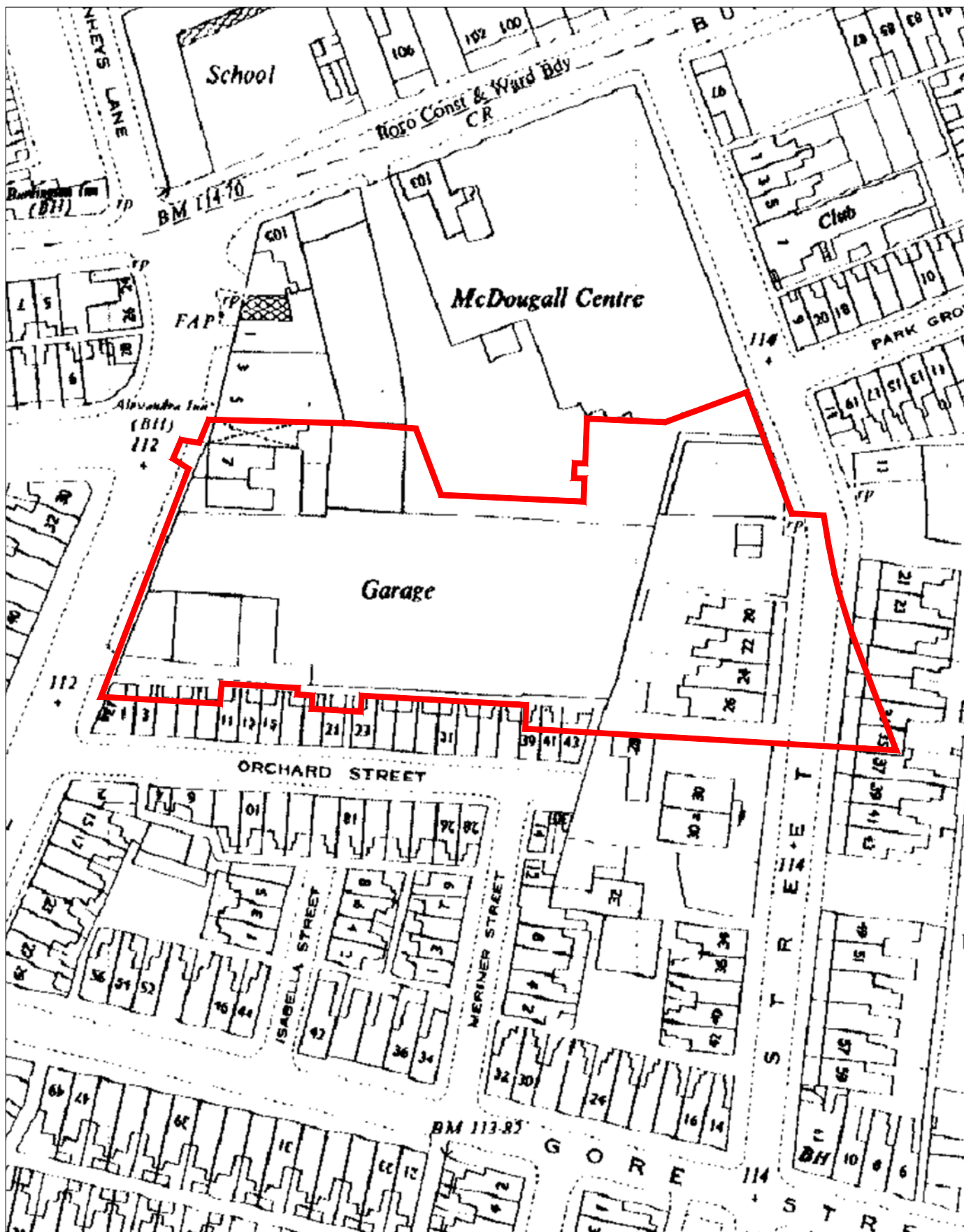


Figure 8:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1963

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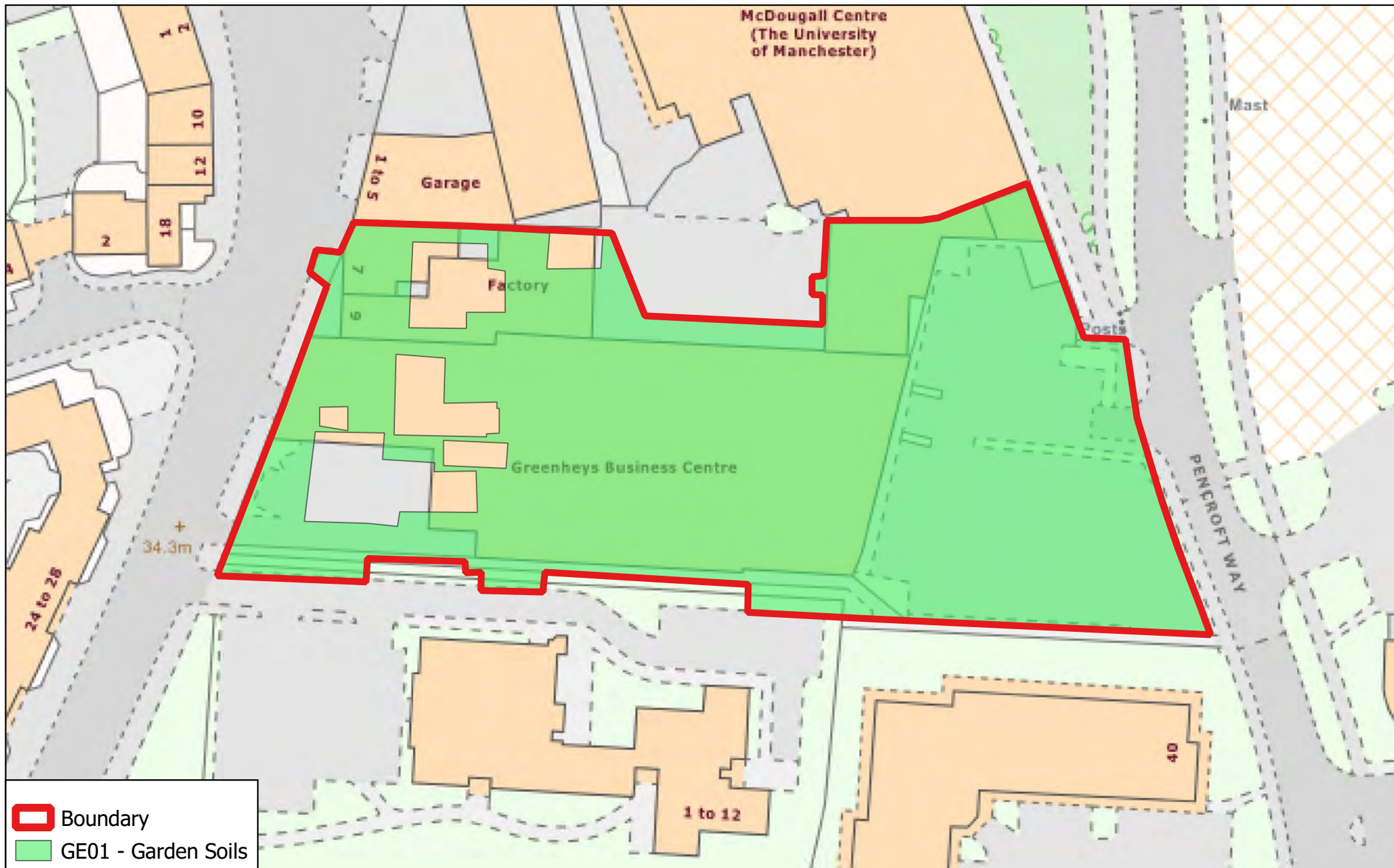


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Scale at A4 1:1000



 Boundary
 GE01 - Garden Soils

Figure 9: Location of Gazetteer Entries

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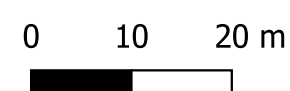
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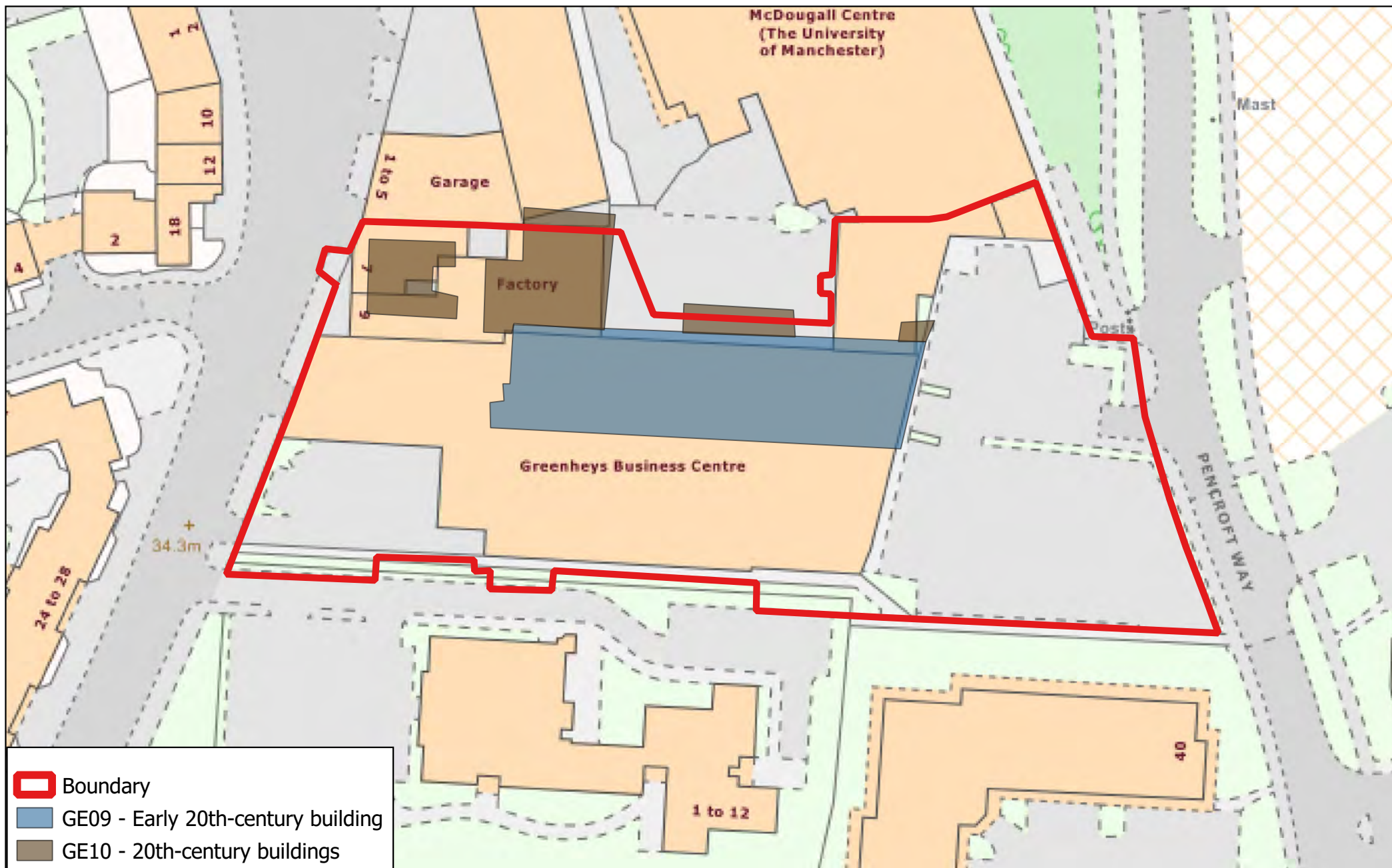




Figure 10: Location of Gazetteer Entries

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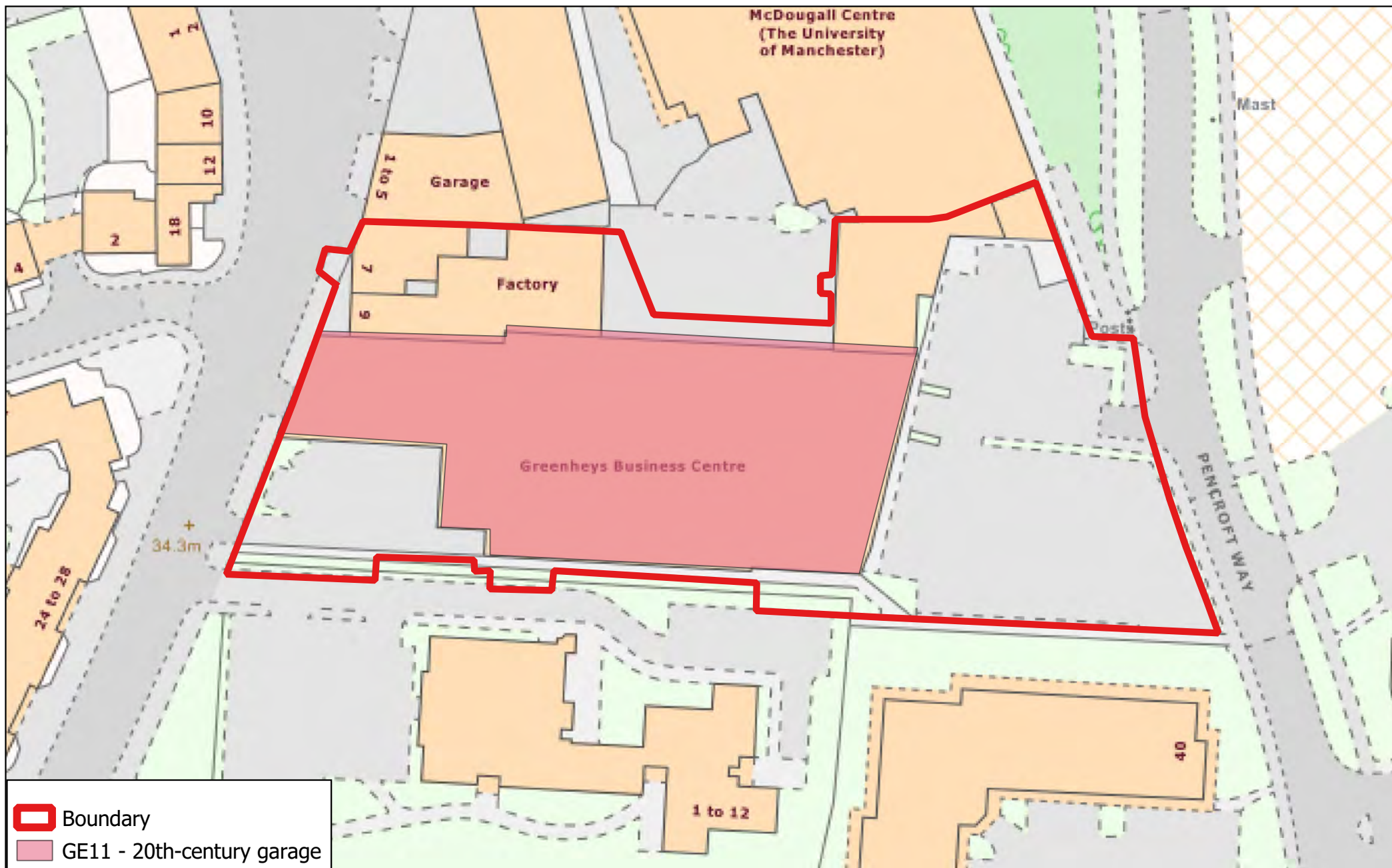


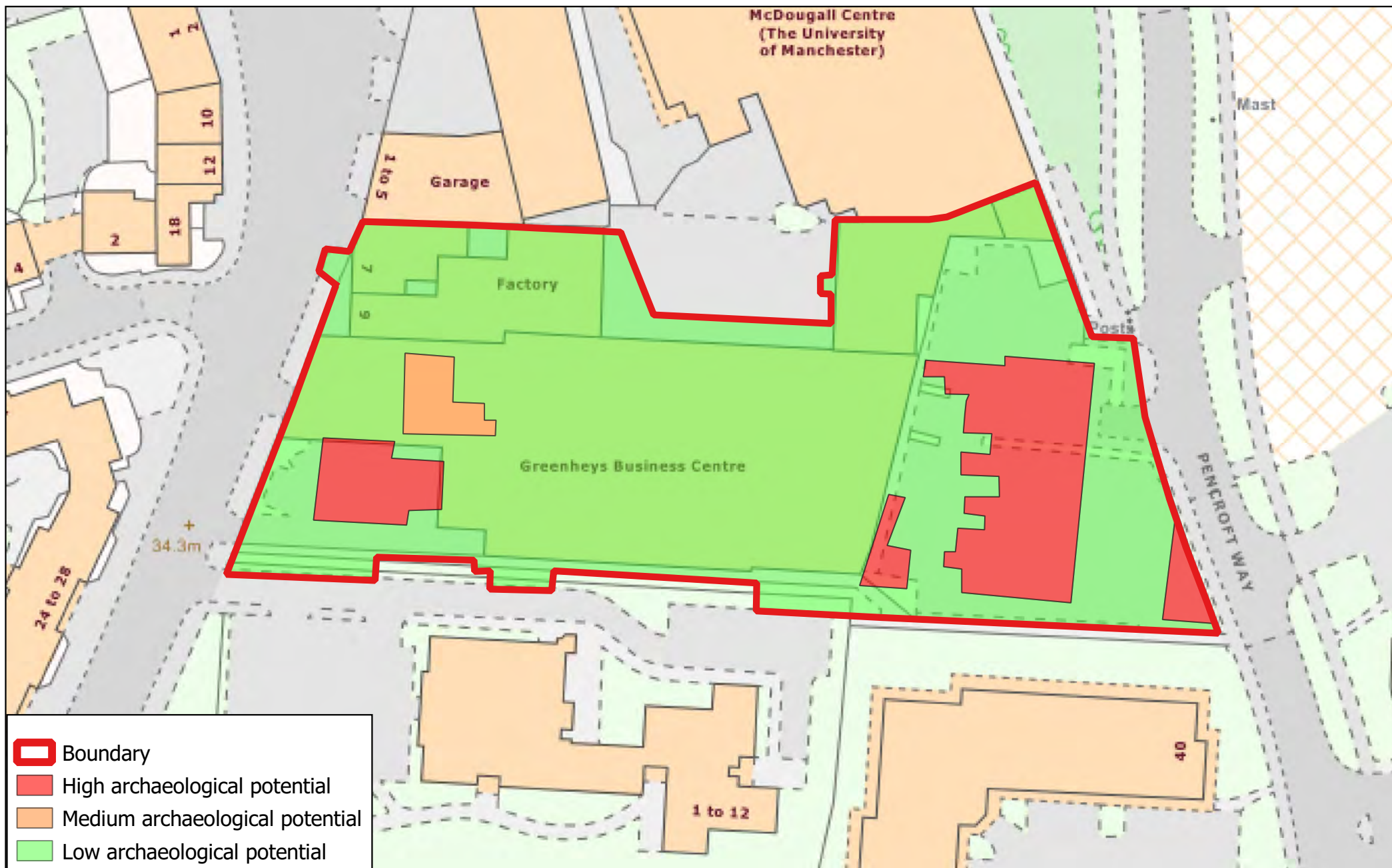


 Boundary
 GE09 - Early 20th-century building
 GE10 - 20th-century buildings

Figure 11: Location of Gazetteer Entries

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- Boundary
- High archaeological potential
- Medium archaeological potential
- Low archaeological potential

Figure 13: Areas of Archaeological Potential

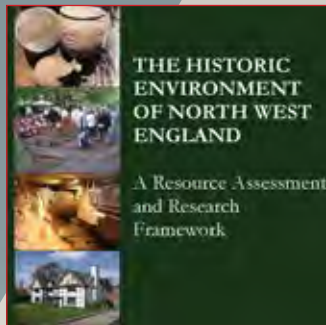
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CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



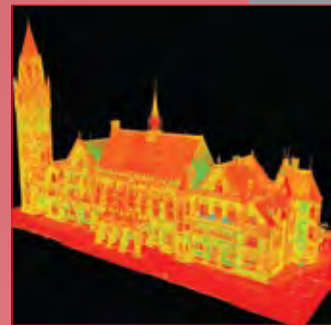
EXCAVATION



BUILDING SURVEY



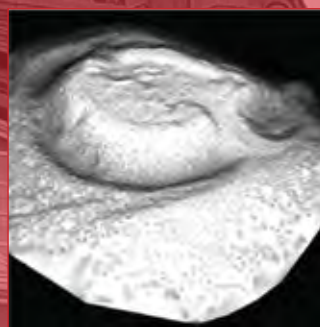
3D LASER SCANNING



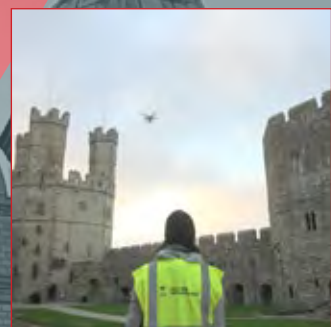
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



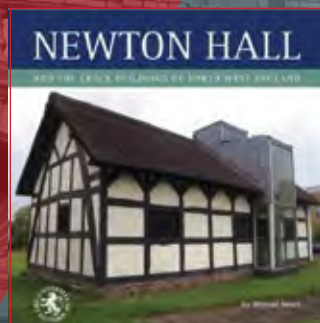
DRONE SURVEYS



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