

FENIX HERITAGE

**Sandilands Primary School,
Wendover Road, Manchester
M23 9JX**



Archaeology Desk-Based Assessment

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FENIX HERITAGE

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Creating an overlay of historic mapping (including 1st and 2nd edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of $\pm 0.5\text{m}$ up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground. 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from <https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registryapplications/land-registry-plans-the-basis-of-land-registry-plans-practice-guide-40-supplement-1>.)

Note on Transcriptions of Data Secured from Third Parties

The datasets utilised in the preparation of this document secured from third parties should not be treated as definitive and are provided only a guide to the approximate location, extent and nature of any individual or collective features within the historic environment.

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1. INTRODUCTION

Fenix Heritage has been commissioned to prepare an Archaeological Assessment (hereafter the Assessment) for the site of Sandilands Primary School (hereafter the 'Site') for which planning permission is being sought from Manchester City Council (hereafter the Council) for demolition of existing school buildings and erection of new two storey educational facility (use class F1(a)), photovoltaic panels, provision of new hard and soft landscaping, vehicle and cycle parking and refuse store.

The Site is currently used as a Primary School with six school buildings, areas of hardstanding and a playing field.

The aim of this Assessment is to determine, in so far as is reasonable by desk-based research and a site visit, the presence or absence of archaeological sites and the character, survival and state of preservation of such sites on and in the vicinity of the Site.

The assessment comprises an examination of evidence secured from the Cheshire Record Office (CRO), the Greater Manchester County Record Office (GMCRO), the Greater Manchester Historic Environment Record (GMHER) and the National Heritage List (NHL) maintained by Historic England (HE)) and other source repositories as appropriate, and incorporates other available published and unpublished data discernible from web-based sources such as the Heritage Gateway, PastScape and National Heritage List databases. A Site visit and walk-over survey were undertaken.

Based on research undertaken for the Assessment, this report highlights any potential direct and indirect impacts to any archaeological sites. This Assessment has been undertaken with reference to the Chartered Institute for Archaeologists document, Standard and Guidance for Historic Environment Desk-Based Assessment (2020).

None of these sites are wholly or partly within the Site.

Based on the archaeological and historical data collection and review undertaken for the survey this report highlights any potential direct and indirect impacts to any archaeological assets and provides recommendations for future work to support a planning application.

There are no World Heritage Sites wholly or partly within in the Site or the within the 1km radius buffer.

There are no Scheduled Monuments wholly or partly within in the Site or the within the 1km radius buffer.

There are no Registered Battlefields wholly or partly within the Site or within the 1km radius buffer.

The GMHER records 12 non-designated archaeological assets within the 500km radius buffer. Of these 12 assets, none are wholly or partially within the Site. An examination of historic mapping confirms that the Site was once agricultural land and the historic landscape character of the Site is recorded by the GMHER as enclosed land (piecemeal enclosure 1540-1839) superseded in the mid-20th century by an educational institution. The post-medieval agricultural utilisation of the land included landscape management such the creation of field boundaries, one of which incorporated a watercourse (probably a drainage or irrigation channel rather than a brook) and the excavation of a marl pit, which was infilled with water, establishing a pond. Any archaeological remains associated with these boundaries and the marl pit may be identified by the local planning authority

as archaeological assets to be treated accordingly during the planning process in accordance with the relevant local and national planning policies.

Fenix Heritage reserves the right to amend, add or remove any elements of this document to respond to the publication of any new evidence, policy, guidance, etc. This report and related materials have been prepared for the sole use of the specified Client in response to an agreed brief, for a stated purpose and at a particular time and its application must be made accordingly. No duty of care extends to any other party who may make use of the information contained herein.

2. LOCATION, TOPOGRAPHICAL, GEOLOGICAL AND PEDOLOGICAL BACKGROUND

Location

The Site is situated at Wendover Road, Manchester, M23 9JX at National Grid Reference SJ 79606 89638 (Figs. 1 and 2).

The spatial attribute information for the Site is provided in the table below and relates to the spatial data as illustrated in Fig. 2 below.

Field Name	Data
Project No.	1004
Project Name	Sandilands Primary School, Wendover Road, Manchester, M23 9JX - Archaeology Desk-Based Assessment
Organisation	Fenix Heritage
Date	May 2023
Digitisation Source	Client/Ordnance Survey

Topography

The Site extends over c. 3.2ha (Fig. 2) and occupies an irregular, but approximate rectangular land parcel. The Site is in active use as a primary School comprising open space in the form of a small area of woodland, a playing field, areas of hardstanding utilised for 'hard play' and two areas laid out as general landscaping. There are two areas laid to hardstanding used for car parking. The built form on the Site comprises a main school block with two much smaller additional blocks to the north. Towards the south-east corner of the Site there is a Caretaker's Residence, with two separate utility buildings and the north of this a Surestart Nursery.

Geology

The British Geological Survey Geology Viewer (<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>) records the bedrock at the western two-thirds of the Site as Tarporley Siltstone Formation comprising sedimentary siltstone, mudstone and sandstone formed between 250 and 241.5 million years ago during the Triassic period. The eastern third of the Site is underlain by Bollin Mudstone Member, a sedimentary mudstone formed between 247.1 and 241.5 million years ago during the Triassic period.

The superficial deposits at the Site are recorded as Glaciofluvial Sheet Deposits, sedimentary Devensian sands and gravels formed between 116 and 11.8 thousand years ago during the Quaternary period.

Soils

The Cranfield Soil and AgriFood Institute (CSAI) Soilscape Viewer (<http://www.landis.org.uk/soilscape/>) maps the soil cover at the Site as naturally wet very acid sandy and loamy soils. However, given the previous development and modification of near surface

material associated with use of the Site as a school any soils at the Site may not correspond exactly with this classification.

Site Investigation

No known site interventions for archaeological or other purposes are known to have taken place on Site.



Fig. 1: Site Location Plan

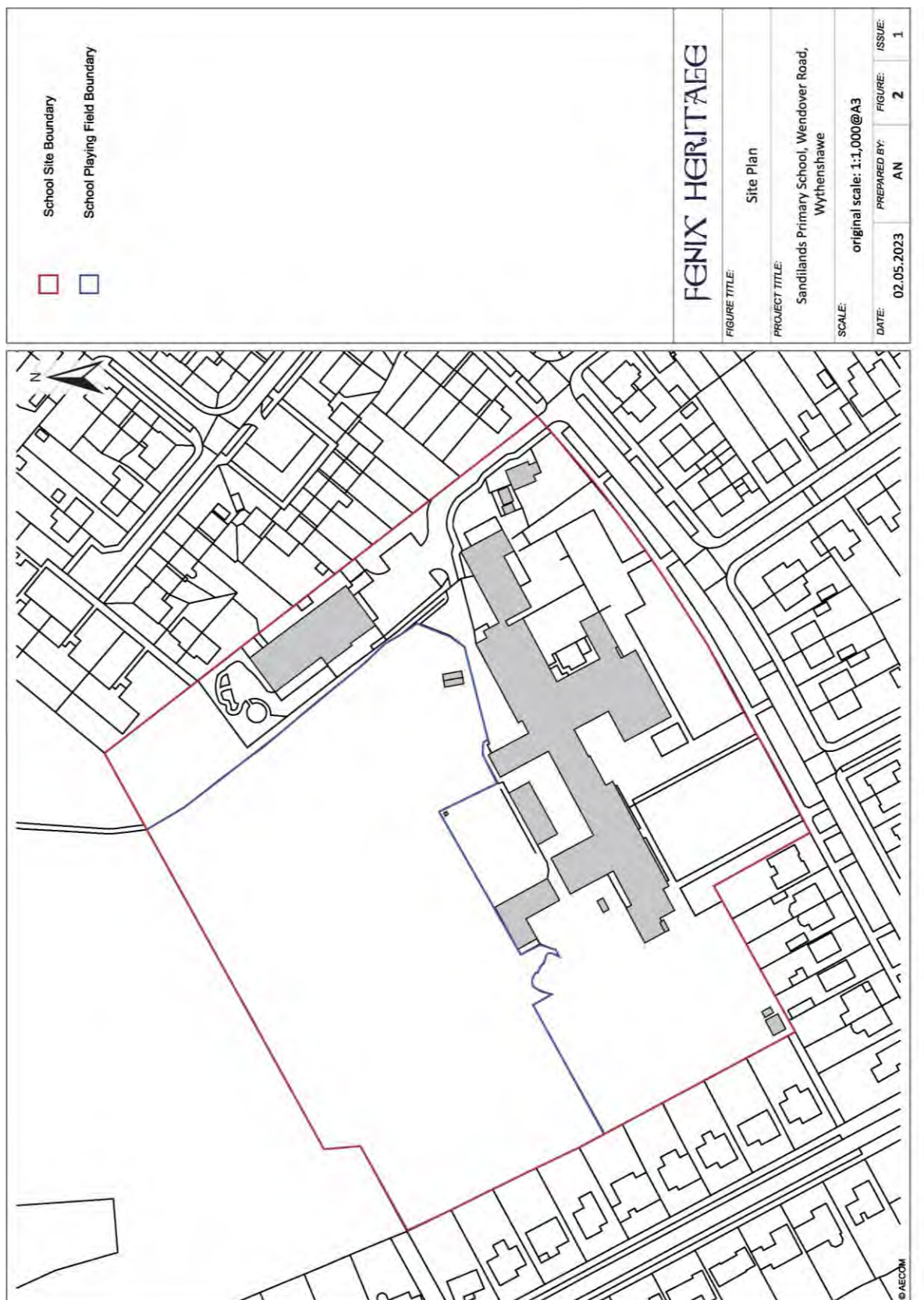


Fig. 2: Site Plan

3. LEGISLATIVE AND PLANNING POLICY BACKGROUND

Legislation

With respect to archaeological assets the UK Government is signatory to the World Heritage Convention which was established in 1972 by UNESCO. Designation of a World Heritage Site by UNESCO, however, brings no additional statutory controls. The National Planning Policy Framework (NPPF) defines a World Heritage Site as a designated heritage asset.

There are no World Heritage Sites wholly or partly within the Site and no World Heritage Sites within 1km of the Site.

Historic England maintains a Register of Historic Battlefields. Registered battlefields are not subject to a separate consent regime, but they are considered designated heritage assets under the NPPF.

There are no Registered Battlefields wholly or partly within the Site and no Registered Battlefields within 1km of the Site.

At the national level, the principal legislation governing the protection and enhancement of archaeological monuments of national importance is the Ancient Monuments and Archaeological Areas Act 1979. The 1979 Act provides protection to Scheduled Monuments, which form one class of designated heritage assets.

There are no Scheduled Monuments within the Site or within 1km of the Site's boundaries.

Designated and non-designated archaeological assets can also be entered onto county-based Historic Environment Records under the Town and Country Planning Act 1990.

National Planning Policy

The place of archaeological assets (both non-designated and designated) within the planning system is informed by the NPPF.

Various principles and policies related to archaeology are set out in the NPPF which guide local planning authorities with respect to archaeological assets. The term 'heritage assets' used in NPPF includes archaeological assets.

The following paragraphs from NPPF are particularly relevant and are quoted in full:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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." Para. 194.

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset,

to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal." Para. 195.

"In determining planning applications, local planning authorities should take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness." Para. 197.

"When considering the impact of a proposed development on 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 the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance." Para. 199.

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of...assets of the highest significance, notably scheduled monuments and World Heritage Sites should be wholly exceptional." Para. 200.

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use." Para. 201.

"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 proposal including, where appropriate, securing its optimum viable use." Para. 202.

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset." Para. 203.

Local Planning Policy

With respect to local planning policies the Manchester Local Plan guides development within Manchester.

The City's archaeological heritage is provided for in 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.

Archaeological provision is also catered for in Unitary Development Plan saved policy Archaeology DC20.1

The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place.

In particular:

a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.

b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.

c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

Professional Standards and Guidance

With respect to good practice in archaeology the professional institute for archaeology in the UK (the Chartered Institute for Archaeologists) has developed a range of regulations, standards and guidelines that are binding on all members to ensure that Chartered Institute for Archaeologists members work to high ethical and professional standards. The relevant standard and guidance document for an archaeological assessment is the *Standard and Guidance for Historic Environment Desk-Based Assessment (2020)*.

In addition to these standards and guidance a number of English Heritage and Historic England publications inform the preparation of historic environment assessment documents, *including Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment English Heritage (2008) and Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015).*

4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

The following section is a summary of the heritage evidence found within a 1,000m radius of the Site; this wider area is referred to as the 'Assessment Area'. The evidence has been compiled from the Greater Manchester Historic Environment Record (GMHER), the Cheshire Archives (LA) and the Greater Manchester County Record Office (GMCRO) which provide an indication of the character, distribution and survival of any potential archaeological monuments and places within and in the vicinity of the Site and helps define their importance. The locations of the identified archaeological monuments and places within the Assessment Area are shown in Figure 3 below and basic details for the archaeological monuments are also detailed in a gazetteer (Appendix A).

In summary, the GMHER records no designated archaeological assets within the Assessment Area

The GMHER are 12 archaeological monuments and places within the Assessment Area, none of which is within the Site.

The Site can be correlated with one parcel of Historic Landscape Character which can be identified as enclosed land (piecemeal enclosure 1540-1839) superseded in the mid-20th century by an educational institution This has no particular historical value.

For the sake of baseline clarity it should be noted that there are no Scheduled Monuments wholly or partly within in the Site or in the Assessment Area; no World Heritage Sites wholly or partly within in the Site or in the Assessment Area; no Registered Parks/Gardens wholly or partly within in the Site or in the Assessment Area; and no Registered Battlefields wholly or partly within in the Site or the Assessment Area.

The background below includes a statement on the assessment of the potential for archaeological remains to be present on the Site. These assessments are based on information on archaeological assets in the vicinity, the characteristics of current and historic land-use, and available information on the condition and nature of sub-surface deposits. The assessments also take into account any pre-existing disturbance to the surface and near surface deposits at the Site which are likely to have compromised the survival of archaeological remains. The potential is graded from negligible, to low, moderate and high. A negligible potential indicates that archaeological remains are very unlikely to be present; low potential reflects a depressed likelihood for the preservation of archaeological remains; moderate represents an average potential; and high would reflect a demonstrable potential for the survival of archaeological remains.

Previous Archaeological/Heritage Investigations

Several previous archaeological/heritage interventions have taken place within the Assessment Area, but none within the Site. A geophysical and topographic survey of the site of Fir Tree Farm University of Manchester, 1990) and a survey of the structural timbers of Yew Tree (South Trafford Archaeological Group 1996) were undertaken in the last decade of the 20th century.

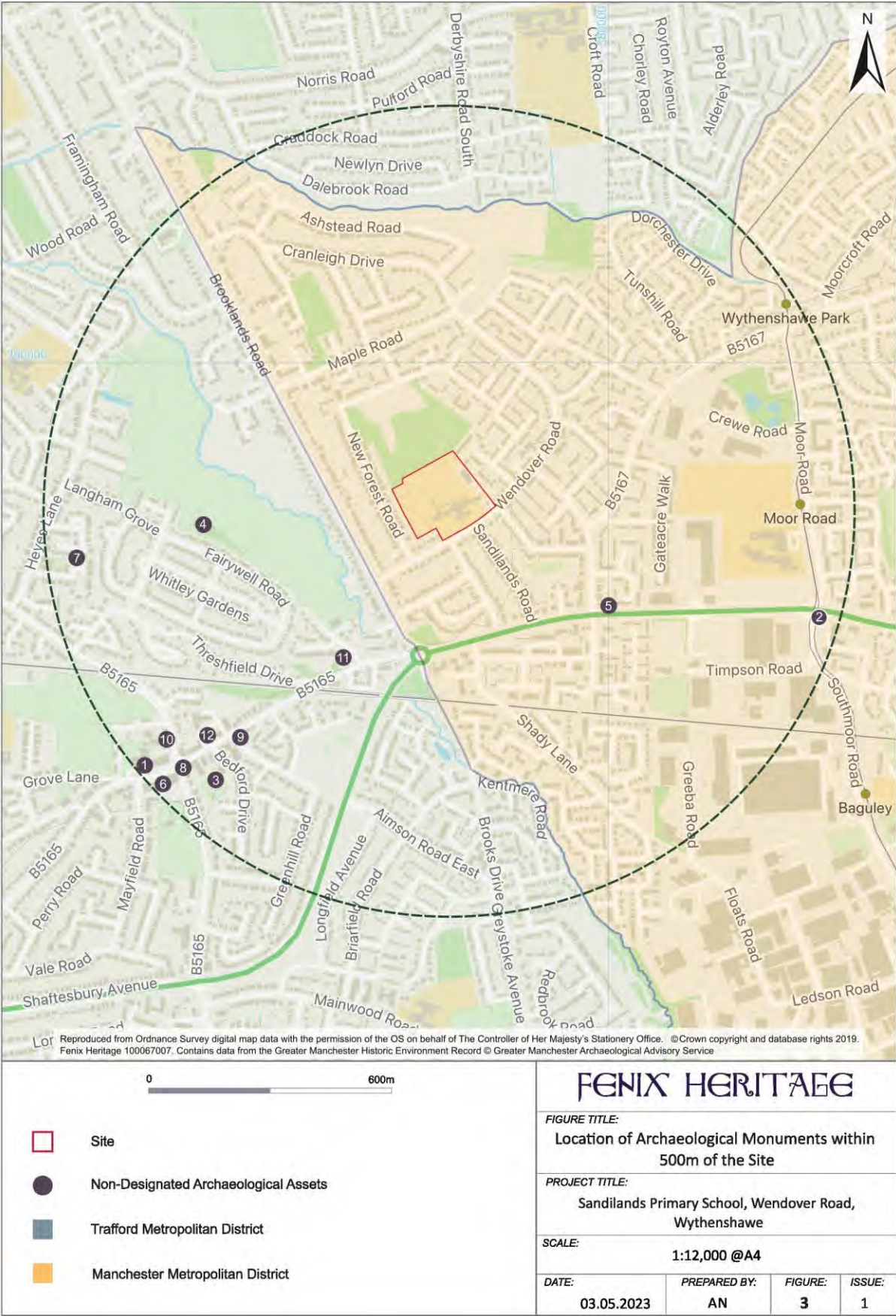


Fig. 3: Location of Archaeological Monuments, Areas and Findspots within 1km of the Site

Prehistoric Period: Palaeolithic (500,000 - 12,000 BCE), Mesolithic (12,000 – 4,000 BCE) and Neolithic (4,000 – 1,800 BCE), Bronze Age (1,800 - 600 BCE), Iron Age (600 - 43 CE)

There are no recorded Prehistoric Period archaeological sites or finds within the Site or the Assessment Area.

The Site is on superficial deposits of sand and gravel deposited during the period of glacial retreat at the end of the last ice age which provided broadly free-draining conditions. This type of underlying geology has been recognised as an indicator for areas where archaeological remains of activity and occupation of later prehistoric communities can be found.

Given the baseline extent of recorded archaeological remains dating to the Prehistoric Period there is a negligible potential for the presence of archaeological remains dating to this Period to be present on the Site. However, the landscape conditions assumed for the later Prehistoric Period suggests a notional potential that communities may have been present in the locale and may have left traces in the archaeological record

Romano-British Period (43- 410 CE).

The Romano-British period is very well represented in the archaeological record of north-west England and many industrial and military sites, linked by a road network, have been intensively investigated.

There are no records of any Romano-British Period features within the Site or the Assessment Area. The nearest Roman road route to the Site appears to be that from Manchester to Northwich (Margary 7a, <https://www.romanroads.org/gazetteer/M7a.htm>) which extends on a north-east to south-west alignment c. 2km to the west of the Site. The Site is therefore, some distance from the major Roman Road network

The potential for archaeological remains of the Roman-British period being present on Site, is negligible.

Early Medieval Period (410 - 1066 CE)

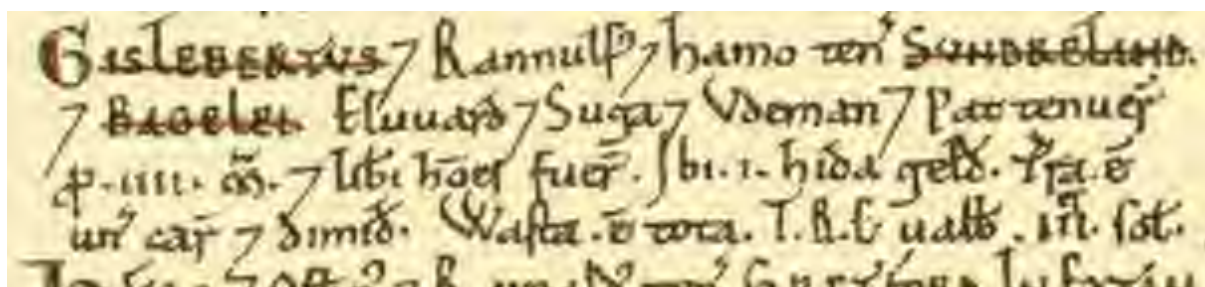
There are no confirmed archaeological remains from the Saxon/early medieval period recorded in the Site or in the wider Assessment Area. However, on the basis of place-name evidence the township of Baguley, in which the Site sits, would appear to have origins in the early-medieval period. Baguley can be rendered as a two-part name derived from the Old English terms *bagga* a bag or badger and */ēah* – a forest, wood, glade, clearing; (later) a pasture, meadow (<http://kep.notttingham.ac.uk/map/place/Lancashire/Baguley>) giving an interpretation of the place-name as badger's wood.

The early-medieval period can be poorly represented, especially through artefactual evidence, and the absence of any known archaeological remains for the period in the Site should not necessarily be taken as an indication of a lack of activity during this period. The place-name evidence nevertheless suggests the presence of a community or communities in the area during the period. The historic and archaeological evidence for the Assessment Area for this period suggests, however, that the archaeological potential for the Site for the Saxon/Early Medieval Period is negligible.

Medieval Period (1066 - 1485 CE)

There are no medieval find spots sites recorded within the Site or the Assessment Area.

The township of Baguley can trace its origins a settlement mentioned in Domesday Book, in the hundred of Tunendune and the county of Cheshire. Listed with another place in the Domesday Book (Sinderland), Baguley was the Land of Haimo (of Mascy)¹ / Gilbert (the hunter) and had 1.5 plough-lands and in 1066 its annual value to the Lord was 3 shillings in 1066 (<https://opendomesday.org/place/SJ8190/baguley/>). In 1066 the Lords were Aelfward (of Dunham), Pat, Sucga, Woodman. It is considered that Bagulary was waste when taken over by Haimo and Gilbert. Estates described as "waste" paid no tax. About 10% of all the estates in the Domesday Book are waste. Most are in northern England or on the Welsh Borders, and were probably destroyed in fighting after the Conquest.



The historic and archaeological evidence for the Assessment Area for this period suggests that the archaeological potential for the Site for the Medieval Period is low.

Post Medieval Period (1486 CE– Present)

The known archaeological and heritage assets within Assessment Area are overwhelmingly characterised by features of the later post-medieval period (Industrial Period) and include the archaeological sites of Timperley's historic village core; farmsteads; a smithy; a school; dwellings; a field name (indicating the location of a fridge), a shop cottage and garden; cropmarks indicating the locations of relict field and ponds/geological features and a windmill mound.

Baguley was a township of Bowdon, one of the ancient parishes of the Bucklow Hundred in Cheshire. Under the Poor Law Amendment Act 1886 the township became a civil parish in its own right. In 1931 when Manchester extended its boundaries south of the Mersey to form Wythenshawe; Baguley was incorporated into the civil parish and city of Manchester. Most of Baguley was developed for housing after World War II as part of the Wythenshawe Estate and the Site was developed as a school in the mid-1950s to serve the local community.

The history of the Site in the post-medieval period is characterised by agricultural use up until the second half of the 20th century when it was given over to educational use.

¹ The first Hamon de Massey was the owner of multiple estates in taking over from the Saxon *thegn* Aelfward His probable birthplace was La Ferté-Macé or Ferté de La Macé, a recently constructed fortress in Normandy. Hamon was made a baron by Hugh Lupus, (Earl of Chester). The name of Hamon de Massey was passed on to his descendants for several generations. There are several different ways of spelling the name, including "de Masci", "de Mace", "de Macei", "de Mascy", "de Massy" and "de Massie". Later the name Baguley was adopted by the family as it was the site of their main property, and there are many variations of this name (https://en.wikipedia.org/wiki/Hamon_de_Massey).

A brief examination of some of the key maps of the Site and its environs from the late-18th century to the late-20th century highlights the fact that until the school was built in the mid-1950s there had been no cartographically recorded development on the Site from the early 19th century.

Greenwood's Map of 1819 (Fig. 4) was published at a slightly larger scale but it is not possible to say anything about the Site.

The Tithe Map of the Township of Baguley of 1839 (Fig. 5) was produced at a large scale and characterises the Site as agricultural fields with field boundaries. One of the fields was named as Well Field, but there is no indication on the map of the presence or location of a well. A watercourse and a pond, which may have been a marl-pit prior to the ingress of water are mapped within Site.

The advent of the large-scale Ordnance Survey mapping during the mid-19th century allows a close examination of the disposition of the Site at intervals since the mid-1870s.

The Ordnance Survey map of 1875 (Fig. 6) shows a similar situation to that mapped by the Tithe Commissioners some 26 years earlier. The Site extends wholly or partly over five fields and is half-way between Baguley House Farm and Maple Farm.

The Ordnance Survey map of 1882 (Fig. 7) shows that a field boundary had been established running parallel to the Site's northern boundary and a short length of field boundary on a north-north-west – south-south-east alignment towards the southern boundary of the Site had been removed.

The Ordnance Survey map of 1898 (Fig. 8) shows no change from 1882 within the Site.

The Ordnance Survey map of 1910 (Fig. 9) shows that a field boundary running parallel to the Site's northern boundary is no longer depicted.

The Ordnance Survey map of 1936 (Fig. 10) shows no change from 1910 within the Site, but it does indicate that the watercourse which runs parallel to the Site's eastern boundary flows in a north-westerly direction. Sandilands Road had been laid out. The part of Sandilands Road which extends on an approximate west-east alignment from Brooklands Road was later renamed as Wendover Road.

The Ordnance Survey map of 1946 (Fig. 11) shows small changes to the Site. A road projecting north from Sandilands Road appears to extend into the Site. The road is shown as two parallel dashed lines and may be indicative. The boundaries on the southern side of the marl pit are no longer mapped and the marl pit is no longer shown as a surface feature.

A major change to the Site occurred in 1950s with the construction of Sandilands Primary School and the establishment of its playing fields as shown on the Ordnance Survey Map of Cheshire, 1:2,500, 1956-1960 (Fig. 12).

The Ordnance Survey Map of Cheshire, 1:10,000 Scale, 1971-77 (Fig. 13) shows no changes to the Site.

The Ordnance Survey Map of Cheshire, 1:10,000 Scale, 1980-81 (Fig. 14) shows no changes to the Site.

The Ordnance Survey Map of Cheshire, 1:10,000 Scale, 1990-91 (Fig. 15) shows the construction of an extension to the school bloc on its east-facing elevation.

On the basis of the cartographic evidence there is substantial indication that archaeological remains of field boundaries, a watercourse and a pond/marl pit may be present at the Site.



Fig. 4: Greenwood's Map of the County Palatine of Chester, 1819



Fig. 5: Plan of the Township of Baguley in the Parish of Bowdon, 1839 (Tithe Map)

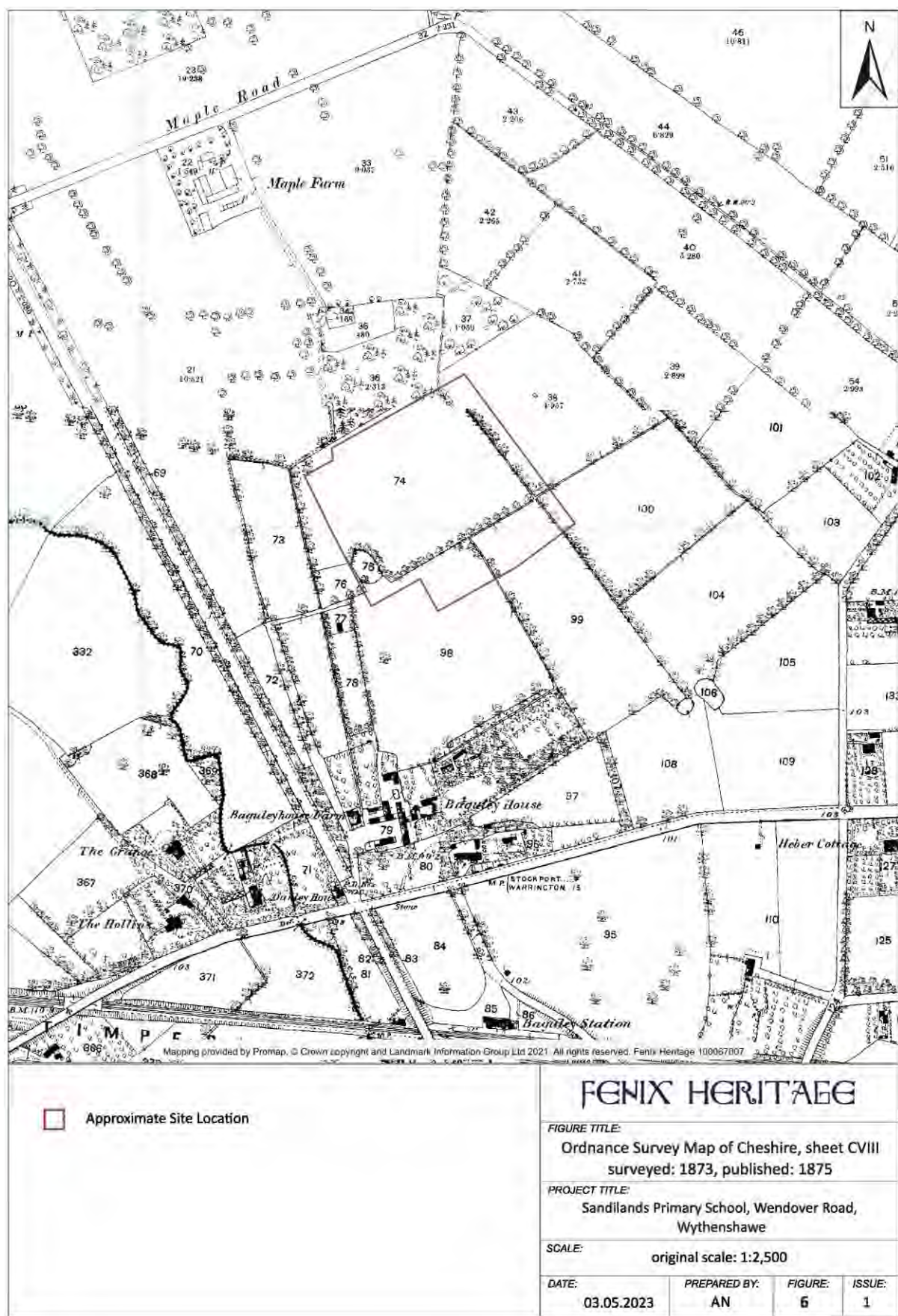


Fig. 6: Ordnance Survey Map, Cheshire, Sheet XVIII.3, 1:2,500 Scale, Surveyed: c. 1873, Published c. 1875

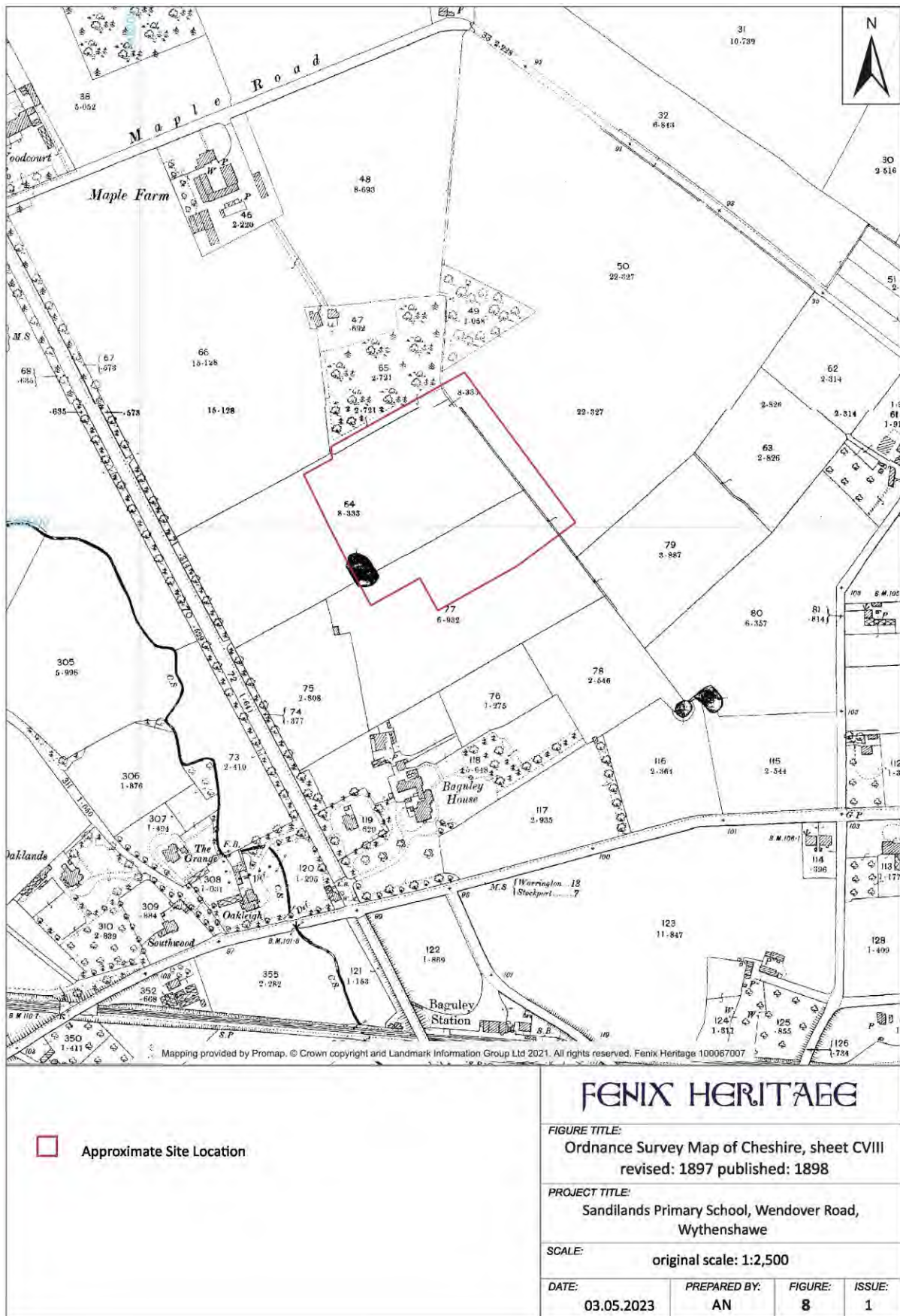


Fig. 8: Ordnance Survey Map, Cheshire, Sheet XVIII.3, 1:2,500 Scale, Revised 1897, Published 1898



Fig. 9: Ordnance Survey Map, Cheshire CVII.12, 1:2,500 Scale, Revised 1908, Published 1910

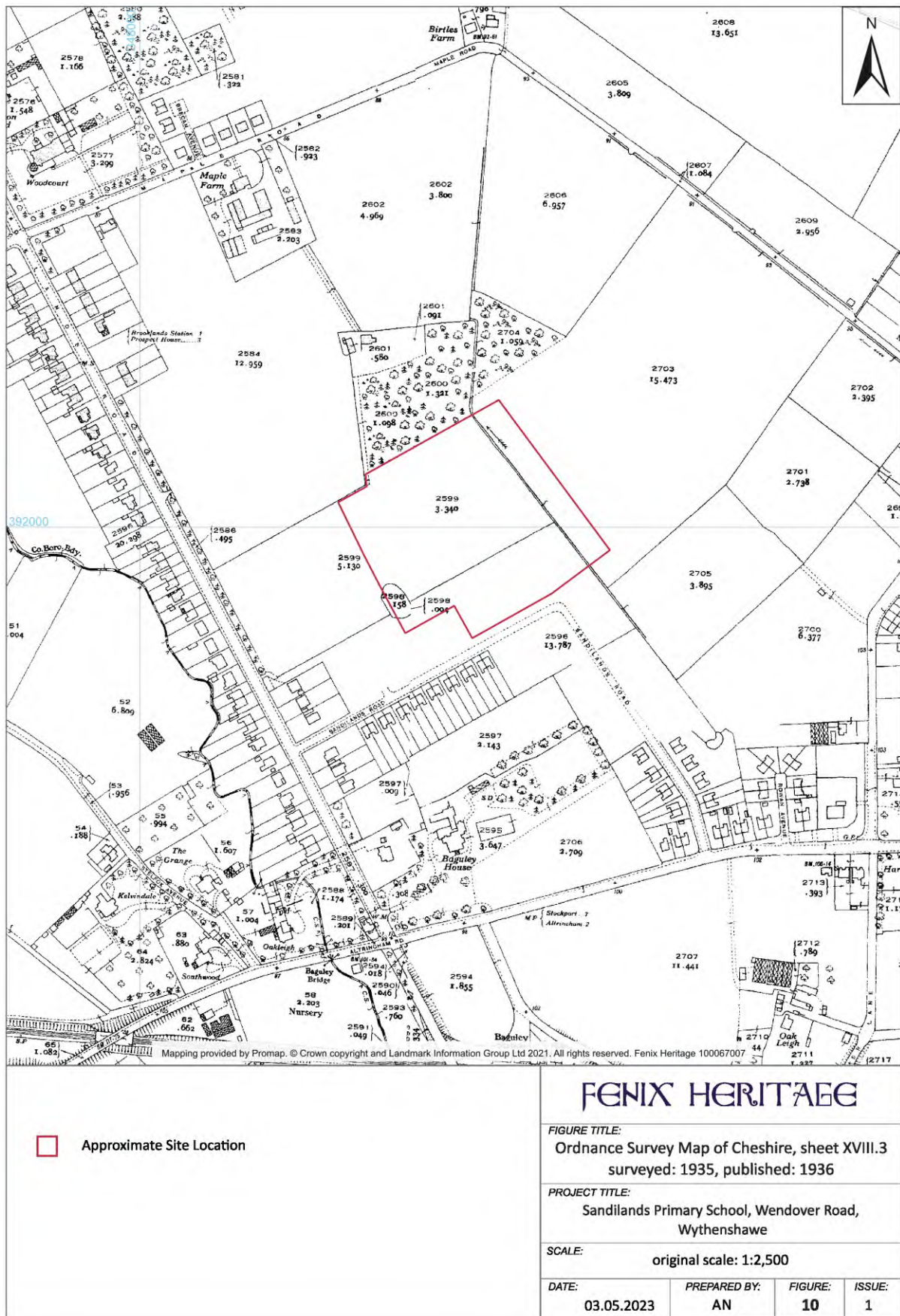


Fig. 10: Ordnance Survey Map, Cheshire, Sheet XVIII.3, 1:2,500 Scale, Revised 1935, Published 1936



Fig. 11: Ordnance Survey Map, Ordnance Survey Map, Cheshire, Sheet XVIII.NE, 1:10,560 Scale, Revised: 1938, Published c. 1946



Fig. 12: Ordnance Survey Map of Cheshire, 1:2,500, 1956-1960

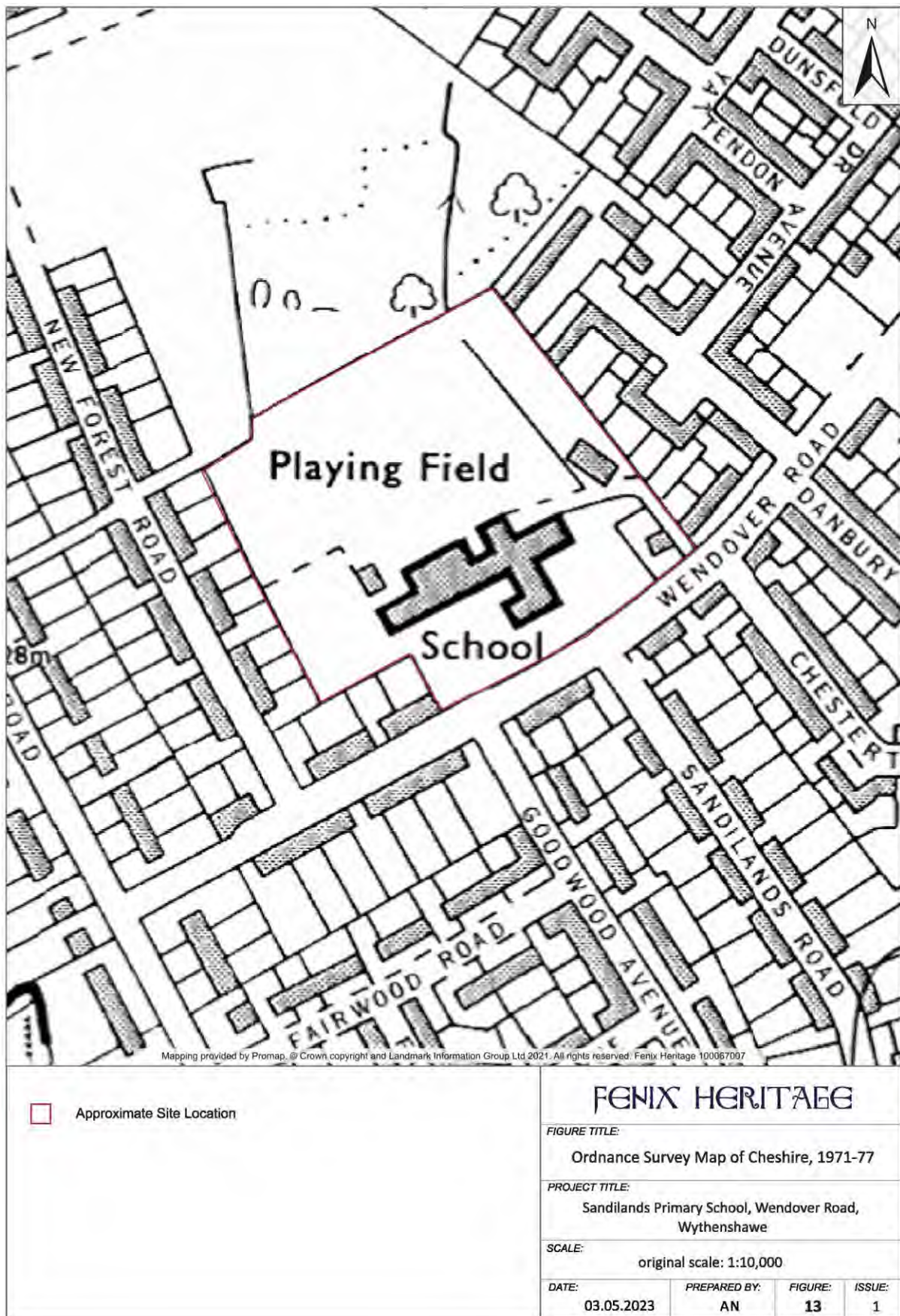


Fig. 13: Ordnance Survey Map of Cheshire, 1:10,000 Scale, 1971-77

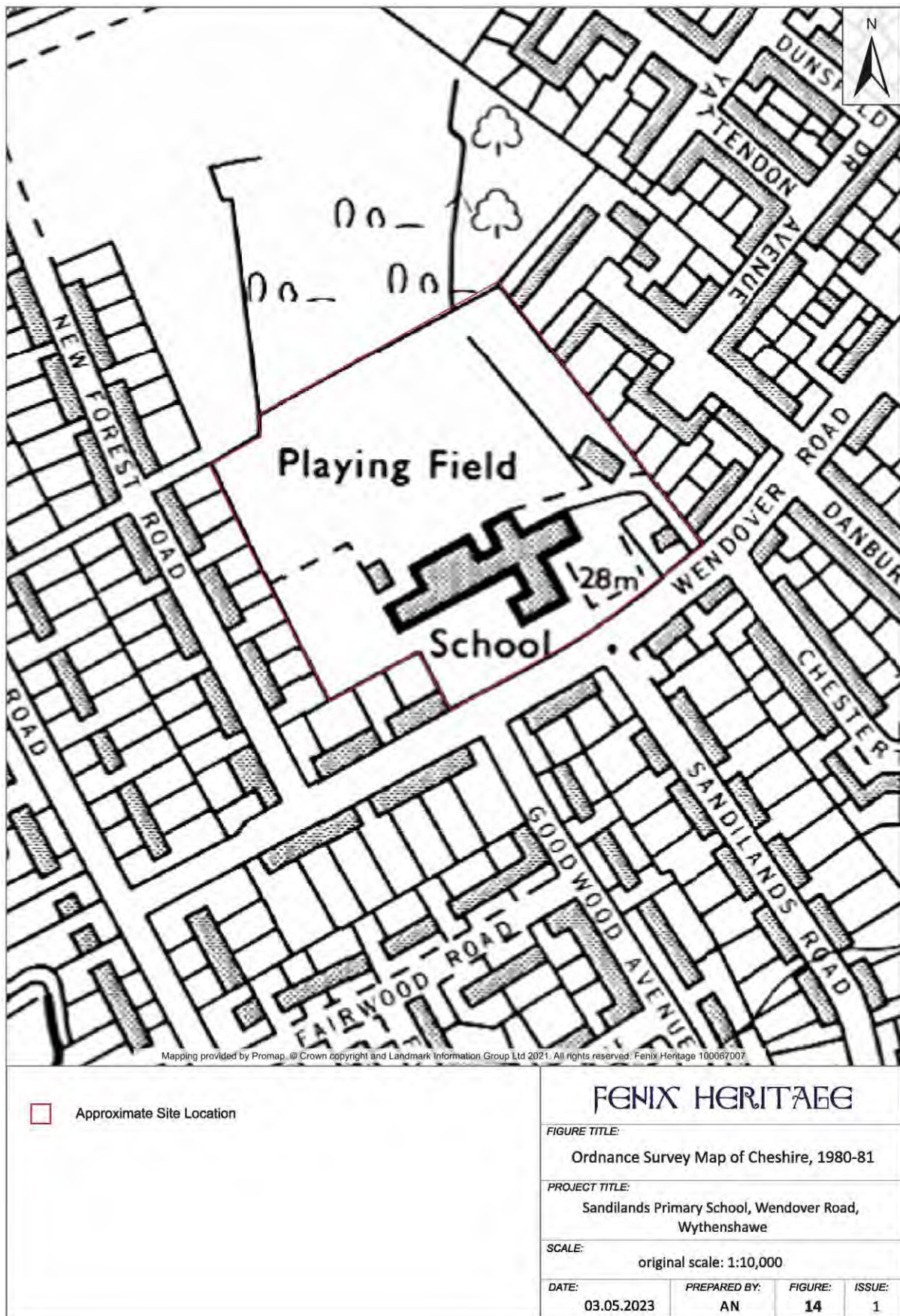


Fig. 14: Ordnance Survey Map of Cheshire, 1:10,000 Scale, 1980-81

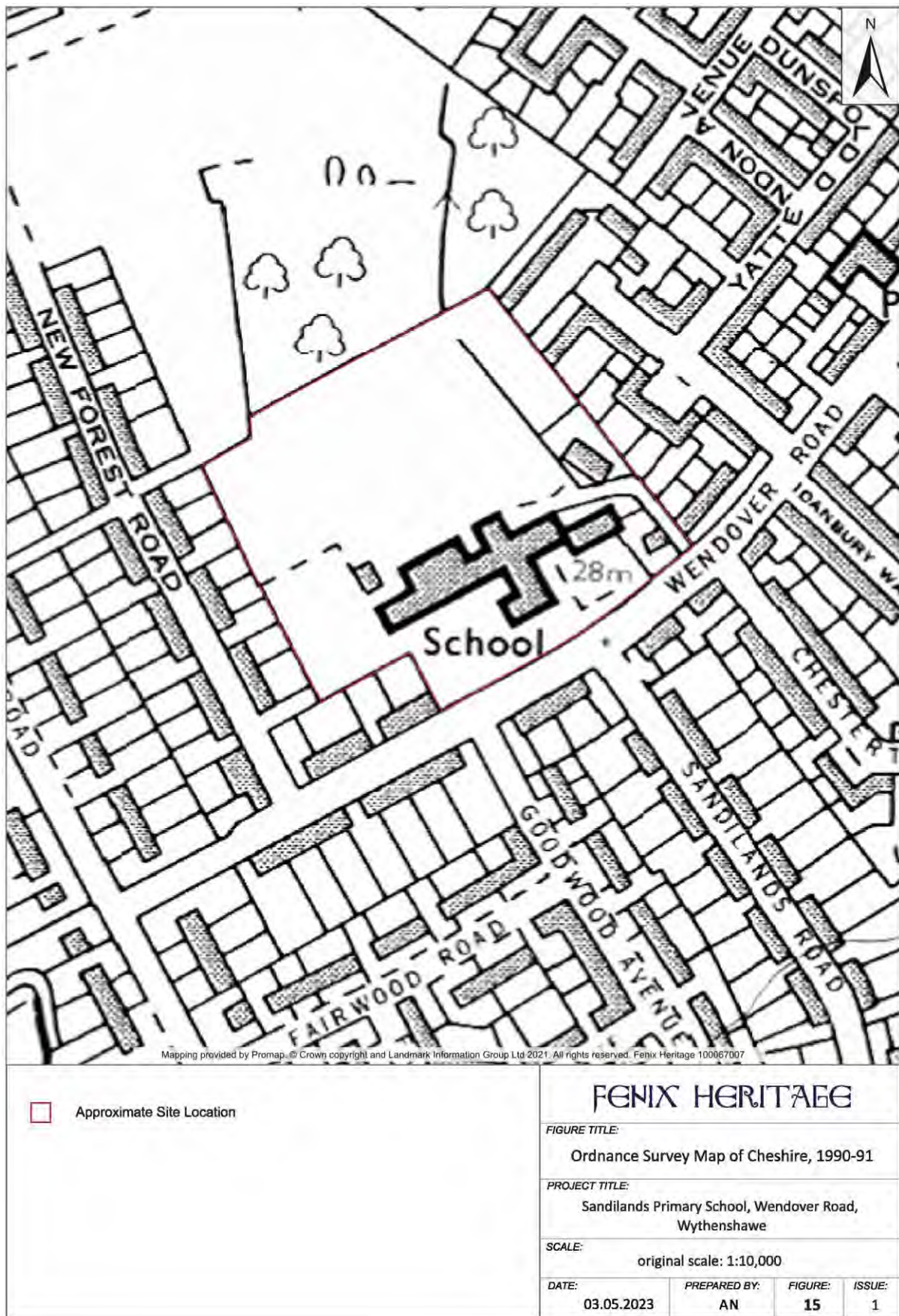


Fig. 15: Ordnance Survey Map of Cheshire, 1:10,000 Scale, 1990-91

5. AERIAL PHOTOGRAPHS

An aerial photograph of the Site from 2009 (Fig. 16) shows no surface features (such as parch marks in the playing field) which may indicate the presence of sub-surface archaeological features. The separate building on a north-north-west – east-south-east alignment towards the Site's eastern boundary had been demolished by 2009.

There is a photograph of the Site on the Britain from Above website <https://www.britainfromabove.org.uk/> dating to 1927 (Fig. 17). This shows the Site as undeveloped land between Maple Road to the north and the Altrincham Road (1560) to the south. The field boundaries dating from at least 1839, remained extant in the latter part of the third decade of the 20th century.



Fig. 16: Aerial Photograph, 2009

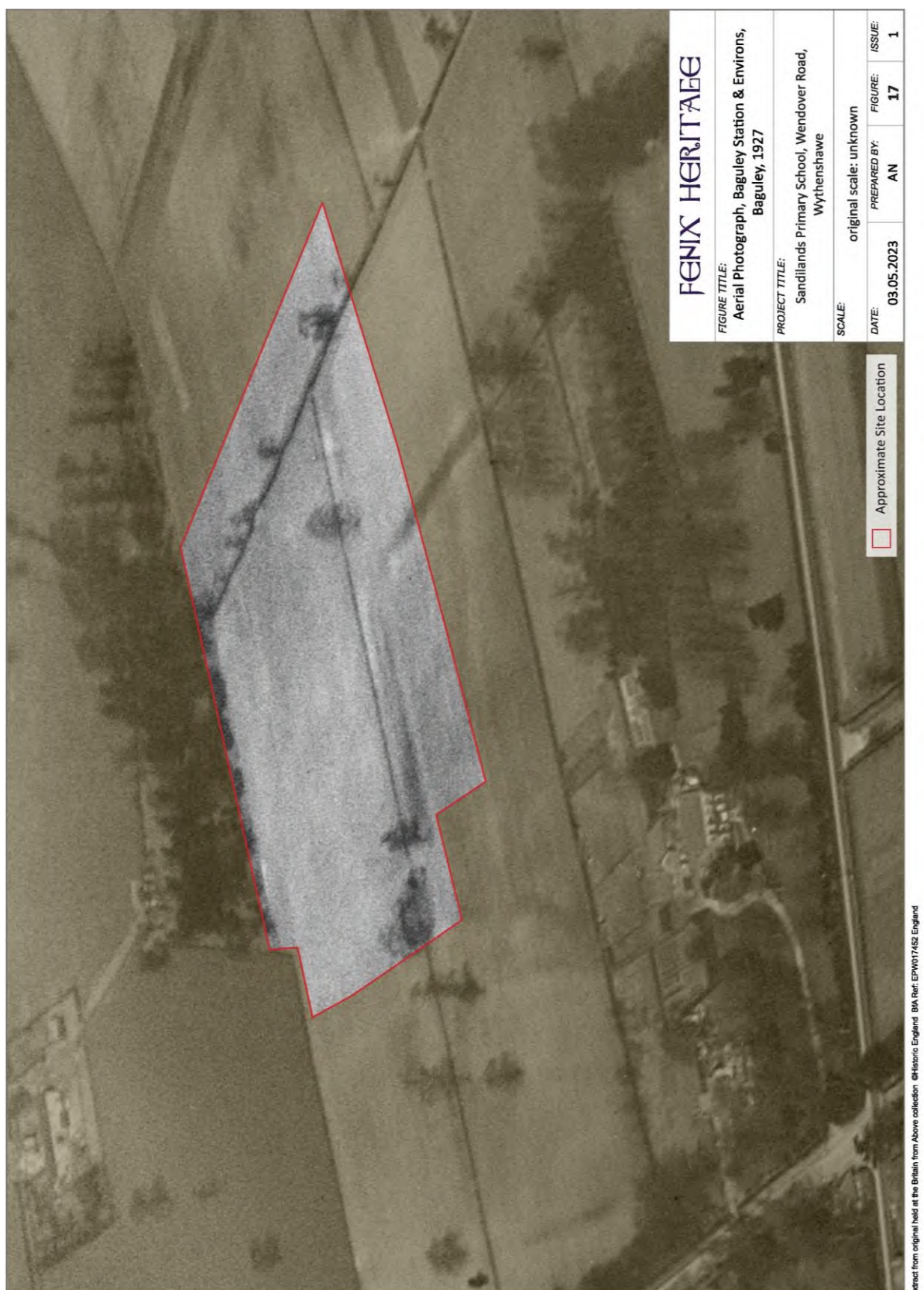


Fig. 17: Aerial Photograph, Baguley Station and Environs, Baguley, 1927 (BfA ref. EPW017452 ENGLAND. Licence ref. IMSL-IR-202247)

6. LIDAR

A LIDAR image of the Site is provided at Fig. 18. It shows no particular earthworks or surface features of archaeological interest.

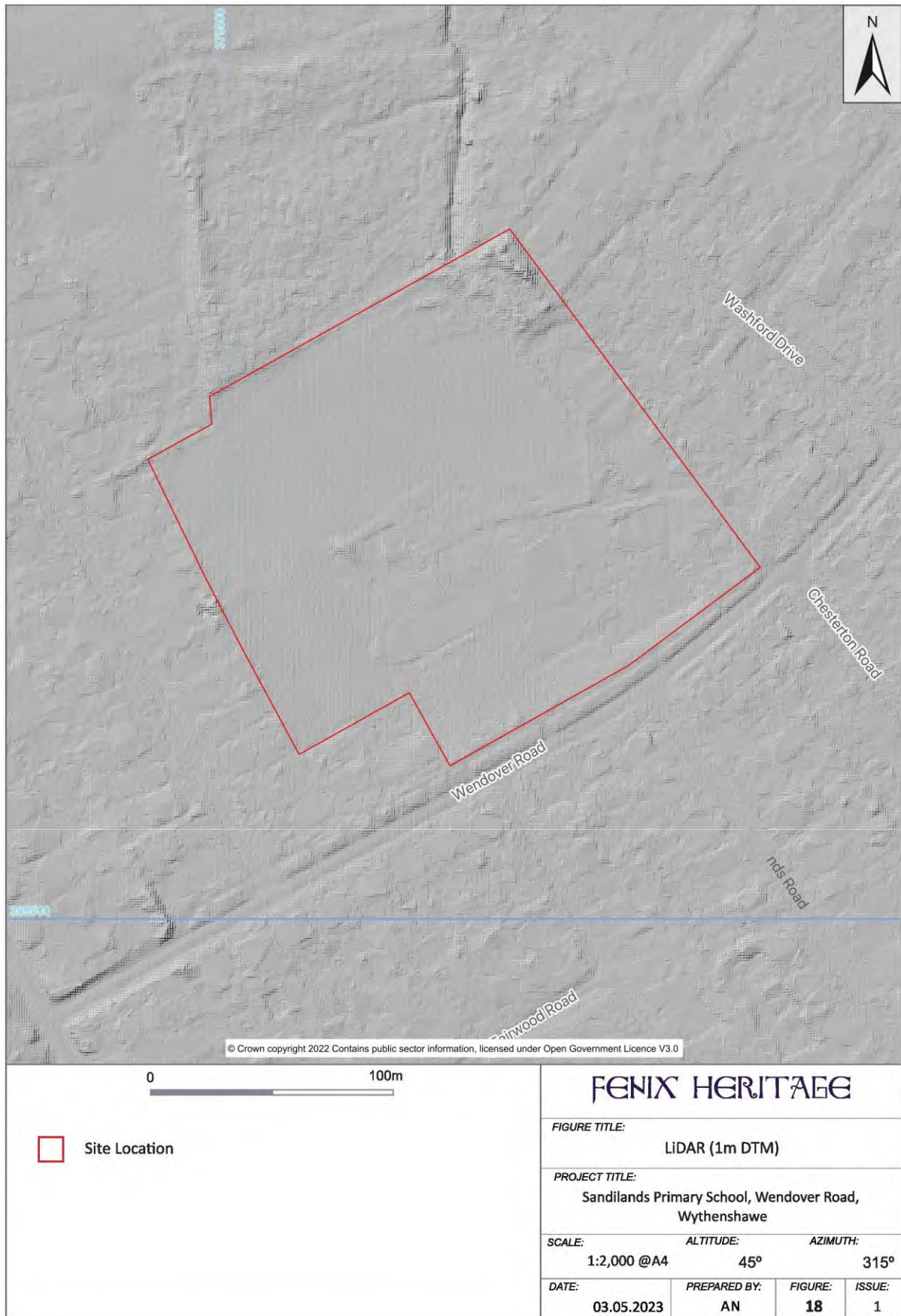


Fig. 19: LiDAR (1m DTM)

7. SITE CONDITIONS

A Site visit and walk-over survey were undertaken on the 4th April 2023 in bright weather conditions with good visibility.

The locations from which the photographs were taken and directions of view are shown in Figure 19.

Photographs of the Site provide a useful visual indication of the Site and its immediate environs

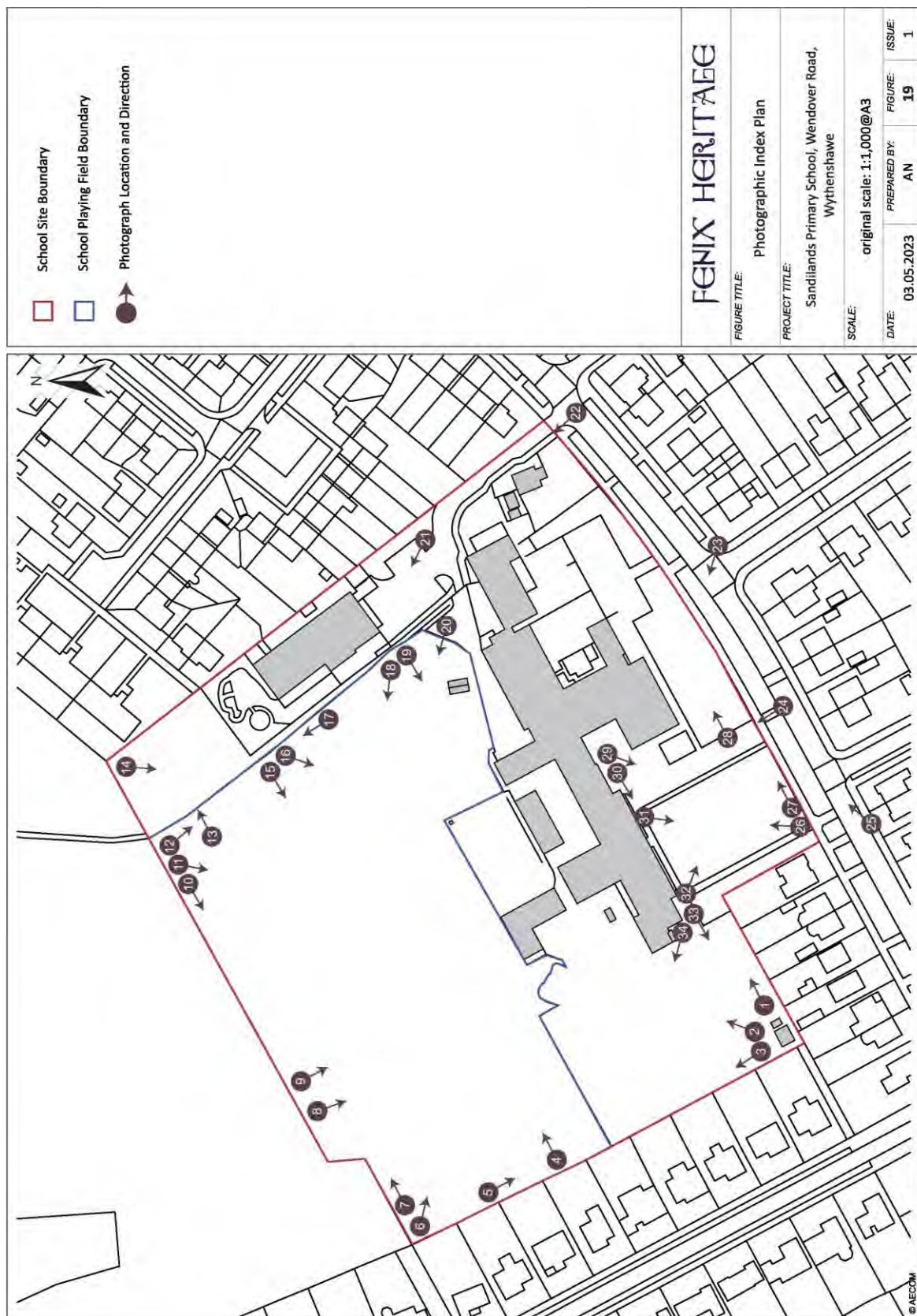


Fig. 19: Photographic Index Plan



Plate 1: Sightline to the east across a hard-play area towards the school buildings



Plate 2: Sightline to the north-east across a hard-play area towards the school buildings and, beyond, the playing field and northern boundary marked by the sky-lined stand of trees.



Plate 3: Sightline to the north across a hard-play area along the Site's western hedged boundary.



Plate 4: Sightline to the east across the playing field.



Plate 5: Sightline to south along the Site's western hedged boundary.



Plate 6: Sightline to the south-east across the playing field



Plate 7: Sightline to the east along the Site's northern boundary



Plate 8: Sightline to the south-west across the playing field from the Site's northern boundary



Plate 9: Sightline to the south-west across the playing field from the Site's northern boundary towards the school buildings



Plate 10: Sightline to the west along the Site's northern boundary highlighting the playing field.



Plate 11: Sightline to the south-west across the playing field



Plate 12: Sightline to the south across the playing field towards the school buildings



Plate 13: Sightline to the east into the small area of woodland in the Site's north-eastern corner



Plate 14: Sightline to the south-west within the small area of woodland in the Site's north-eastern corner



Plate 15: Sightline to the west across the playing field



Plate 16: Sightline to the south-west across the playing field.



Plate 17: Sightline to the north towards the small area of woodland in the Site's north-eastern corner



Plate 18: Sightline to the north-west across the playing field



Plate 19: Sightline to the west towards the school buildings



Plate 20: Sightline to the north-west across the playing field



Plate 21: Sightline to the north-west across hardstanding car park towards the Surestart Nursery



Plate 22: Sightline to the north through the eastern vehicular access to the Site. Caretaker's residence to left



Plate 23: Sightline to the north-west towards the Sire from the junction of Wendover Road and Sandilands Road



Plate 24: Sightline through the western vehicle entrance towards the school.



Plate 25: Sightline to the north-east towards the Site from the junction of Wendover Road and Goodwood Avenue



Plate 26: Sightline to the north-east across a landscaped area laid to lawn towards the school buildings



Plate 27: Sightline to the east across the Site's southern boundary fence



Plate 28: Sightline to the east across a hard-play area.



Plate 29: Sightline to the south-west across a car park



Plate 30: Sightline to the west along the front façade of the main bloc of the school



Plate 31: Sightline to the south-west across a landscaped area laid to lawn



Plate 32: Sightline to the south-east across hardstanding towards a landscaped area laid to lawn



Plate 33: Sightline to the west across the hard-play area at the Site's south-western corner



Plate 34: Sightline to the north-west across the hard-play area at the Site's south-western corner

8. SIGNIFICANCE OF THE IDENTIFIED HERITAGE ASSETS

Not every archaeological monument or place is provided with a detailed record of significance by local or national heritage agencies and not every potential or actual archaeological monument or place is necessarily identified on the relevant databases. In the absence of formal Statements of Significance for the following archaeological monuments or places, an attempt will be made to estimate their significances. These monuments or places will be treated to detailed examination as these are the monuments or places for which a potential for harm could arise from development of the Site. Harm to heritage significance may arise as a consequence of direct impact or indirect impact by means of changes to the settings.

- Historic Landscape Parcel (enclosed land (piecemeal enclosure 1540-1839) superseded in the mid-20th century by an educational institution)
- Field boundaries, a watercourse and a pond/marl pit

There are a number of different methodological approaches that can be used to estimate the significance of archaeological monuments and places, and the one used here proceeds on the basis that the significance is the sum of cultural heritage value ascribed to the monuments or places. The cultural heritage value is, in turn, the sum of four component interests- evidential, historical, archaeological, aesthetic and communal (Historic England 2008).

In the first instance it is prudent to define categories of significance:

Significance	Description/ Threshold
International (Very High)	Archaeological monuments or places of international importance, including World Heritage Sites.
National (High)	Monuments scheduled under the AMA Areas Act 1979, or archaeological monuments and places of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria.
Regional/County (Medium)	Archaeological monuments or places which are not of national importance
Local (Low)	Archaeological monuments or places which are not of regional/county importance.
Negligible/None	Monuments or places in which investigative techniques have produced no or only minimal evidence for archaeological significance, or where previous largescale disturbance or removal of significance can be demonstrated or predicted with some confidence or where, on the basis of current evidence, there is no reason to suspect the presence of archaeological remains. Areas of historically unimportant/common landscape character or sites of commonplace relict landscape features such as field boundaries, culverted watercourses and infilled ponds.
Unknown	Archaeological monuments or places the heritage significance of which cannot be determined with the information currently at hand.

The heritage values of the individual archaeological monuments and places can then be assessed and their significances tested against the significance thresholds.

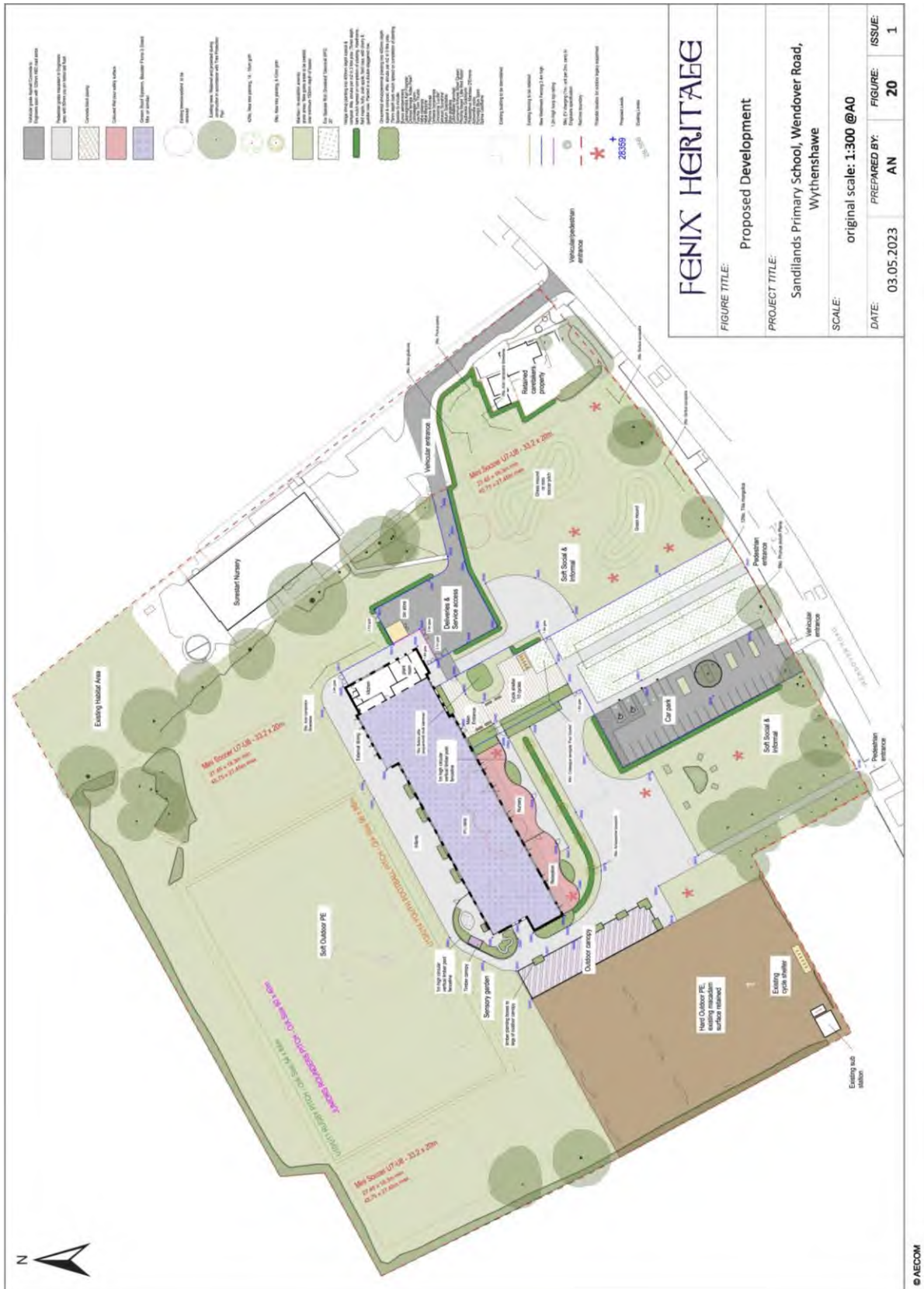
Archaeological Monument or Place	Values and Significance
Historic Landscape Character	<u>Evidential</u> - the evidential/research value is low as the historic landscape character is understood and the information on it is freely accessible. https://archaeologydataservice.ac.uk/archives/view/gmanchester_hlc_2012/downloads.cfm The formation processes and character of enclosure are well known. Enclosed fields represent a visible and well-understood consequence of historic land-use and beyond acknowledgment of their existence there is little inherent evidential value in them. The historic landscape character of piecemeal enclosure has little resonance with the current regional research framework https://researchframeworks.org/nwrf/ <u>Historic</u> – the historic landscape character has no real historic interest as it is poor at illustrating the story of past events, people and aspects of life. This Site no longer expresses any coherent surface traces of piecemeal enclosure (1540-1841) and is the remnant of a larger enclosure. It is therefore, compromised. The HLC is no longer used for its historic purpose of agricultural production so it makes no contribution to historic interest. <u>Aesthetic</u> - there is little aesthetic design in enclosure (although bounded fields are commonly appreciated trope of the English Countryside), and the Site does not generate an aesthetic response in any observer, related to its agricultural past. The Site is, nevertheless, a well designed and laid out primary school in generous grounds with a balanced mix of built form and open space laid to grass <u>Communal</u> - the meaning of the Site and its historic landscape character and whether or not any constituents of the community draw part of their identity from it or have emotional links to it is tricky to establish. However, the Site does not appear to overtly bind the community with past lives (associated with enclosure and agricultural endeavour) and it would score poorly (if at all) in the collective memory and identity of the community. Meaning can be understood through information and interpretation and such is freely available but the communal value is low as the Site has no current civic or public use related to the historic landscape character. Any essential connection between the community and the history of the asset is inaccessible as there is no formal right of public access. The associative value is non-existent. Nothing especially momentous happened at the Site during its use as enclosed fields and there is no facility to intensify understanding through a link between the Site and historical accounts of its use the site of cultivation. The Site retains no semblance of its historic appearance and does not act as tangible testimony to the rural past. There is no social, associative or illustrative historic value. <u>Asset Value Integration</u> – the historic landscape character is an archaeological place the interests of which are of minimal value. It is a common and unremarkable type of poorly expressed and preserved historic landscape. Negligible Significance.
Field boundaries, a watercourse and a pond/marl pit	<u>Evidential</u> – the sites of the post-medieval, potential archaeological remains have some evidential value as they could contribute to the story of past events, people and aspects of life closely related with the former agricultural identity of the locale. This reservoir of evidence, in the main, resides in their physical form. The evidential interest is muted

	however, as the potential archaeological remains can tell modern communities little about their origins and uses not already known from other sources of information. <u>Historical</u> – these assets have a modest historic interest as they can illustrate specific elements of history. <u>Aesthetic</u> - there is no aesthetic design to these features <u>Communal</u> - the meaning of these features and whether or not any constituents of the community draw part of their identity from them or have emotional links to them is tricky to establish. It is safe to say, however, that they do not bind the community with past lives or events and they score poorly in the collective memory and identity of the local community. Any meaning can only be understood through information and interpretation. The communal value is lowered as there is no access to the features. Any essential connection between the community and the archaeology of the Site is not directly accessible. The associative value is non-existent. There is no immediate, social, or illustrative historic value. <u>Asset Value Integration</u> – these post-medieval features have heritage values of low scores leading to a Negligible Significance.
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The Northwest Regional Research Framework (Updated Research Framework) has been developed as part of a national strategy to create a series of self-sustaining regional historic environment research frameworks for England. It builds on the original North West Region Archaeological Research Framework (Brennand 2006 and 2007). The period and thematically based framework benefits from a series of refreshed research questions <https://researchframeworks.org/nwrf/industrial/> focused on a number of period-related themes. There is, however, no indication that any archaeological remains at the Site, were they to exist, would have any potential contribution to make to the various research themes which constitute the agenda. There is no indication that the parcel of historic landscape character would have any contribution to make the any of the various research themes which constitute the agenda

9. PROPOSED DEVELOPMENT AND POTENTIAL HERITAGE IMPACTS

Planning consent is being sought for demolition of existing school buildings and erection of new two storey educational facility (use class F1(a)), photovoltaic panels, provision of new hard and soft landscaping, vehicle and cycle parking and refuse store.. The general characteristics of the proposed development are provided at Fig. 20 (Proposed Development – Landscape Plan).



Direct Impacts

The assessment of the archaeological potential of the Site has been undertaken in the knowledge of the uncertainties that arise when trying to assess a resource that is not wholly known and is often less than comprehensively understood. It should be noted that the assessment is based on information held in source repositories and published data. Neither of these represents exhaustive and comprehensive sources of information on the presence/absence of archaeological features. However, from the data available it is possible to quantify and qualify the known archaeological resource, to determine the potential for as yet unknown or unrecorded archaeological sites and historic landscape features to be present and identify areas within the Site where activities are likely to have compromised archaeological survival. These factors have been taken into consideration during this preparation of this assessment. This information has in turn been considered against the pre-existing impacts to the Site which may have compromised the survival of any archaeological remains.

The proposed development would result in the transformation of parcel of historic landscape character and would result in the maintenance of recent land use (education provision), but continued frustration of historic land use (enclosed fields). The level of harm represented by the estimated direct impact is, less than substantial. The heritage value of a remnant historic landscape, severe concession to the coherence of which has already taken place, is clearly negligible.

There are no formally recorded archaeological sites within the Site. However, the Site is known to have once included a pond (possible infilled marl it) field boundaries and a watercourse.

The site of the pond is under an existing expanse of hard surfacing, the retention of which is proposed. As such, this archaeological feature (should it exist) would remain *in situ*. There is no impact. The line of the relict watercourse runs parallel to the Site's eastern boundary and has already been compromised by construction of the Surestart Nursery and other land-modification actions such as the establishment of hard surfaces for car-parking and vehicle circulation/access. The proposed development does not include for any ground works in the vicinity of the relict watercourse and, if anything remains of it as a sub-surface feature, it would be retained *in situ*. There is no impact. The line of the relict field boundary which runs south-west – north-east across the Site has, for much of its length, been compromised by construction of the school in the 1950s. It is reasonable to assume that there are no archaeological remains of this feature beneath the School's footprint. Small lengths of the infilled boundary ditch (should the boundary have been formed by a ditch) may survive under the hard play area towards the eastern boundary to the Site under areas of hardstanding. The proposed development does not include for any ground works in the vicinity of the locations where the infilled field boundary may survive and it would be retained *in situ*. There is no impact.

There is no scope for the proposed development to lead to trans-frontier impacts to archaeological monuments beyond the boundary of the Site.

10. CONCLUSIONS

An archaeological survey of the Site has been undertaken in order to inform a planning application for demolition of existing school buildings and erection of new two storey educational facility (use class F1(a)), photovoltaic panels, provision of new hard and soft landscaping, vehicle and cycle parking and refuse store.

There are no designated archaeological assets (World Heritage Sites, Scheduled Monuments or Registered Battlefields) wholly or partly within in the Site. Therefore, the survey confirms that the Site does not contain any designated archaeological assets for which there would be a presumption in favour of preservation in situ and against any development which would threaten that preservation.

There are no designated archaeological assets (World Heritage Sites, Scheduled Monuments or Registered Battlefields), within 1km of the Site and it is considered reasonable to presume that for the purposes of appraisal, the Site is not within the settings of any designated archaeological assets and changes to the Site would not lead to any impact on the significance of any designated archaeological asset.

The GMHER identifies no archaeological monuments or places within the Site.

The GMHER identifies 12 non-designated archaeological monuments or places within 1,000m of the Site.

The survey identified the potential for archaeological assets to be present on the Site in the form of a pond, field boundaries and a watercourse.

The Client is aware of the Council's (and its own) responsibilities with respect to the archaeological dimension of the environment under statutory provision and national and local planning policy.

The changes to the Site represented by the proposed development have been considered and assessed using a formal and accepted method and it is concluded that the changes to the Site represented by the proposed development would lead to no harm to any designated archaeological monument. Therefore, there is no obligation to consider the provisions of the Ancient Monuments and Archaeological Areas Act 1979. In addition, paras. 199-202 of the NPPF are not engaged.

The potential for a proposed development to harm heritage significance of non-designated heritage assets is catered for in para. 203 of NPPF. As decision-taker, the Council is bound by para. 203 to take into account the effect of an application on the significance of a non-designated heritage asset. The Council has not formally acknowledged that a hipster landscape character parcel and the sites of a pond, field boundaries and a watercourse (should they exist), are archaeological sites or, indeed, non-designated heritage assets but under the precautionary principle, and in no way asserting that any archaeological remains are non-designated heritage assets, it is useful to treat them if they were and take into account any harm to significances (which would be occasioned by the proposed development. The Council may wish to take into account the effect of the proposed development on historic landscape character parcel and the sites of a pond, field boundaries and a watercourse (should they exist) and in weighing the planning application, may

wish to exercise a balanced judgement having regard to the scale of any harm and the significance of the assets (low/negligible).

With respect to the local planning policy that way in which the Council will treat archaeological monuments and places in the planning process is established by Policy EN 3 Heritage. The policy establishes some tests against which the proposed development can be bench-marked.

Under the policy the Council will *encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods*. The proposed development does not complement or take advantage of *distinct historic and heritage features of its districts and neighbourhoods*, but it is considered this is not fatal to the award of planning permission. It merely excludes the proposed development from the Council's encouragement.

Of perhaps more critical significance is the policy imperative for new development to *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*. The proposed development would prevent the Council from preserving a parcel of historic landscape character. The proposed development therefore fails the policy test. However, the policy requirement for, at minimum, preservation affords no exceptions to the continuance of the status quo. The policy clearly establishes a tension with national policy which acknowledges that there can be circumstances in which planning permission will be granted where development would result in an adverse impact (harm) aspects of the historic environment. This should be taken into account where there is any perceived breach this policy provision.

Archaeological provision is also catered for in *Unitary Development Plan saved policy Archaeology DC20.1* which advises applicants that *The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interest, to ensure their preservation in place*. The ultimate interpretation of this policy provision is that the Council will ensure the preservation, in place, of sites of archaeological interest. As with Policy EN 3 this policy affords nothing but preservation (of the parcel of historic landscape character) and establishes a tension with national policy which acknowledges that there can be circumstances in which planning permission will be granted where development would result in an adverse impact (harm) aspects of the historic environment. This should be taken into account where there is any perceived breach.

Policy DC20.1 continues and clearly states that application to alter... *sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal*. The proposed development would 'alter' the parcel of historic landscape character and in line with the policy provisions this document acts as an assessment. There is insufficient evidence to suggest that it would be reasonable or appropriate to undertake an archaeological evaluation so the policy test is passed.

In a near reiteration of the opening paragraph the policy the Council, in limb b of DC10.1 states that the Council *will not permit development that, in its opinion, would adversely affect ... sites of*

archaeological interest. Again, if the Council is so minded to be of the opinion that the parcel of historic landscape character is a site of archaeological interest this policy affords nothing but preservation (of the parcel of historic landscape character) and establishes a tension with national policy which acknowledges that there can be circumstances in which planning permission will be granted where development would result in an adverse impact (harm) aspects of the historic environment. This should be taken into account where there is any perceived breach. The policy, however, does appear to acknowledge that there are (exceptional) instances where development is inevitable and in such instances it will look at the scope for combining preservation in place with limited investigation and recording. There appears to be little scope (or justification) for preservation in place and limited investigation and recording of the parcel of historic landscape character.

In limb c. of DC10.1 the Council confirms that in instances when *the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate it will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.* In this instance the Site, under any reasonable interpretation, does not qualify as a site of archaeological interest and so the policy is not engaged.

This Assessment enables an informed, sustainable and responsible approach to the promotion of development of land at the Site. The information provided meets the expectations of NPPF in that the applicant has arranged for the identification of heritage assets (including archaeological remains) and their significances and settings, which may be affected by the proposed development. It is considered that the level of detail provided is proportionate to the assets' importance and is sufficient to allow the Council to estimate the potential impact of the proposal on the significance of the assets

Ultimately, the changes to the environment represented by the proposed development would not be in conflict with any national policy provision for archaeological monuments or places and there is no reason to withhold planning permission on the basis of heritage constraints arising from national planning policy. With respect to local planning policy, the provisions for archaeological monuments and places are out of step with national policy and the proposed development establishes some notional breaches of local policy. However, it is considered that penalising the application on the basis of these moot breaches would be punctilious and the breaches are of insufficient weight to generate a reason(s) for refusal.

11. SOURCES

General

Greater Manchester Historic Environment Record

The Greater Manchester County Record Office (Central Library)

Cheshire Archives (CA)

<http://www.gmlives.org.uk/results.html>

<https://www.gov.uk/government/collections/planning-practice-guidance>

<http://kep.n.nottingham.ac.uk/>

<https://www.britainfromabove.org.uk/>

<https://www.romanroads.org/gazetteer/M71b.htm>

<https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>

<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

<https://www.british-history.ac.uk/>

<https://researchframeworks.org/nwrf/>

<https://en.wikipedia.org/wiki/Timperley>

<https://en.wikipedia.org/wiki/Baguley>

<https://www.genuki.org.uk/big/eng/CHS/Baguley>

<https://discovery.nationalarchives.gov.uk/details/c/F137090>

<http://bigelowsociety.com/rod/baghist1.htm>

https://www.manchester.gov.uk/directory_record/212387/historical_maps/category/1367/view_all_collections

<https://www.library.manchester.ac.uk/rylands/special-collections/exploring/guide-to-special-collections/map-collection/online-map-collection/>

<https://maps.cheshireeast.gov.uk/tithemaps/>

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Published Works

ADS (1) *Data Management and sharing Plans*

https://archaeologydataservice.ac.uk/advice/DataManagementPlans_10

ADS (2) *Guides to good practice* <http://guides.archaeologydataservice.ac.uk/g2gp/Main>

ADS (3) *Guidelines for Depositors*

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ADS (4) *Guidance for the selection of material for deposit and archive*

<https://www.archaeologydataservice.ac.uk/advice/selectionGuidance.xhtml>

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SMITH, A. H. 1956b, *English Place-Name Elements, Part II*. Cambridge University Press

UNIVERSITY OF MANCHESTER, 1990, *A geophysical and Topographical Survey of the Site of Fir Tree Farm, Timperley, Cheshire*. Unpublished report.

Cartographic Material

Greenwood's Map of the County Palatine of Chester, 1830

Plan of the Township of Baguley in the parish of Bowdon, 1839 (Tithe Map)

Ordnance Survey Map, Cheshire, Sheet XVIII.3, 1:2,500 Scale, Surveyed: c. 1873, Published c. 1875

Ordnance Survey Map, Cheshire, Sheet XVIII, 1:10,560 Scale, Surveyed: c. 1872-76, Published c. 1882

Ordnance Survey Map, Cheshire, Sheet XVIII.3, 1:2,500 Scale, Revised 1897, Published 1898

Ordnance Survey Map, Cheshire CVII.12, 1:2,500 Scale, Revised 1908, Published 1910

Ordnance Survey Map, Cheshire, Sheet XVIII.3, 1:2,500 Scale, Revised 1935, Published 1936

Ordnance Survey Map, Ordnance Survey Map, Cheshire, Sheet XVIII.NE, 1:10,560 Scale, Revised: 1938, Published c. 1946

Ordnance Survey Map of Cheshire, 1:2,500, 1956-1960

Ordnance Survey Map of Cheshire, 1:10,000 Scale, 1971-77

Ordnance Survey Map of Cheshire, 1:10,000 Scale, 1980-81

Ordnance Survey Map of Cheshire, 1:10,000 Scale, 1990-91

Aerial Photographs

Aerial Photograph, Baguley Station and Environs, Baguley, 1927 (BfA ref. EPW017452 ENGLAND)

APPENDIX A

Index of Archaeological Monuments and Places within the Assessment Area as Plotted on Fig. 3

Number	HER Ref		Name
1	MGM8544	7382.1.0	Belmont House (site of)
2	MGM7539	6480.1.0	Smithy (site of)
3	MGM8788	7599.1.0	Smithy Croft, near Aimson Road (field name)
4	MGM9062	7868.1.0	Rectangular and Sub-circular cropmarks (N of Fairywell Road)
5	MGM10771	9587.1.0	Windmill Mound on Baguley Moor (site of)
6	MGM8423	7288.1.0	Fir Tree Farm (site of)
7	MGM10568	9428.1.0	Mount Pleasant
8	MGM9114	7917.1.0	Timperley Village Core
9	MGM8799	7610.1.0	Smith's Shop, Cottage & Garden (site of)
10	MGM19312	17112.1.0	Yew Tree House (site of)
11	MGM8424	7289.1.0	Hollins Farm (site of)
12	MGM8425	7290.1.0	Timperley Village School (site of)