

Archaeological Desk-based Assessment

Islamic Girls High School, High Lane, Chorlton, Greater Manchester

Cube Homes

May 2023



Office Locations

Cambridge

1A Clifton Court,
Clifton Road, Cambridge, CB1 7BN
01223 776740

London

8 Devonshire Square,
London, EC2M 4YD
020 3011 0820

Manchester

One St Peter's Square
Manchester, M2 3DE
0161 7111740

Norwich

Brettingham House,
98 Pottergate,
Norwich, NR2 1EQ
01603 631319

York

Stanley Harrison House,
The Chocolate Works,
Bishopsthorpe Road,
York, YO23 1DE
01904 803800

Issue Sheet

Document Prepared for: Cube Homes

Archaeological Desk Based Assessment:

Islamic Girls High School, High Lane, Chorlton, Greater Manchester

Prepared by:

Name: Michelle Burpoe ACIfA

Title: Associate Archaeological and Heritage Consultant

Date: May 2023

Approved by:

Signature:

A handwritten signature in black ink, appearing to read 'Emily Mercer', enclosed within a faint rectangular border.

Name: Emily Mercer MCIfA

Title: Director of Archaeology and Heritage

Date: May 2023

Revision: V1.0

Contents

NON-TECHNICAL SUMMARY	1
1 INTRODUCTION	2
2 LEGISLATION, POLICY AND GUIDANCE	3
2.2 CURRENT LEGISLATION	3
2.3 NATIONAL PLANNING POLICY FRAMEWORK	3
2.4 PLANNING PRACTICE GUIDANCE	4
2.5 LOCAL PLANNING POLICY	4
2.6 PROFESSIONAL GUIDANCE	4
3 METHODOLOGY	6
3.1 INFORMATION SOURCES	6
3.2 SITE VISIT	6
3.3 ASSESSMENT CRITERIA	6
4 SITE APPRAISAL	9
5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	10
5.1 INTRODUCTION	10
5.2 DESIGNATED HERITAGE ASSETS	10
5.3 NON-DESIGNATED HERITAGE ASSETS	10
5.4 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS	10
5.5 HISTORIC LANDSCAPE CHARACTERISATION	10
5.6 PREHISTORIC AND ROMAN PERIODS (C. 9500 BC – C. AD 410)	10
5.7 MEDIEVAL PERIOD (C. AD 410– C. 1540)	11
5.8 POST-MEDIEVAL AND MODERN PERIODS (C. 1540-PRESENT)	11
6 ASSESSMENT OF SIGNIFICANCE	14
6.2 DESIGNATED HERITAGE ASSETS	14
6.3 POTENTIAL SUB-SURFACE ARCHAEOLOGICAL REMAINS	14
7 IMPACT ASSESSMENT	15
7.1 PROPOSED DEVELOPMENT	15
7.2 PREVIOUS IMPACTS	15
7.3 DESIGNATED HERITAGE ASSETS	15
7.4 POTENTIAL SUB-SURFACE ARCHAEOLOGICAL REMAINS	15
8 CONCLUSIONS	16

List of Figures

Figure 1. The study site and search area with the location of HER and NHLE records

Figure 2. Extract from the Manchester Urban Historic Landscape Characterisation Project

Figure 3. Extract from the 1847 Tithe Plan of the Township of Chorlton Cum Hardy

Figure 4. Extract from the 1849 Ordnance Survey 6 inch map

Figure 5. Extract from the 1894 Ordnance Survey 25 inch map

Figure 6. Extract from the 1907 Ordnance Survey 25 inch map

Figure 7. Extract from the 1922 Ordnance Survey 25 inch map

Figure 8. Extract from the 1933 Ordnance Survey 25 inch map

Figure 9. Extract from the 1955 Ordnance Survey 1:1,250 scale map

Figure 10. Extract from the 1992 Ordnance Survey 1:1,250 scale map

Figure 11. 2021 Google Earth Aerial Imagery

List of Plates

Plate 1. View south towards the northern façade of the school

Plate 2. View south along Acres Road and the eastern boundary of the study site

Plate 3. View south across the playground

Plate 4. View west towards buildings along the western boundary of the study site

Plate 5: Yates' map of Lancashire, 1786

Appendices

APPENDIX 1 GAZETTEER OF HERITAGE ASSETS

Non-Technical Summary

Lanpro Services Limited was commissioned by Cube Homes to produce an archaeological desk-based assessment of the Islamic Girls High School, High Lane, Chorlton-cum-Hardy to inform the redevelopment of the site, which equates to c. 0.4ha (NGR SJ 81508 93734). It is located within the administrative boundary of Manchester City Council.

The archaeological desk-based assessment addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of the study site.

This archaeological desk-based assessment does not consider built heritage assets, these are discussed in a separate heritage statement.

There are five non-designated heritage assets within the search area, none of these are within the study site.

This assessment has identified the potential for below-ground archaeological remains associated with the Industrial period within the study site. More specifically, the site was occupied from the late 18th/early 19th century, with High Lane Cottage in the northern area of the study site and its market garden stretching across the southern extent. This dwelling was replaced by Carlton House and its gardens in the 1860s and was subsequently converted into a convent and a school in the 20th century. Any such archaeological evidence would be considered to be of local significance.

A World War II bomb map has shown that a high explosive bomb was dropped on the south-eastern corner of the site, which would have impacted on any potential earlier below-ground remains within this area of the study site. Furthermore, earlier agricultural practices within the study site could also have truncated earlier remains. However, despite some level of impact, the central and southern area of the study site has remains relatively undeveloped.

1 Introduction

- 1.1.1 This archaeological desk-based assessment of the Islamic Girls High School on High Lane, Chorlton-cum-Hardy (Chorlton), Greater Manchester (hereafter to referred as the 'study site') has been prepared by Lanpro Services Limited on behalf of Cube Homes. This assessment has been undertaken to inform proposals for the redevelopment of the site. It is located within the administrative boundary of Manchester City Council.
- 1.1.2 This document provides an assessment of the potential for the survival of archaeological remains within the study site and assesses the potential impacts that the proposed development could have on these and other archaeological assets in the vicinity. This assessment solely examines the impact upon potential below-ground remains, with impacts to built heritage considered in a separate report (Lanpro 2022).
- 1.1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework's Section 16: 'Conserving and enhancing the historic environment' (MHCLG 2021) and is in line with the Chartered Institute for Archaeologists (CIfA) guidelines *Standard and guidance for historic environment desk-based assessment* (CIfA 2020).

2 Legislation, Policy and Guidance

- 2.1.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

2.2 Current Legislation

- 2.2.1 The applicable legislative framework for this archaeological desk-based assessment relates to the Ancient Monuments and Archaeological Areas Act (AMAAA) 1979.
- 2.2.2 The AMAAA largely concerns to Scheduled Monuments (SMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds.

2.3 National Planning Policy Framework

- 2.3.1 Section 16 of the NPPF (MHCLG 2021), entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.3.2 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
 - Conservation of England's heritage assets in a manner appropriate to their significance
- 2.3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that 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 upon their significance'*. This is supported by paragraph 195 which states that LPAs should take this into account when considering applications.
- 2.3.4 Paragraphs 199-201 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 199 states that where a development is proposed that would affect the significance of a designated heritage asset *'great weight should be given to the asset's conservation (and the more important the asset, the greater this weight should be)'*. Paragraph 202 emphasises that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits' of the scheme, bearing in mind the great weight highlighted in Paragraph 199.*
- 2.3.5 Heritage Assets are defined in Annex 2 of the NPPF as: *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'*.
- 2.3.6 Annex 2 also defines 'Archaeological Interest' as a heritage asset which *'holds or potentially holds, evidence of past human activity worthy of expert investigation at some point'*. Heritage Assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.3.7 A Designated Heritage Asset comprises a *'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'*

2.3.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations.
- In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions.
- Provides for the excavation and investigation of sites not significant enough to merit in situ preservation.

2.4 Planning Practice Guidance

2.4.1 The Planning Practice Guidance (MHCLG 2019) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled 'Conserving and enhancing the historic environment'. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It provides an interpretation for each of the interests assigned to heritage assets in understanding significance: archaeological, architectural and artistic, and historic (Paragraph: 006 Reference ID: 18a-006-20190723).

2.5 Local Planning Policy

2.5.1 Manchester City Council's *Core Strategy* was adopted in July 2012 and is the key document in the current Local Plan. Policy relating to historic environment is reproduced below:

Policy EN 3 Heritage

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

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

2.6 Professional Guidance

2.6.1 The *CifA Standard and Guidance for Historic Environment Desk-based Assessment* (2020) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.

2.6.2 Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (GPA2, 2015) and the *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (GPA3, 2017).

2.6.3 Historic England's GPA2 outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment,
- Understand the significance of the affected assets,
- Understand the impact of the proposal on that significance,
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF,
- Look for opportunities to better reveal or enhance significance,
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change, and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.6.4 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): *aesthetic, communal, historic* and *evidential*. However, NPPF (2021) has since provided a definition of significance dependant on the following four interests: *archaeological, architectural and artistic, or historic* (para 2.4.1, above). The following assessment of significance results from a combination of any, some or all of these values and interests.

2.6.5 Historic England's GPA3 recognises that whilst setting is not a heritage asset, elements of a setting '*may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*' (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.

2.6.6 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (HEAN 12, 2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 Methodology

3.1 Information Sources

- 3.1.1 A gazetteer of all records held on the Greater Manchester Historic Environment Record (HER) and the Historic England National Heritage List for England (NHLE) for within a 250m search area is provided in Appendix 1 and their locations illustrated on Figure 1.
- 3.1.2 The Greater Manchester Urban Historic Landscape Characterisation Project (HLC), which was carried out between 2007-2012 by the Greater Manchester Archaeological Unit (GMAU) and made available via the Archaeology Data Service (ADS), was consulted.
- 3.1.3 The British Geological Survey (BGS) was consulted for information regarding bedrock and superficial geology.
- 3.1.4 The holdings of the Greater Manchester Archives together with on-line repositories for historical maps, plans and relevant documentary sources were consulted in accordance with guidelines laid down by the ClfA (2020).
- 3.1.5 A range of published and unpublished material has been consulted, including the updated *North West England Regional Research Framework* (NWRRF).

3.2 Site Visit

- 3.2.1 A site visit was undertaken on 2nd September 2022, in clear and dry conditions, to provide an assessment of the character of the study site and appraise the potential impact of the proposed development on any archaeological or heritage assets (Plates 1-4).

3.3 Assessment Criteria

Significance

- 3.3.1 NPPF defines significance as:
The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.3.2 Historic England's *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. NPPF (2021) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:
 - Archaeological Interest: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
 - Architectural and Artistic Interest: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.
 - Historic Interest: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

- 3.3.3 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets.
- 3.3.4 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.
- 3.3.5 Assessment of significance has been undertaken in accordance with the Historic England's *Statement of Heritage Significance. Analysing Significance in Heritage Assets* (2019).
- 3.3.6 The relative contribution of the heritage values to the significance of the heritage asset(s) are graded as either high, medium, low, neutral/negligible (informed by ICOMOS (2011) and Historic England guidance) and illustrated in Table 1, below.

Table 1: Significance of a heritage asset

Heritage significance	Description
Very High	World Heritage Sites (WHS)
High	Scheduled Monuments (SM), Grade I and II* Listed Buildings, Grade I and II* Registered Historic Parks and Gardens
Medium	Grade II Listed Buildings Grade II Registered Historic Parks and Gardens Conservation Areas
Low	Locally Listed Buildings Non-designated heritage assets
Negligible/nil	Heritage assets with very little or no surviving research value

Setting

- 3.3.7 The NPPF defines the setting of a heritage asset as:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 3.3.8 Historic England's GPA3, *The Setting of Heritage Assets* (2017), was used to inform the methodology for this assessment. The guidance recommends that a systematic and staged '5-step process' to assessment should be adopted, to which this HS has adopted steps i) to iv):
- identify which heritage assets and their settings are affected,
 - assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated,
 - assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it,
 - explore the way to maximise enhancement and avoid or minimise harm,
 - make and document the decision and monitor outcomes.

- 3.3.9 The production of this assessment has taken into account the physical and sensory surroundings of the asset, in order to understand the contribution ‘setting’ makes to the heritage significance of the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

Definition of Harm

- 3.3.10 Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial (paragraphs 201 and 202).

- 3.3.11 In determining the effects of the proposed scheme this assessment is cognisant of case law. In particular, that for Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688, wherein it emphasised the primacy of the 1990 Planning Act and the fact that it is up to the decision makers in the planning system to ‘*have special regard to the desirability of preserving the [listed] building or its setting*’. HH Judge David Cooke stated, in regards to an impact on the setting of a listed building, (Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383) para.34):

It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.

- 3.3.12 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

4 Site Appraisal

Site Location and Description

- 4.1.1 The study site comprises the Islamic Girls High School buildings and playground, an area equating to c. 0.4ha, located to the south of High Lane, Chorlton-cum-Hardy (Chorlton), on the south site of Manchester (centred at NGR SJ 81508 93734). The surrounding urban context is inherently residential in character, comprising a mix of compact workers' terraces to the south and east, larger terraces and semi-detached housing to the west, and more imposing semi-detached villas to the north, all of later 19th century and early-20th century date.
- 4.1.2 It is bounded on its eastern side by Acres Road, and on its west by the rear of residential properties lining Stockton Road. To the south, the site is bounded by a rear alley to the properties fronting Hardy Avenue.
- 4.1.3 The main school buildings within the site are arranged in an L-shape, with the original Carlton House and its early-20th century east extension located behind the school car park fronting High Lane. The mid-20th century range extends southwards, to the rear of properties along Stockton Road. A later 20th century east/west extension runs out towards a side entrance on Stockton Road. The large playground occupies the remainder of the site within the central, western and southern portions, and is bound by a high brick wall which diminishes in height northwards along Acres Road.
- 4.1.4 The study site is general level at c. 28m above Ordnance Datum (aOD).

Geology and Soils

- 4.1.5 The recorded bedrock geology within the study site consists of sandstone of the Wilmslow Sandstone Formation, sedimentary bedrock formed between 252.2 and 247.1 million years ago during the Triassic Period. This is overlain by superficial deposits of Glaciofluvial Sheet Deposits, Devensian - sands and gravels (BGS 2023).
- 4.1.6 The soils of the study site comprise naturally wet very acid sandy and loamy soils (CSAI 2023).

5 Archaeological and Historical Background

5.1 Introduction

- 5.1.1 This section reviews existing archaeological evidence for the study site and the archaeological and historical background of the surrounding area, based on a consideration of evidence in the Greater Manchester HER and the NHLE. It is not the purpose of this document to create a detailed archaeological or historical narrative of the area, but to provide an assessment of the study site's historical development and archaeological potential in accordance with the NPPF.

5.2 Designated Heritage Assets

- 5.2.1 The study site is located entirely within the Wilbraham Road and Edge Lane Conservation Area (HER DGM3156). No other designated heritage assets are located within the boundary of the study site.
- 5.2.2 Within the 250m search area, the NHLE records four Grade II Listed Buildings, all of which are located to the west and north-west of the study site within the Wilbraham Road and Edge Lane Conservation Area. The Chorlton Green Conservation Area (HER DGM1472) also extends into the southern extent of the search area. Potential impacts to these designated heritage assets have been addressed within a separate Heritage Statement (Lanpro 2022).
- 5.2.3 Further details of all designated heritage assets can be found in the gazetteer in Appendix 1 and are illustrated on Figure 1.

5.3 Non-designated Heritage Assets

- 5.3.1 There are three HER records located within the 250m search area, none of these are within the site itself. Details of all HER records are provided in Appendix 1, with the locations of these depicted on Figure 1.

5.4 Previous Archaeological Investigations

- 5.4.1 There are no previous archaeological investigations recorded within the study site or 250m search area.

5.5 Historic Landscape Characterisation

- 5.5.1 The 250m search area includes parts of 42 separate HLC units, with these units representing a mixture of broad type land uses, including Commercial, Institutional, and Residential. The study site falls entirely within a single Institutional broad type HLC unit, with this primary type noted solely as the 'School' (HGM14693) primary type. This primary type represents the greatest area of Institutional land use within Manchester, with many smaller colleges and private schools established within earlier existing buildings, such as large-19th century houses (GMAU 2009, 106). Notably, this HLC unit was once a part of the Residential: Vernacular Cottage broad and primary types, with the study site the location of 'Carlton House', which was later expanded and repurposed as the Islamic Girls High School.

5.6 Prehistoric and Roman Periods (c. 9500 BC – c. AD 410)

- 5.6.1 No prehistoric activity has been identified within the study site or 250m search area.
- 5.6.2 There is no evidence dating to the Roman period within the study site or 250m search area. The Romans appear to have come to the wider area in the AD70s, with the fort, known as *Mamucium*, established during the governorship of Agricola within the Castlefield area of Manchester not long after. This fort was connected to *Deva* (modern Chester) to the south by the Manchester to Chester Road, which runs north-east/south-west c.1.9km to the west of the study site.

- 5.6.3 There is limited evidence for remains dating to the prehistoric or Roman period in the search area suggesting that there is a low potential for the survival of prehistoric or Roman period remains in the study site.

5.7 Medieval Period (c. AD 410– c. 1540)

- 5.7.1 There are no HER ‘monument’ records dating to the medieval period, within the study site or 250m search area.
- 5.7.2 Following the withdrawal of the Romans in the early 5th century, the former province began fragmenting into smaller tribal units, with the river Mersey, c. 1km south of the study site, likely forming the border between Northumbria to the north and Mercia to the south.
- 5.7.3 The Chorlton area was settled by Saxons in the year 610 AD who cleared it of its oak forest (MCC 2023). However, there is a scarcity of evidence for early-medieval remains within this area, with evidence for occupation during this period primarily found in the various place-names that still survive to present day. First recorded in 1243 as part of an inquiry into the wapentake of *Salefordesire*, *Cholreton* appears to have derived from an Old English (OE) personal name and *tūn* or ‘farmstead of a man called *Cēolfrið*’ (Farrer 1903). The joining of the two settlements of *Cholreton* and *Hearda* appear to have been carried out in the 16th century (Ekwall 1922, 31; Mills 2011, 114). Chorlton was first recorded as Cholreton in 1243, the placename for which is believed to derive from the Old English meaning ‘farmstead of a man called Ceolfrið’ (Mills 2011, 114) and was part of the Withington Manor. The Hardy element of the placename derives from the Old English meaning ‘island of a man called Hearda’ (Mills 2011, 114).
- 5.7.4 There is no evidence for medieval occupation within the study site or the immediate surroundings. The site sits outside any areas of known occupation and was likely utilised for agrarian purposes during this period. Therefore, there is a potential for below-ground archaeological remains associated with these practices, such as ploughing, drainage or field boundaries, to be identified within the study site.

5.8 Post-Medieval Period (c. 1540-1750)

- 5.8.1 The present-day Manchester suburb of Chorlton-cum-Hardy incorporates the historic settlements of Chorlton, Hardy, Barlow and Martledge, all of which were located within the Wapentake of Salford. There is no record of the name Charlton-cum-Hardy before 1700 and it was more formally adopted by Victorian property developers in the late 19th century to differentiate this Chorlton from Chorlton-on-Medlock. There is no evidence that there was any development within the study site during this period, and it was likely the site was used primarily for agricultural purposes. Therefore, there is a potential for below-ground archaeological remains associated with activities such as ploughing, drainage or field boundaries.

5.9 Industrial and Modern Periods (c. 1750-present)

- 5.9.1 Until the late 19th century, Chorlton (HER 2060.1.0) was a small rural settlement dispersed along three main roads, comprising Barlow Moor Road, Whitelow Road and High Lane. This is shown on the Yates’ map of 1786 (Plate 5), with the study site located on the south side of High Lane and appearing undeveloped during this period.
- 5.9.2 The first map to show the study site in detail is the 1847 tithe map of Chorlton (Figure 3). This shows the study site as one of numerous regular strip plots which have been laid out between High Lane to the north, and Beech Road to the south. The site is predominantly within a plot described on the accompanying apportionment as ‘garden’ and extends westwards into the adjacent plot which is described as ‘meadow’. Plot 167 is described in the accompanying apportionment as a ‘garden’ owned by William Brundrett, this was likely a market garden.

- 5.9.3 The 1841 Census records a 46-year-old William residing at 'High Lane Cottage' with his wife, Mary, and their five children, aged between 6 and 18. William and his son Moses are both recorded as gardeners. Also in residence were 25-year-old Sam Simpson, who worked as a solicitor, his wife, Sarah, and their 1-year-old son, Sam. A 20-year-old Ellen Ravenscroft is also recorded residing within the property, her occupation is marked as 'F.M'.
- 5.9.4 The 1849 6" Ordnance Survey (OS) map provides more detail regarding the layout of the plots, roads and buildings at this time than the tithe map, showing the structure at the north end to be High Lane Cottage. The study site is also shown to comprise two formal garden plots. A number of similar plots are also shown to the south of the study site and contained within the limits of the original regular strip plot between High Lane and Beech Road. High Lane Cottage is likely to have been early 19th century in origin as it is not recorded on Yates' map of 1786, unlike Granthams Buildings to the north-east. The 1849 OS map shows the area surrounding the site to be rural with dispersed farmsteads and cottages along the main routes.
- 5.9.5 At this time, the extension of the railway from Manchester to Stretford to the west of Chorlton in 1849 made the area an attractive place to live. The late 19th century and early 20th century saw a transformation in the character of the area and the previously open fields were gradually being infilled with residential development as the wealthy industrialists were able to live outside of the industrial centre of Manchester but within easy reach of their businesses. This resulted in grand Victorian villas being built along Edge Lane in Stretford and eventually High Lane into Chorlton.
- 5.9.6 The 1851 census still records William residing in his cottage and working as a gardener of '2.5acres, employing three of his sons', Moses, Peter, and Henry. His wife Mary is still listed within the household as is another son, Elisha, who's occupation is recorded as an 'Office Boy for Corn Agent'. The later 1861 census records a 66-year-old William and his wife Mary, along with their 26-year-old son Henry and 7-year-old granddaughter Annie Rowbotham at High Lane Cottage. William and his son Henry are both recorded as still working as gardeners. A 26-year-old Ellen Brundrett is also recorded within the household as a servant, whilst presumably she is related to the Brundrett family it is not known in what capacity.
- 5.9.7 In 1869, Edge Lane was extended eastwards to create the east/west Wilbraham Road (now the A6010), north of the study site. By 1880 a station was opened in Chorlton on the Midland Railway line which attracted further development to the east, centred on the Barlow Moor Road and Wilbraham Road crossroads. The 1894 25" OS map clearly shows extensive development of the surroundings of the study site since the 1849 OS map. High Lane Cottage is no longer extant and has been replaced by Carlton House, which is one of a series of large villas fronting High Lane. The piecemeal or phased development infilling each of the strip plots in turn is evident in the developing street pattern lined with rows of workers' terraces or semi-detached villas. However, the relatively large garden plot formerly recorded on the tithe map within the study site remains undeveloped, apart from an outbuilding and glasshouse to the rear of Carlton House.
- 5.9.8 The census for 1871 records 'Carlton House' for the first time, providing an approximate date for its construction. The census shows it is occupied by a 44-year-old widow, Catherine Harrison, and her children aged between 13 and 25. This includes her two sons (both recorded as butchers) and her three daughters. Also in residence were her son-in-law and one year old granddaughter, plus domestic servants. Catherine is still recorded at the residence in the 1881 and 1891 censuses. In 1881 she is listed residing with two of her grandchildren, Catherine N Acton and Thomas N Acton, and a domestic servant. In the 1891 census, her grandchildren still reside with her but have since been joined by her son-in-law, William Henry Acton, and another granddaughter, 11-year-old Henrietta. The 1901 census lists just William Acton, then aged 58

and a retired builder, his daughters, Catherine and Henrietta, and two domestic employees residing at the house.

- 5.9.9 The expanding industries found within and around the growing suburbs of Manchester attracted Irish immigrants, particularly for employment in small-scale horticulture, farming, and domestic service. This saw a rise in Roman Catholicism and, by the early 20th century, St Augustine's church and a convent school were established on High Lane. By the time of the OS 25" map of 1907 a 'Convent' is shown occupying Carlton House within the study site. This was home to the order of The Sisters of the Christian Retreat. A small outbuilding is shown to the south of the convent and the west portion of the study site is located within the rear gardens of the villa to the west. The remainder of the study site is an undeveloped garden. The 1911 census records nine women residing at the convent, Emily Mary Theresa Bishop is listed as the principal of the school.
- 5.9.10 Additional glasshouses and outbuildings are shown on the OS 25" map of 1922. Otherwise, there is little change to the site. However, by 1933 the site is recorded as a 'High School (Girls)', for which the eastward extension to the former Carlton House has been built and the original outbuilding has been extended southwards. Whilst the area of the late 20th century west extension is still occupied by rear gardens to the adjacent villa, the remainder of the study site has been divided, presumably for various outdoor activities.
- 5.9.11 A World War II bomb damage map, dating to 1940-1941 (not illustrated), appears to show that Carlton House was affected by bomb damaged by the Luftwaffe during this period. The map records a high explosive bomb being dropped in the south-eastern corner of the study site, adjacent to Acres Road. No other buildings in the surrounding area appear to have been damaged by the blast.
- 5.9.12 An aerial image, dated 10th August 1945 (not illustrated), does not show any damage to the convent, suggesting it wasn't extensive. Trees surround the site, along all boundaries, and a path is shown running north/south through the centre of the gardens. A series of photographs, taken in 1959, depict the convent and show no evidence of the bomb damage by this date.
- 5.9.13 By the mid-20th century, the site is shown as a 'Convent High School' and has been extended further, with tennis courts marked in the south-west corner of the study site. The school was extended further still along the west side of the playground and into the west portion of the study site fronting Stockton Road by the late 20th century and was known as Chorlton High School.
- 5.9.14 The convent high school moved out of the study site in 1991, which was thereafter occupied by the Islamic High School for Girls. The form or layout of the buildings remains unchanged to the present day.

6 Assessment of Significance

6.1.1 Paragraph 194 of the NPPF states that planning decisions should be based on the significance of the archaeological asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

6.1.2 It is recognised that not all parts of an archaeological asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 194, NPPF 2021) is therefore fundamental to understanding the scope for and acceptability of change.

6.2 Designated Heritage Assets

6.2.1 The study site is located entirely within the Wilbraham Road and Edge Lane Conservation Area (HER DGM3156). Impacts to this asset have been assessed separately within the Heritage Statement (Lanpro 2022).

6.3 Potential Sub-surface Archaeological Remains

6.3.1 The study site was located outside of any known medieval settlement and was likely utilised for agricultural purposes. Therefore, there is a potential for features relating to associated activities, such as ploughing, drainage or boundaries, to be identified within the study site. Any such remains that could survive would be considered of negligible significance.

6.3.2 Cartographic analysis has shown that in the early 19th century the study site comprised High Lane Cottage and its associated gardens, surrounded by agricultural fields and meadows. The cottage does not appear on the Yates' map, dating to 1786, suggesting the cottage dates to the late 18th/early 19th century. By the 1860s, the cottage has been demolished and a large villa has been built in its place, marked as 'Carlton House', with its gardens stretching to the south. This was later converted to a convent and subsequently a high school. Therefore, there is a potential for sub-surface archaeological remains associated with the use of the study site formerly as a kitchen garden or occupational activity associated with those residing at the cottage. Furthermore, there is a potential for remains associated with the 'Carlton House' or its subsequent use as a convent. Such remains would be considered to be of local significance due to their *historical association* with the expansion of Manchester.

7 Impact Assessment

7.1 Proposed Development

- 7.1.1 This assessment has been undertaken to inform proposals for the redevelopment of the site for residential purposes. Access to the proposed development will be from High Lane.

7.2 Previous Impacts

- 7.2.1 The central and southern areas of the study site appear to have been used as a market garden during the late 18th/19th centuries. Agricultural practices, such as ploughing, could have potentially impacted earlier archaeological remains within the study site. Much of the study site remains undeveloped in the form of the school playground. The construction of the playground would have limited impact on any deeper archaeological remains.
- 7.2.2 A bomb damage map, dating to the 1940-1941, has shown that a high explosive bomb landed in the south-eastern corner of the study site, and that Carlton House sustained bomb damage. Therefore, this could have impacted upon earlier archaeological remains which could survive within the study site, including medieval and earlier post-medieval remains.

7.3 Designated Heritage Assets

- 7.3.1 The impacts to any designated heritage assets have been addressed within a separate Heritage Statement (Lanpro 2023).

7.4 Potential Sub-surface Archaeological Remains

- 7.4.1 There is a potential for below-ground archaeological remains associated with agricultural activities during the medieval period to be identified within the study site. If such remains were to be identified then these would be impacted upon by the proposed development, such remains would be considered of negligible significance.
- 7.4.2 Cartographic analysis has identified that from the late 18th or early 19th century the study site was occupied by 'High Lane Cottage' and its associated market gardens. The cottage was subsequently replaced in the 1860s by 'Carlton House' and gardens. The house is still extant and has been subsumed and extended initially as a convent and later as a school. Therefore, there is a potential for remains associated with the earlier dwelling and the gardens, and occupational activity from the 'Carlton House'. During the 19th and early 20th century gardens were converted to tennis courts and then subsequently to a playground. Thus, large areas of the study site have remained relatively undeveloped and so there is a potential that below-ground archaeological deposits have survived beneath these features. Such remains would be considered of local significance.

8 Conclusions

- 8.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of a site proposed for development at Islamic High School for Girls, High Lane, Chorlton. This assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 8.1.2 The impacts to any designated heritage assets have been discussed within a separate Heritage Statement (Lanpro 2023).
- 8.1.3 There are five non-designated heritage assets within the search area, none of these are within the study site.
- 8.1.4 This assessment has identified the potential for below-ground archaeological remains associated with the Industrial period within the study site. More specifically, the site was occupied from the late 18th/early 19th century, with High Lane Cottage in the northern area of the study site and its market garden stretching across the southern extent. This dwelling was replaced by Carlton House and its gardens in the 1860s and was subsequently converted into a convent and a school in the 20th century. Any such archaeological evidence would be considered to be of local significance.
- 8.1.5 A World War II bomb map has shown that a high explosive bomb was dropped on the south-eastern corner of the site, which would have impacted on any potential earlier below-ground remains within this area of the study site. Furthermore, earlier agricultural practices within the study site could also have truncated earlier remains. However, despite some level of impact, the central and southern area of the study site has remains relatively undeveloped.

9 References

- British Geological Survey (BGS) 2023, *BGS Geology Viewer*, Available online at: <https://geologyviewer.bgs.ac.uk> [accessed 9th May 2023]
- ClfA 2020, *Standard and guidance for historic environment desk-based assessment*
- Cranfield Soil and Agrifood Institute (CSAI) 2023, *Soilscapes viewer*, Available online at: <https://www.landis.org.uk/soilscapes/> [accessed 9th May 2023]
- DCMS 2010, *Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979*. March 2010
- Ekwall, E. 1922, *The Place-Names of Lancashire*
- English Heritage 2008, *Conservation Principles, Policies and Guidance. For the sustainable management of the historic environment*
- Farrer, W. 1903, *Lancashire Inquests, Extents, and Feudal Aids. A.D. 1204-A.D. 1307*
- Greater Manchester Archaeological Unit (GMAU) 2009, *Greater Manchester Urban Historic Landscape Characterisation: Manchester District Report*
- Historic England 2015, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*
- Historic England 2017, *Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) The Setting of Heritage Assets*
- Historic England 2019, *Statements of Heritage Significance. Analysing Significance in Heritage Assets*
- ICOMOS 2011, *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*
- Lanpro 2022, *Heritage Statement. Islamic Girls High School, High Lane, Chorlton, Greater Manchester*
- MCC 2012, *Manchester's Local Development Framework. Core Strategy. Development Plan Document*
- MCC 2023, *Chorlton Green Conservation Area*. Available online at: https://www.manchester.gov.uk/info/511/conservation_areas/906/chorlton_green_conservation_area/2 [accessed 9th May 2023]
- MHCLG 2019, *Planning Practice Guidance*
- MHCLG 2021, *National Planning Policy Framework*
- Mills, A.D. 2011, *A Dictionary of British Place Names*
- Research Frameworks 2023, *Updated North West England Regional Research Framework*, Available online at: <https://researchframeworks.org/nwrf/> [accessed 9th May 2023]

Historical Mapping and Photographs

- 1847, Plan of the Township of Chorlton Cum Hardy in the Parish of Manchester and County of Lancashire, National Archives IR30/18/73
- 1849, Ordnance Survey, County Series, 6 inch map
- 1881, Ordnance Survey, County Series, 25 inch map
- 1894, Ordnance Survey, County Series, 25 inch map
- 1907, Ordnance Survey, County Series, 25 inch map

1922, Ordnance Survey, County Series, 25 inch map

1933, Ordnance Survey, County Series, 25 inch map

1940-41, 'Manchester bomb damage: Sheet 111 pt 1', The University of Manchester Ref. No. GB127.MISC/1192/1

1955, Ordnance Survey, National Grid, 1:1,250 scale

1959, 'Chorlton-cum-Hardy, High Lane, Acres Road, South side 19', Manchester Archive Local Image Collection Ref. m17915

1959, 'Chorlton-cum-Hardy, High Lane, Convent of the Sisters of The Christian Retreat, South side 21', Manchester Archive Local Image Collection Ref. M17917

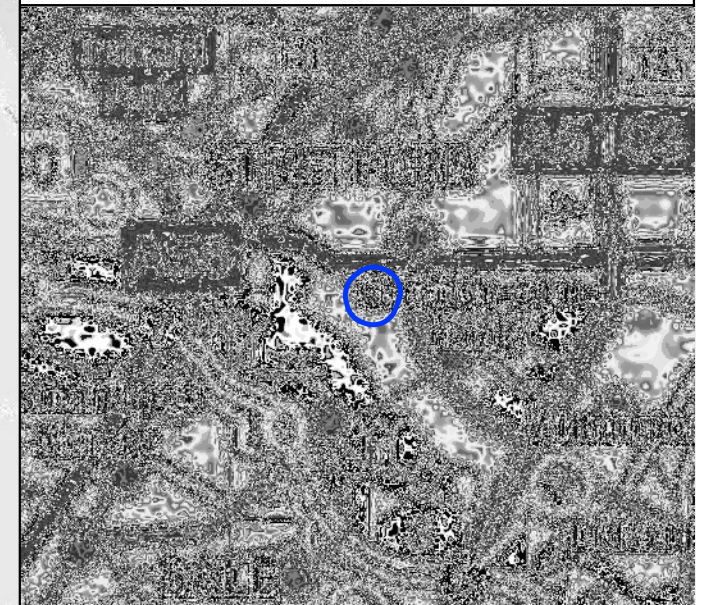
1959, 'Chorlton-cum-Hardy, High Lane, Convent of the Sisters of The Christian Retreat, South side 22, and part of school buildings', Manchester Archive Local Image Collection Ref. M17918

1959, 'Chorlton-cum-Hardy, High Lane, Convent School, Stockton Road, South side 24, new main entrance to Convent School (in Stockton Road) showing part of extensions to school', Manchester Archive Local Image Collection Ref. m17919

1992, Ordnance Survey, National Grid, 1:1,250 scale

2003, Ordnance Survey, LandLine, 1:1,250 scale

Figures

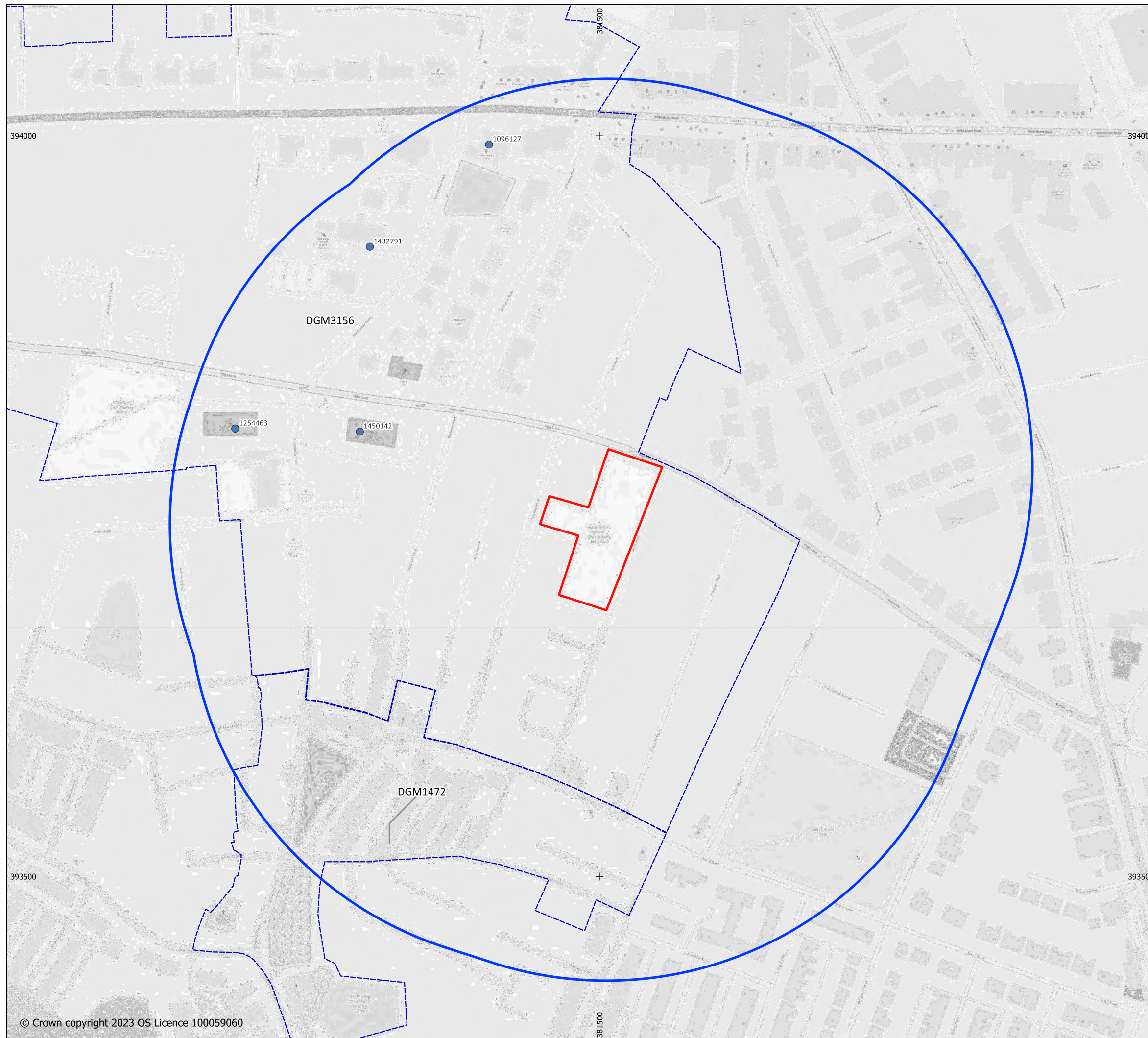


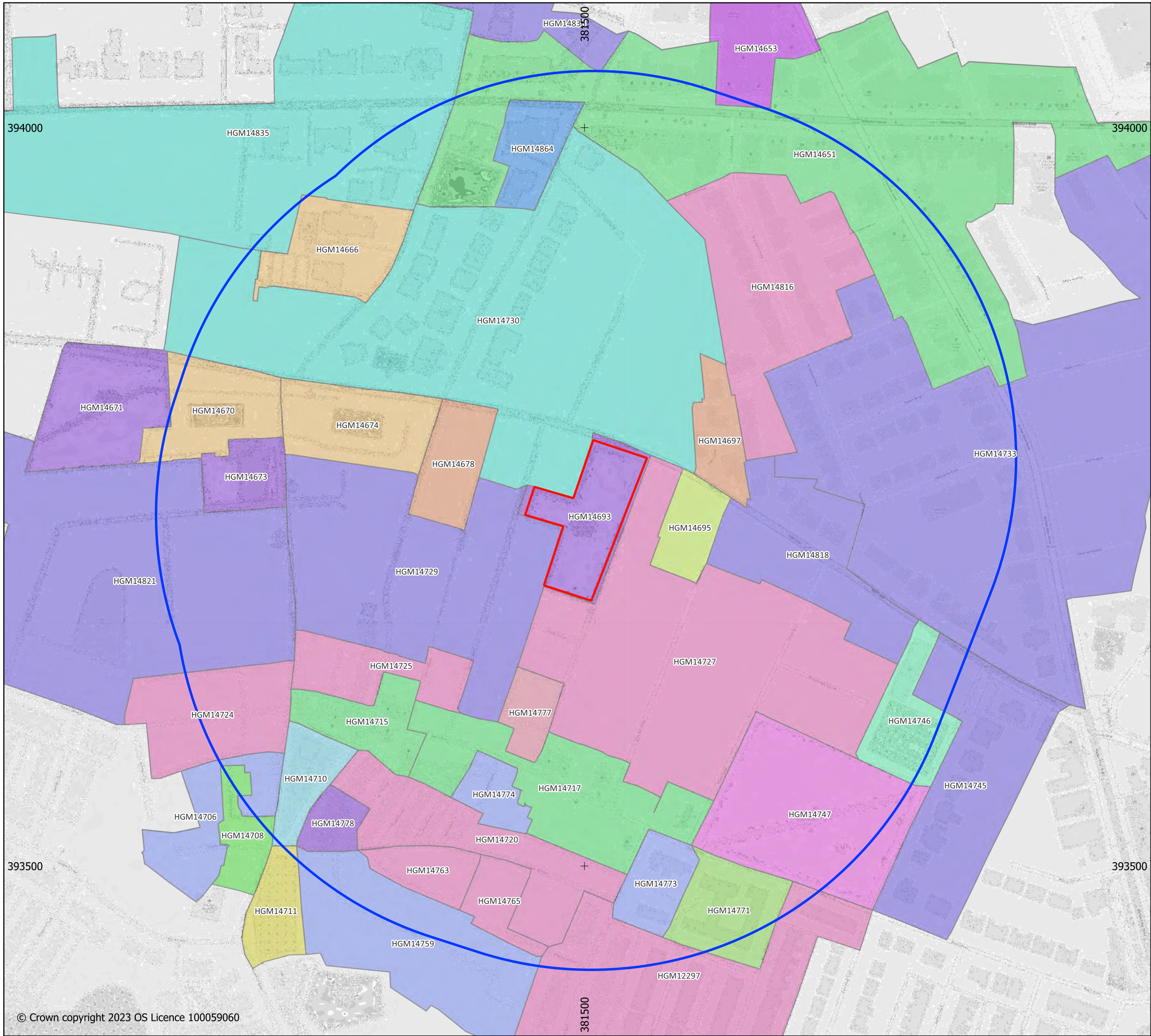
- Study Site
- 250m Search Area
- Grade II Listed Building
- Conservation Area



0 25 50 75 100 125 m

Figure 1. The study site and search area with the location of HER and NHLE records





- | HLC Primary Type | |
|---|----------------------------------|
|  | Cemetery |
|  | Commercial Core-Urban |
|  | Community Establishment |
|  | High Rise Flats |
|  | Historic Settlement Core |
|  | Industrial Works (general) |
|  | Low Rise Flats |
|  | Nursing Home / Almshouse/ Hostel |
|  | Private Housing Development |
|  | Public Park |
|  | Public Square/ Green |
|  | Religious (Other) |
|  | Religious (Worship) |
|  | School |
|  | Semi-Detached Housing |
|  | Shopping Centre |
|  | Terraced Housing |
|  | Villas/ Detached Housing |

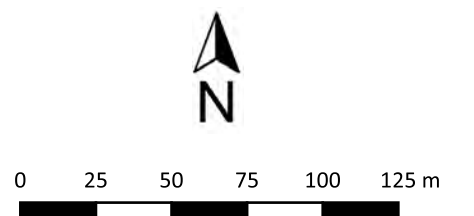


Figure 2. Extract from the Manchester Urban Historic Landscape Characerisation Project

 Study Site

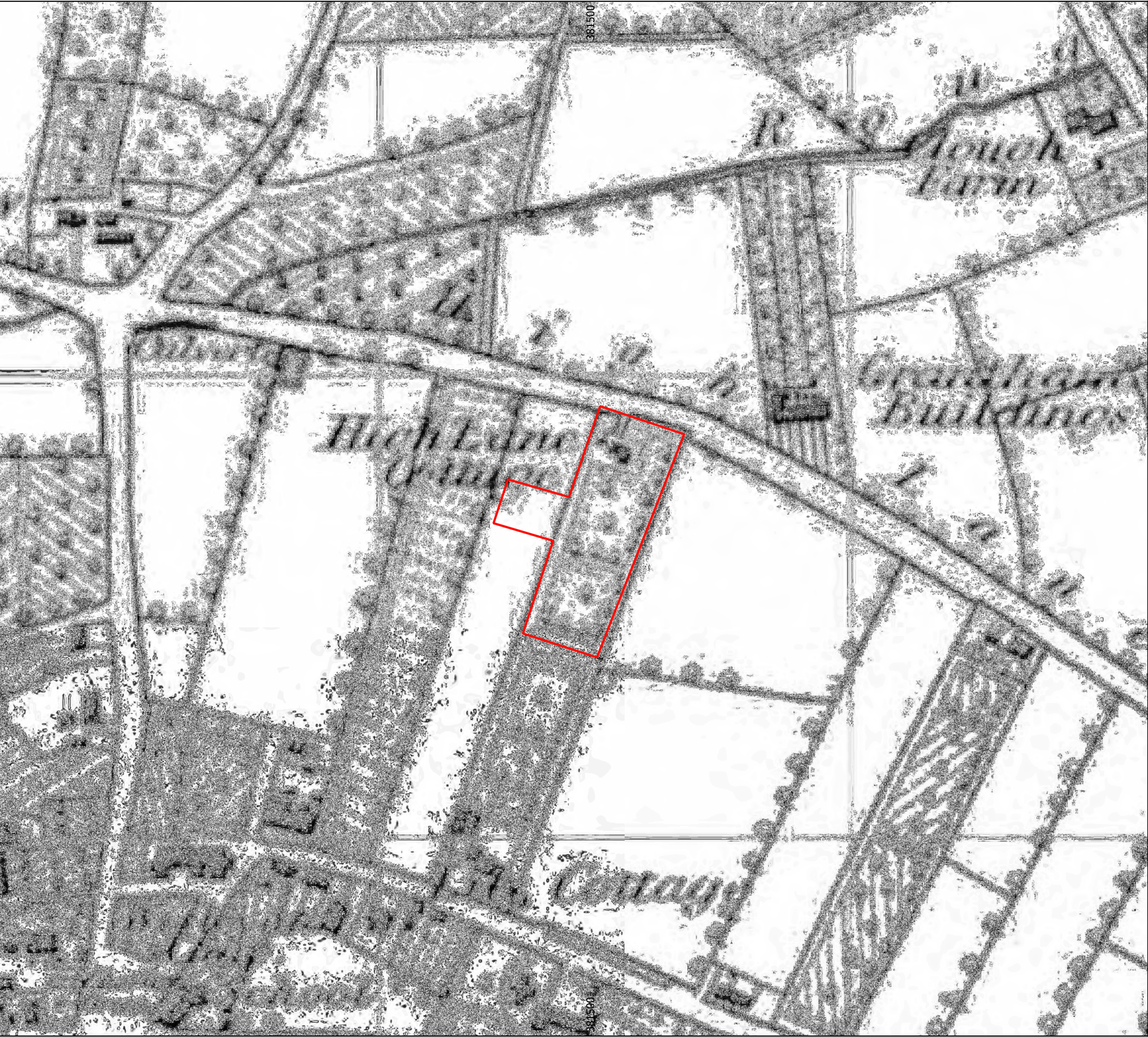


0 25 50 75 100 125 m



Figure 3. Extract from the 1847 Tithe Plan of the Township of Chorlton Cum Hardy





Study Site

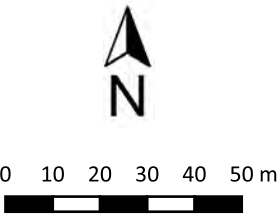
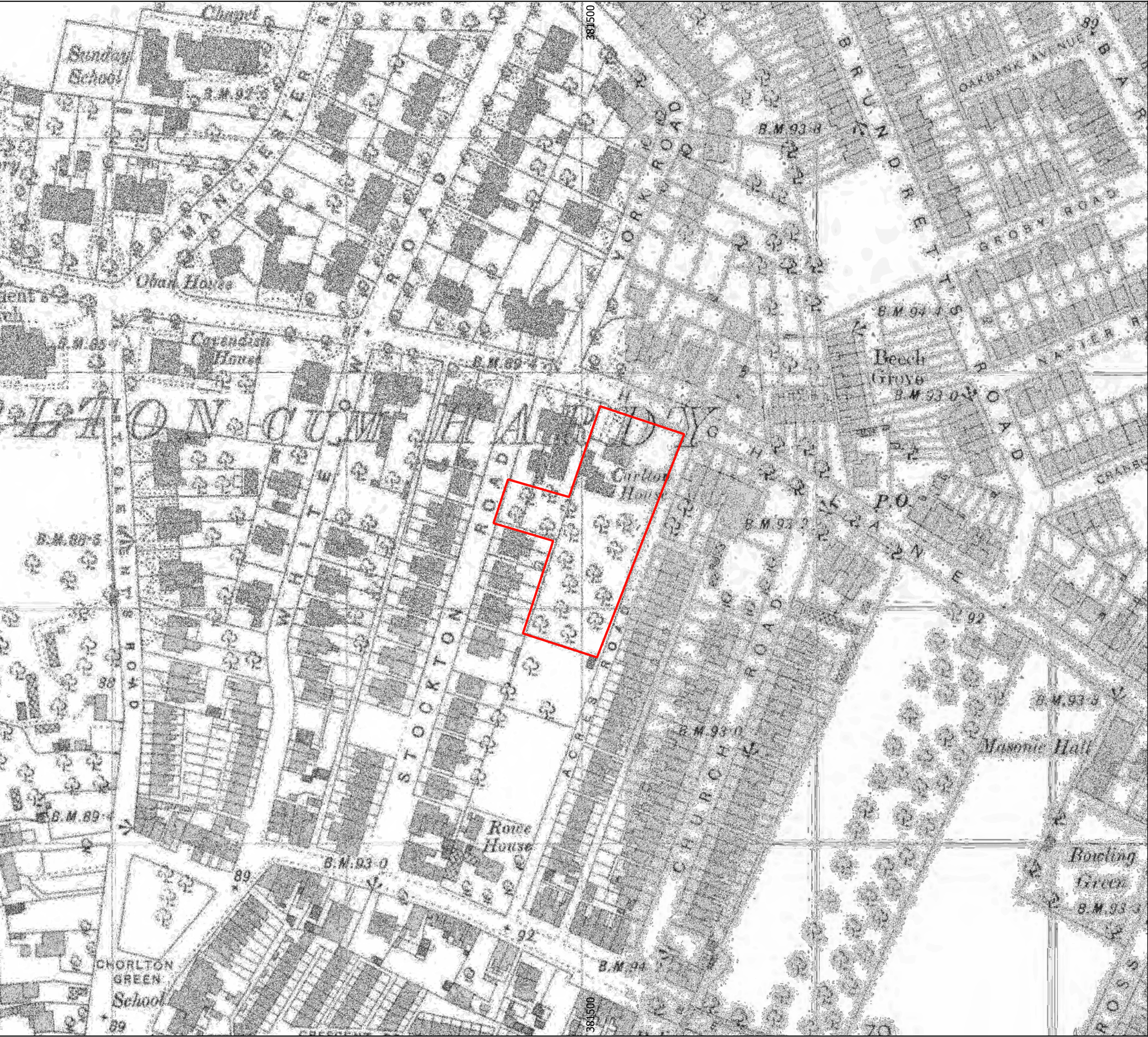


Figure 4. Extract from the 1849 Ordnance Survey 6 inch map



Study Site

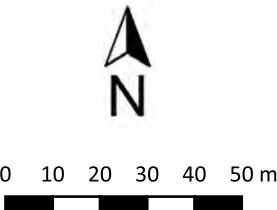


Figure 5. Extract from the 1894 Ordnance Survey 25 inch map



Lanpro»

 Study Site

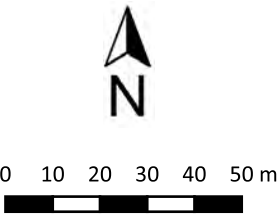
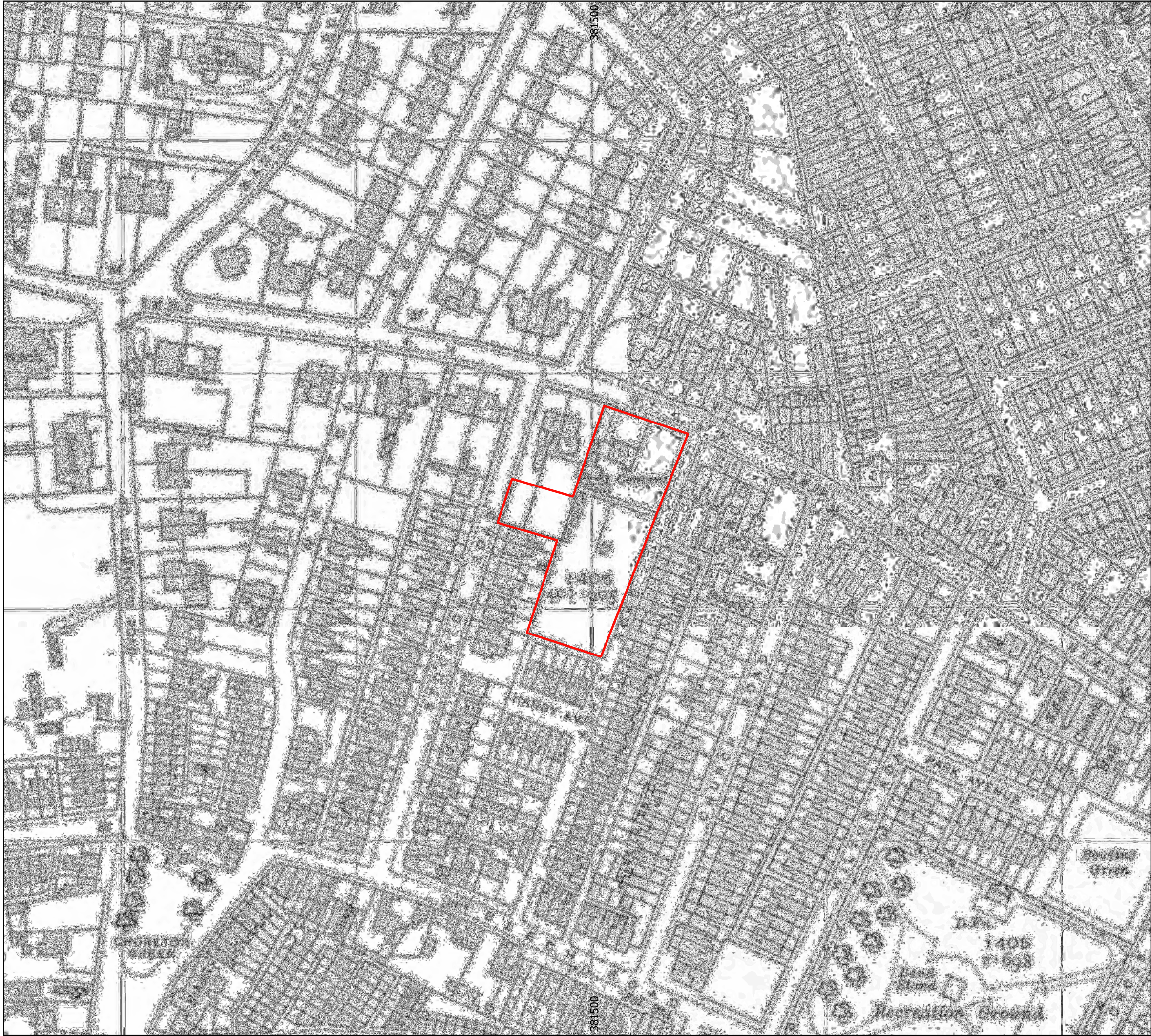


Figure 6. Extract from the 1907 Ordnance Survey 25 inch map



Lanpro»

 Study Site

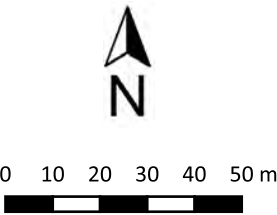


Figure 7. Extract from the 1922 Ordnance Survey 25 inch map



11

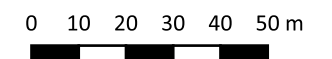
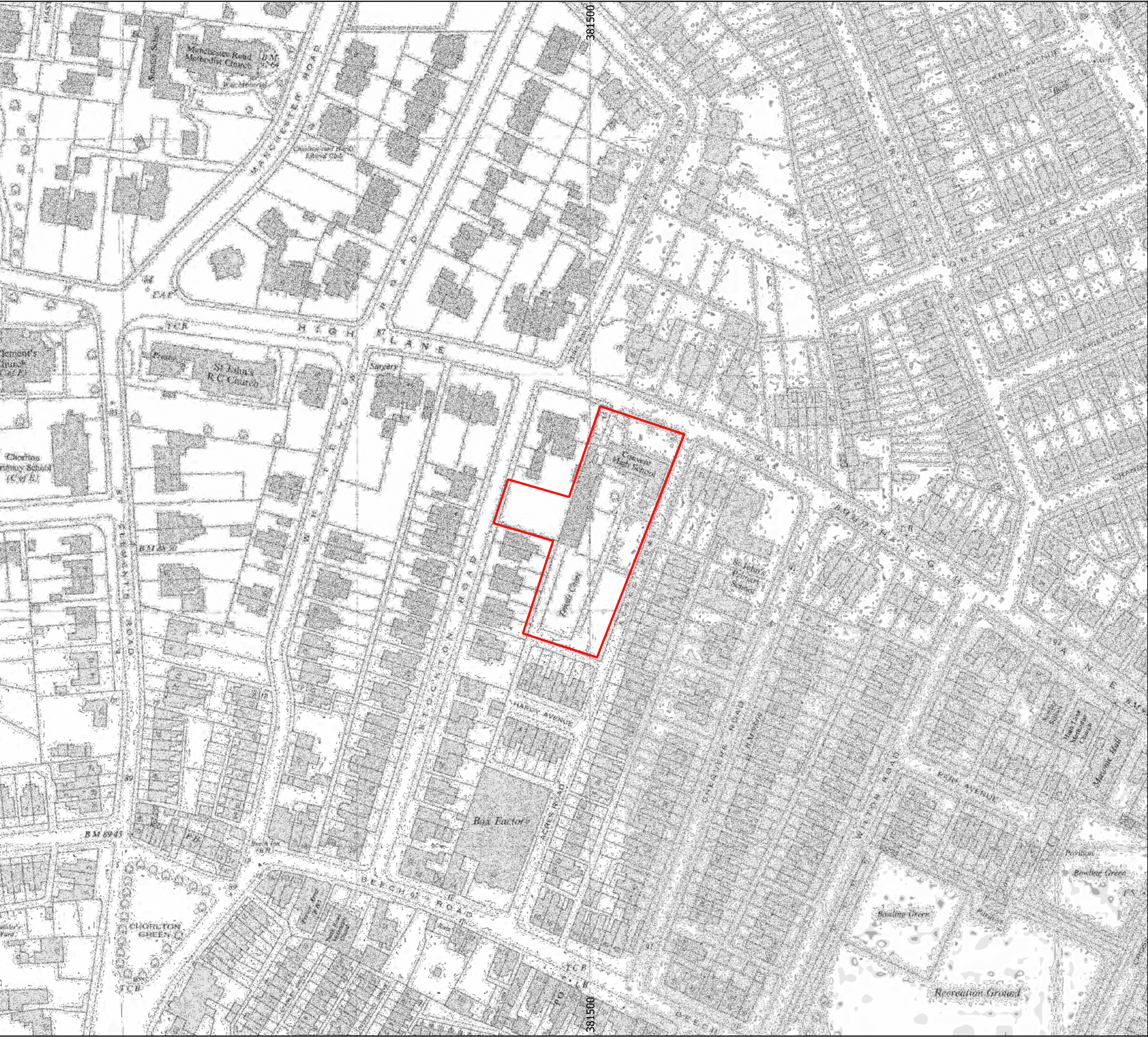


Figure 8. Extract from the 1933 Ordnance Survey 25 inch map



Lanpro»

 Study Site

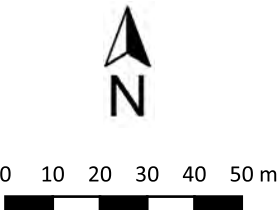
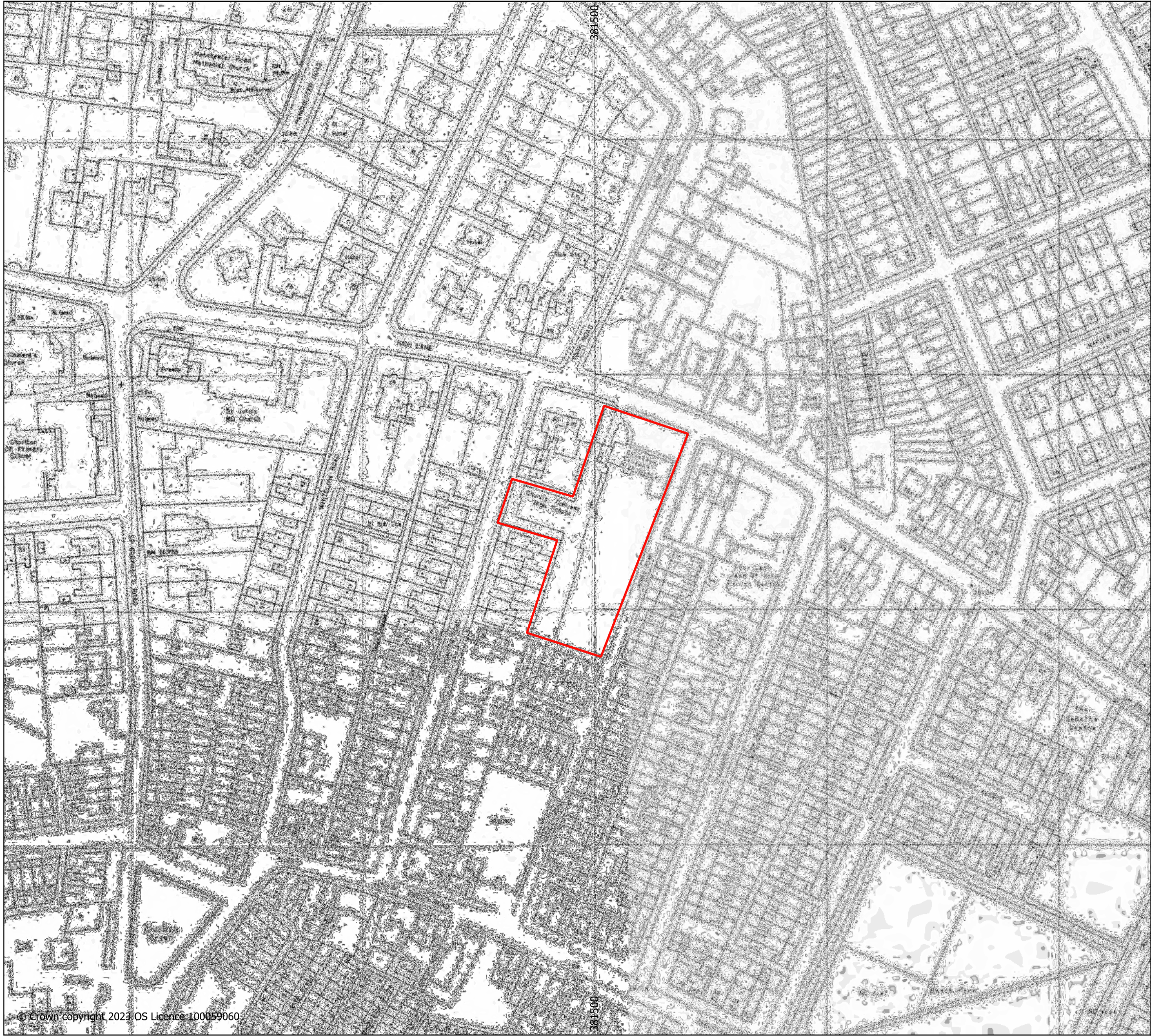


Figure 9. Extract from the 1955 Ordnance Survey 1:1,250 scale map



 Study Site



0 10 20 30 40 50 m

Figure 10. Extract from the 1992 Ordnance Survey 1:1,250 scale map



Lanpro»

 Study Site



0 10 20 30 40 50 m



Figure 11. 2021 Google Earth Aerial Image



Plate 1: View south towards the northern façade of the school



Plate 2: View south along Acres Road and the eastern boundary of the study site



Plate 3: View south across the playground



Plate 4: View west towards buildings along the western boundary of the study site



Plate 5: Yates' map of Lancashire, 1786

Appendix 1 Gazetteer of heritage assets

The following table provides details of heritage assets recorded on the Greater Manchester HER and Historic England's NHLE within 250m of the study site. These have been listed in order of their reference numbers, and their locations are marked on Figure 1.

NHLE ID	HER ID	Name	Designation	Period
NHLE records				
1096127	15547.1.0	Lloyd and Platts Hotel <i>GII LB</i>		Late-19 th century
1254463	9716.1.0	Church of St Clement <i>GII LB</i>		Mid-late 19 th century
1432791	17004.1.0	Chorlton War Memorial <i>GII LB</i>		C.1920 with WWII additions
1450142	17245.1.0	Roman Catholic Church of Our Lady and St John <i>GII LB</i>		Early-20 th century
-	DGM1472	Chorlton Green <i>CA</i>		
-	DGM3156	Wilbraham Road/Edge Lane <i>CA</i>		Late-19 th century

HER ID	Name	NGR	Period
HER 'monument' records			
17004.1.0	Chorlton War Memorial		
8339.1.0	Green's Farmhouse		
17245.1.0	Roman Catholic Church of Our Lady and St John		
9723.1.0	Horse and Jockey Inn		
9716.1.0	Church of St Clement (St Clement's Church)		
15547.1.0	Lloyd and Platts Hotel		
2060.1.0	Chorlton Village Core		

