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1. Summary

Mosscares St Vincents Housing is devising proposals for the redevelopment of land at Manchester Road, Chorlton-cum-Hardy, Manchester (centred on NGR 381708, 394516). In order to support the planning applications for the scheme Mosscares St Vincents Housing have commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future of any surviving remains.

The proposed development area lies within Chorlton-cum-Hardy, also known as Chorlton, within Manchester. The bounds of Chorlton extend from the River Mersey in the south to the border of Stretford in the north and west, approximately 2.2 miles south of Manchester City Centre. A settlement was developing at Chorlton during the late medieval period, centred around Barlow Moor Road, Whitelaw Road and High Lane, to the south of the site. However, during the late medieval and post-medieval periods, Chorlton-cum-Hardy was mainly agricultural land.

During the early to mid 19th century, Chorlton remained a rural village comprised largely of enclosed fields and farmsteads. During the last half of the 19th century, Chorlton developed from a rural village to a Manchester suburb. Early 19th-century maps show that the site remained undeveloped until the early 20th century, however, the effects of the industrial revolution were evident on the surrounding land. A railway line was built along the east of the site in the late 19th century, which allowed people to commute quickly into the heart of the city. This encouraged landowners to sell off their land to meet new housing demand. By the late 19th and early 20th century, rows of terraced housing had been constructed immediately west of the proposed development area.

A public baths, known as Chorlton Baths, was constructed within the development area during the 1920s. Public baths were being built in increasing numbers during the Edwardian era due to views on public hygiene shifting. The baths eventually became Chorlton Leisure Centre. The building currently occupies the development area and is considered to be of low (local) significance, and should be regarded as a non-designated heritage asset.

There is little evidence to suggest that prehistoric, Roman or medieval remains survive within the development area, especially given the later development of the site. The most likely remains may include agricultural soils associated with the post-medieval and industrial period. Any such below-ground remains that do exist within the site are likely to be of limited archaeological value, as they have limited potential to address the research agenda listed in the North West Regional Research Framework, and are therefore considered to be negligible.

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

2. Introduction

Mosscafe St Vincents Housing have prepared a planning application for the development of two five-storey residential buildings with associated car parking. Chorlton Leisure Centre will be demolished as part of the proposed development. The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

2.1 Site location

The proposed development area (centred on NGR 381708, 394516; referred to herein as the Site) currently comprises the former Chorlton Leisure Centre and an area of hard standing used for car parking to the north. The Site is bounded by the Thirlmere Aqueduct to the north, Manchester Road to the west, a Metrolink tramline to the east and a grocery store to the south (Fig 1; Plate 1).



Plate 1 Site Boundary superimposed onto Satellite image of the Site

2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The Site lies 3km southwest from Manchester City

Centre, just south of Old Trafford, with Chorlton Brook passing c. 1.17km south of the Site. The Site lies at a height of 28.0m above Ordnance Datum (aOD) and is relatively flat.

The Site is located on a band of solid geology comprising the sandstone of the Wilmslow Formation, formed between 252.2 and 247.1 million years ago during the Triassic Period. The solid geology is overlain by a superficial deposit of Glaciofluvial Sheet Deposits, Devensian Sand and gravel, which formed between 116 and 11.8 thousand years ago during the Quaternary period (British Geological Society, 2021).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area. Chorlton Conservation Area, however, lies c. 400m south of the Site.

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

Site	Designation	List Entry	Location (NGR)
Chorlton Library	Grade II Listed Building	1414760	SJ 8156794244
Former Temperance Billiard Hall	Grade II Listed Building	1268311	SJ 8157094203

Table 1 Designations located within 500m of the Site

3. Method statement

3.1 Introduction

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

3.2 Research sources

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

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

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

3.3 Site Inspection

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

3.4 The document

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

3.5 Significance assessment methodology

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013). These criteria have all been utilised in this assessment and are listed below:

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

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

3.6 Impact assessment methodology

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

4. Planning and legislative background

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

4.1 National Planning Policy Framework (NPPF)

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

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

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

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

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

4.2 Local Development Framework

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

Policy EN3 states:

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

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

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

5. Historical background

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

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

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral, Chetham's School and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007).

There is currently no evidence of prehistoric activity within the Site or the wider area, although a now culverted brook runs along the southern boundary of the Site. Any prehistoric remains within the study area are, at best, likely to comprise stray artefacts deposited within later, disturbed contexts. The survival of any *in-situ* prehistoric archaeological deposits is very unlikely.

5.1.1 Archaeological potential

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

5.2 Romano-British period

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

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

During the 2nd century, the fort was developed in association with a substantial extramural settlement, or *vicus* (Grealey, 1974, p. 11). Civilians occupied the extramural settlement, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c. 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower. The Site lies approximately 2.7km south-west of the settlement.

Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD. The projected course of the Roman road from Manchester to Buxton (HER 28.3.0) follows the course of the modern A6 road, lying three miles to the east of the Site. The current route of the A56 follows the alignment of the Roman road from Manchester to Chester, running through Stretford to the west and Old Trafford to the north/north-west of the Site (Farrer & Brownbill, 1911, pp. 329-35). The nearest section of the road lies c. 1.8km to the north of the Site. The road crossed the Mersey at Crossbridge, c. 2.9km to the south-west of the Site.

5.2.1 Archaeological potential

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

5.3 Medieval period

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

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late 11th century. The site occupied presently by Chetham's School, c. 4.7km north-east from the Site, is thought to have been the site of a castle founded by Manchester's Norman barons. This early settlement at the confluence of the Rivers Irwell and Irk seems to have been bounded on the landward side by Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street.

The name Chorlton is possibly derived from the Saxon *Ceorlaton* or *Churl'stun* meaning 'the enclosure of the ceorls or peasants,' or from *Ceolfripton*, meaning 'Ceolfip's enclosure'. Both names refer to woodland clearing. In the year 610AD, the area was settled by Saxons who cleared it of its oak forest. The small community became a township, and it remained a quiet and secluded rural backwater. The River Mersey, which lies c. 1.9km south-west of the Site formed the natural boundary between the Kingdoms of Mercia and Northumbria.

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

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). A survey of the medieval layout of the city was undertaken in the 1980s by GMAU, which led to the designation of a zone defined as the Area of Medieval Manchester (Morris, 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre, with Deansgate being one of the main thoroughfares. The Site lies c. 4.7km to the south-east of Manchester's medieval core.

A settlement was developing at Chorlton from the late medieval period, located c. 700m south of the Site. Late 18th-century mapping shows that this consisted of a large settlement straddled along three main roads – Barlow Moor Road, Whitelaw Road and High Lane (HER 2060.1.0; Plate 2). Both Manchester Road, immediately west of the Site, and Edge Lane, were possibly in existence by the 15th century (DGM3156).

Chorlton-cum-Hardy comprised of four hamlets that joined together to create a single parish. These hamlets were known as Chollerton, Hardie, Manslache or Martledge and Hughend. There was never a separate manor of Chorlton, which was held as part of Withington. The manor of Withington was held by the lord of Manchester during the late medieval period. Chorlton may have also been held in moieties by the Trafford and Barlow families. A family bearing the local name is mentioned throughout the 12th to 14th centuries, but nothing is known as to its position (Farrer & Brownbill, 1911, pp. 297-302).

The manor of Barlow was held by a family who adopted the surname. Thomas de Barlow, the earliest known member, was granted all the lands of Barlow by Sibyl, the daughter of Uctred and Margaret in 1200. In the 1300s, the manor of Barlow was succeeded by several Rogers. Roger de Barlow the elder made a settlement within his manor of Barlow in 1336. The settlement consisted of five messuages, 50 acres of land and a moiety of the manor in Chorlton.

Roger's son, John, was in possession of the manor in 1389, and within a year or two the lands in Barlow, Chorlton, Hardy and Withington were left to his son John and his issue. The younger John was later succeeded by his son Nicholas, then his grandson Alexander. A different Alexander Barlow held the manor in 1567, who was conspicuous among people in

Manchester for his steady resistance to the religious changes that were made at the time by Queen Elizabeth. Due to this resistance, he was later committed to prison and died in custody in 1584 (Farrer & Brownbill, 1911, pp. 297-302).

Within the manor of Barlow was Barlow Hall (List Entry: 1197800). A dwelling seems to have existed on or close to the site of Barlow Hall during the reign of Henry VI. However, the house was possibly rebuilt, as by the beginning of the 20th century, the oldest parts of the Barlow Hall were described as dating to the 16th century (Farrer & Brownbill, 1911, pp. 297-302). The Site lay c. 2.4km north of the hall. It is unknown how far the lands of the manor of Barlow extended during the late medieval period and which manor the Site lay within.

5.3.1 Archaeological potential

The Site lay beyond the Chorlton medieval village core and the potential for buried archaeological remains is considered to be low.

5.4 Post-medieval period

By 1539, John Leland was able to describe Manchester as the ‘finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population’ (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

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

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

During the post-medieval period, the Site presumably lay in a predominantly rural area that may have been used for agriculture. Chorlton lay to the south of the growing centre of Manchester. In 1590, the lands of Chorlton were sold to Gregory Lovel and were then passed to the Mosley family before being given to the Egertons of Tatton. Barlow Hall remained with the Barlow family during this period (Farrer & Brownbill, 1911).

The hamlet of Withington joined the parish of Chorlton in the year 1641, bringing the overall population to 84 (DGM3151). Dark Lane Farm, which lay c. 300m north-east of the Site was established within the post-medieval period, although the place name etymology indicates that the site may have earlier origins (Ekwall). According to the tithe award of 1845 for Chorlton-cum-Hardy, it was occupied by John Cookson and owned by Willbraham Egerton. The farm

contained one L-shaped building and one rectangular building and is labelled on maps as 'Darklane Farm' (HER 9706.1.0).

In the 18th century, the principal landowners in the township of Chorlton were the assigns of Thomas Barlow and William Egerton, each contributing about a third of the land tax; George Lloyd paid nearly a fifth. There were 23 landowners in the area in 1845, the chief being Wilbraham Egerton, owning nearly three-quarters of the land, and George Lloyd owning nearly a fifth (Farrer & Brownbill, 1911, pp. 297-302).

5.4.1 Archaeological potential

The potential for post-medieval activity within the Site is considered to be low. Any remains would likely have been destroyed by the development of the Site in the later industrial period.

5.5 Onset of the industrial revolution

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

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of factory-based cotton manufacturing industry of international repute (Baines, 1835). The growth of Manchester was enhanced by the development of waterborne transport. The first key development was the founding of the Mersey & Irwell Navigation Company in 1721, which aimed to provide a navigable route from the Mersey estuary to the Salford and Manchester by improving the course of the River Irwell and the River Mersey. The navigation opened in 1734, opening up trade from the growing port of Liverpool to Manchester and Salford (George & Brummond, 2002, p. 22).

Chorlton remained rural in the 18th and early 19th centuries, with some small-scale industrial activity taking place. Evidence of industrial activity within the Chorlton area includes field-name evidence. Fields in the medieval village core were labelled on the 1845 tithe map as 'Brick Field' (HER 9714.1.2; c. 570m south-west of the Site) and 'Kiln Field' (HER 9714.1.1; c. 300m south-west of the Site), indicating the presence of earlier brickmaking. The site of clay quarry pits and a brickworks was also evident on an area of land to the east of Longford Park (HER 9714.1.0; c. 580m west of the Site). The 1848 Ordnance Survey map showed the area riddled with little pits. By 1933, a narrow-gauge tramway lead from the pits to the kiln. Although there is no direct evidence for a site called Kiln Field, it is logical to assume these three sites as a whole may at one point have been known for brick production and clay quarrying. Further field-name evidence indicates a former tannery south of Dark Lane Farm, which was described on the 1845 tithe map as Tan Pit Field (HER 9727.1.0; c. 300m east of the Site).

Chorlton transformed from a rural village to a Manchester suburb in the last half of the 19th century. Although, the local economy remained partly agricultural. In 1845, Chorlton comprised 490 acres of arable land, 680 acres of meadows and pasture and 10 acres of woodland. By the end of the 19th century, there were still 18 recorded farms as well as market gardens and orchards. The prime landowners were the Egerton and Lloyd families.

The arrival of the railway to Chorlton made it possible for people to commute quickly into the city centre and also encouraged the key landowners to sell off land to meet the new housing demand. A regular horse-drawn bus service to Manchester city centre started in Chorlton in 1864, and this contributed to the sudden and rapid growth of Chorlton. When the London Midland railway opened in 1880, it included a station within Chorlton (HER 9715.1.0), c. 415m south of the Site. An electric tram service opened in 1907 and this, together with the train service, finally rendered the horse-drawn buses obsolete. Approximately 20 years after the building of the railway in Chorlton, the majority of the land which was used for farming had been built over and developed on

(https://www.manchester.gov.uk/info/511/conservation_areas/906/chorlton_green_conservation_area/2).

Employment statistics reflected the change of Chorlton from rural to urban. In 1861 52% of the working population were still working within agriculture, by 1881 this was down to 25% (oldchorlton.me.uk/14.html). Residential uses and supporting facilities such as shops, places of worship, hotels and schools were established in the latter half of the 19th century and the early part of 20th century. Although still residential in use, the construction of apartment blocks and the conversion of existing buildings to apartments in the later 20th century, have contributed to a change in the character of the area (https://www.manchester.gov.uk/info/511/conservation_areas/906/chorlton_green_conservation_area/2).

5.6 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. One of the earliest maps to capture Chorlton was Yates' 1786 map (Plate 2). The map is too small a scale to provide any specific details but shows the Site and area surrounding it as largely rural, with farmsteads scattered along the main roads in Chorlton-cum-Hardy. Longford Brook is shown on the map running east to west along the southern boundary of the Site. Manchester Road is also shown on the map, passing north to south towards the centre of Chorlton.

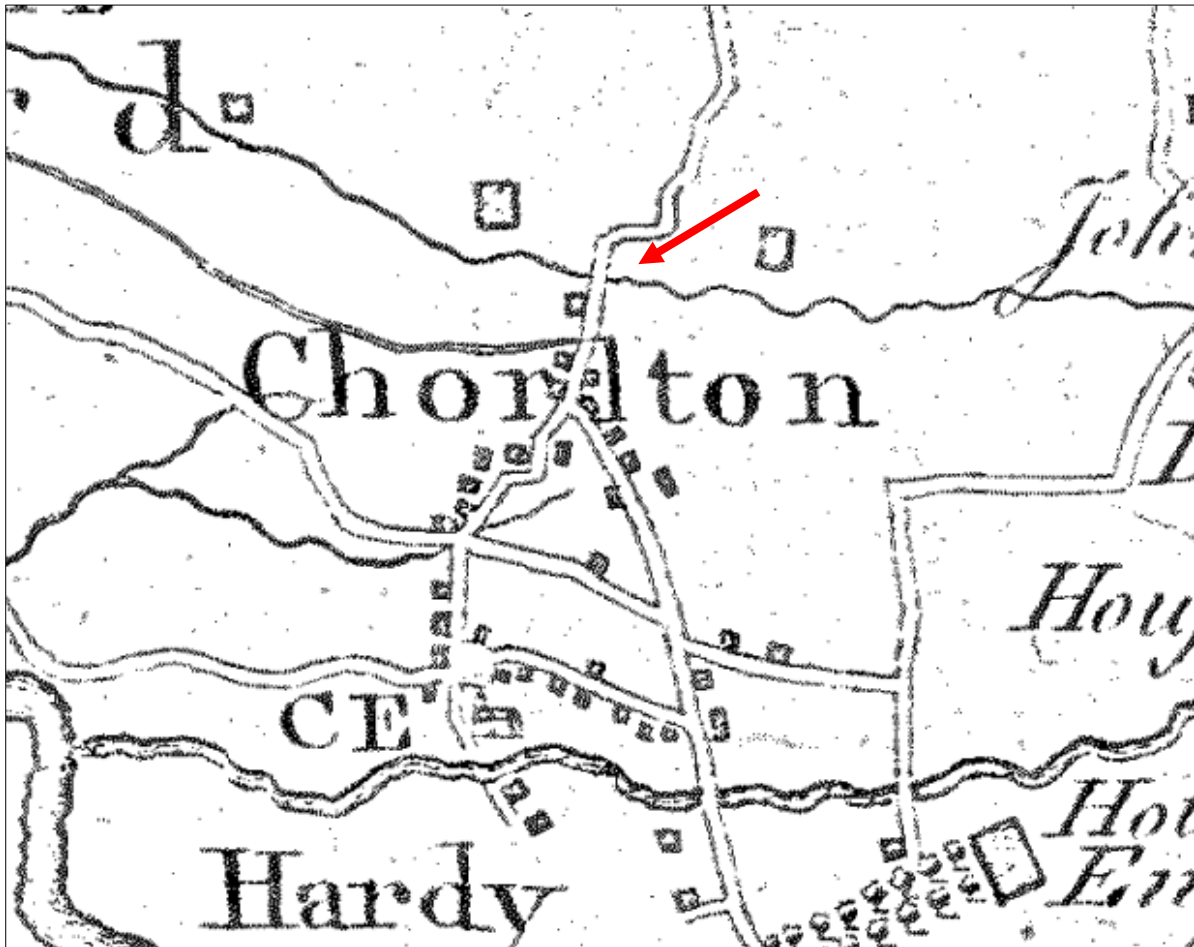


Plate 2 Extract from Yates' 1786 Map of Lancashire, showing Chorlton-cum-Hardy

The next available map that captures the Site is the Ordnance Survey map of 1848 (Fig 3; Plate 3), which is the first accurate plan that details the Site. The map shows the Site within a rectangular enclosed field with Manchester Road running along the west side. A culvert is labelled on the map along the southern boundary, representing Longford Brook that runs under Manchester Road. The immediate surroundings of the Site comprise enclosed parcels of land, with the nearest farmsteads including Redgate Farm c. 230m south of the Site (HER 9738.1.0) and Dark Lane Farm (HER 9706.1.0) which lies c. 300m west of the Site.



Plate 3 Extract from the Ordnance Survey Country Series Map of 1848, showing the Site boundary

The next map to capture the Site was the 1894 Ordnance Survey map, which showed that the land surrounding the Site still remained largely agricultural (Fig 4; Plate 4). However, the Midland Railway South District Line had been constructed to the east. The railway cut south-east to north-west across the enclosed field along the eastern boundary of the Site. The railway ran c. 400m south of the Site, to Chorlton train station, which first opened in 1880. By 1894, Manchester Road had been widened and follows the route of the modern-day B-road that ran north to Old Trafford. The railway crosses under Manchester Road just north of the Site. The Site remained undeveloped.

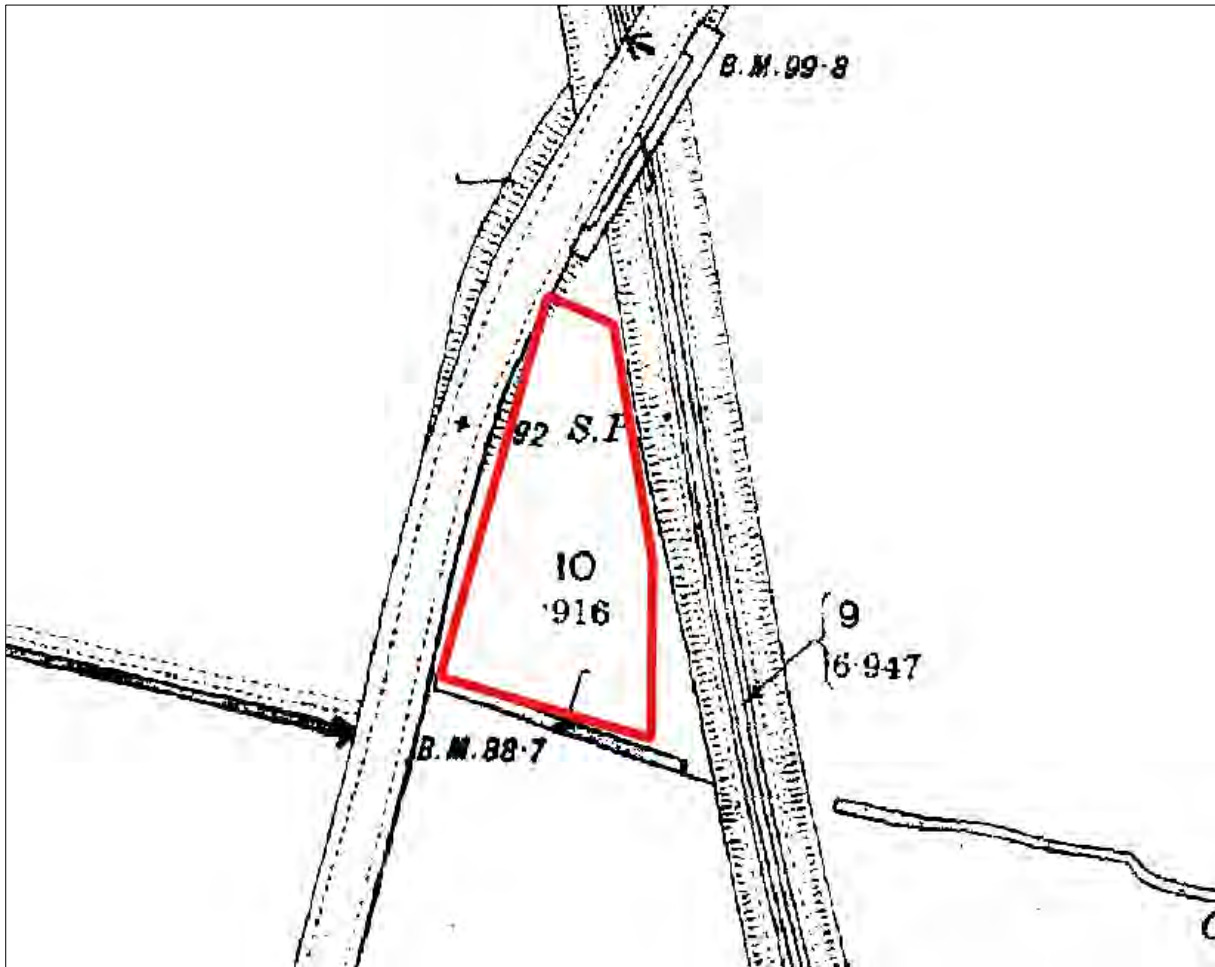


Plate 4 Extract from the Ordnance Survey Country Series Map of 1894, showing the Site boundary

In the beginning of the 20th century, the railway was taken over by the Cheshire Lines Committee, which is shown on the Ordnance Survey Map of 1908 (Fig 5; Plate 5). During this period Chorlton was finally experiencing rapid transformation due to the industrial revolution. Although land to the east of the Site remained agricultural, the land to the west of Manchester Road had been intensively developed with several grid patterns of double-depth terraced houses also shown on the 1908 map. Some of the houses later became shopfronts. The Site still remained largely undeveloped in 1908, although a small square structure had been constructed along the southern boundary of the Site, north of the canal feeder. The function of this structure is unknown.

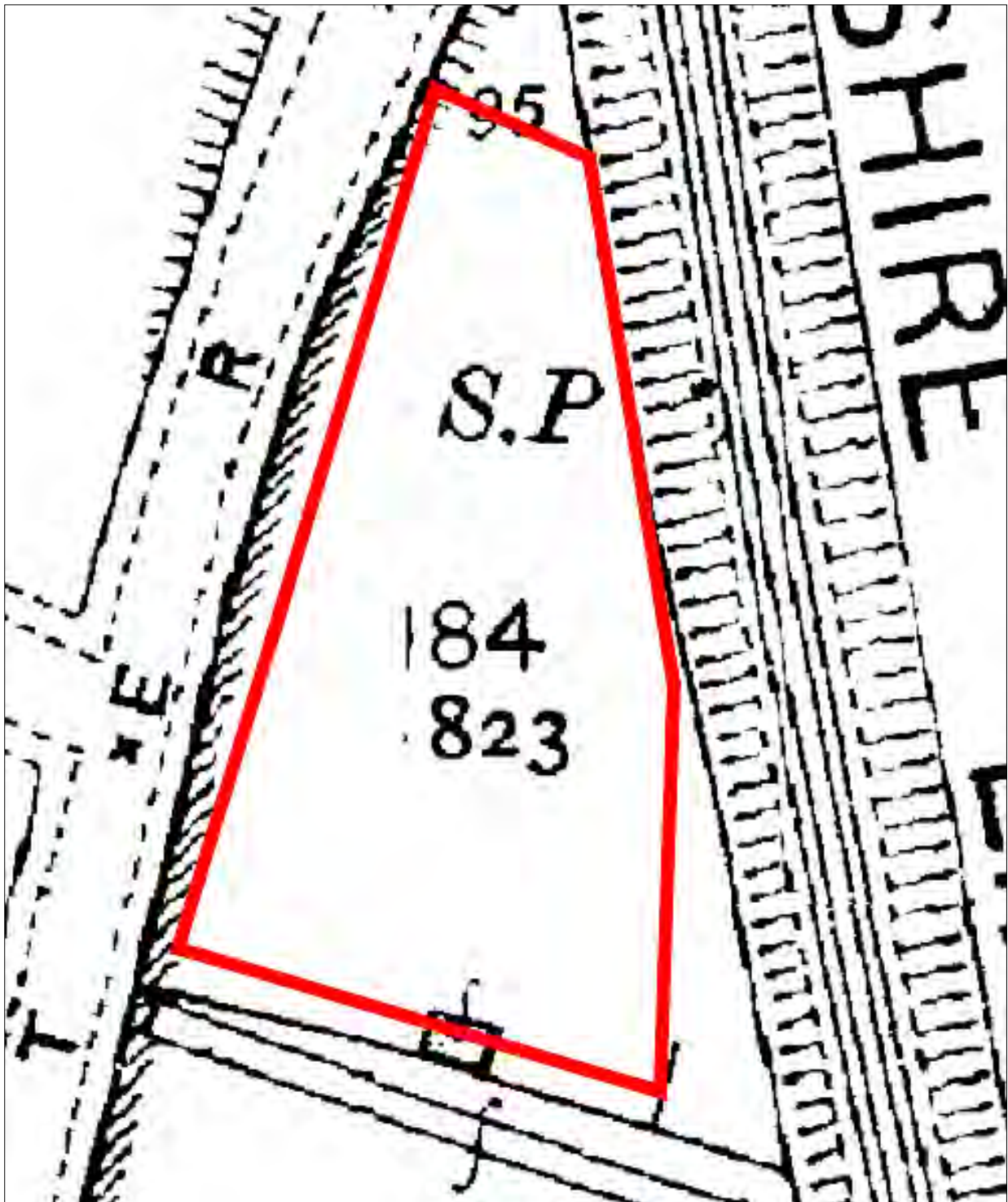


Plate 5 Extract from the Ordnance Survey County Series Map of 1908, showing the Site boundary

The next map to capture the Site was the Ordnance Survey map of 1922, which showed the Site as still largely undeveloped (Fig 6;

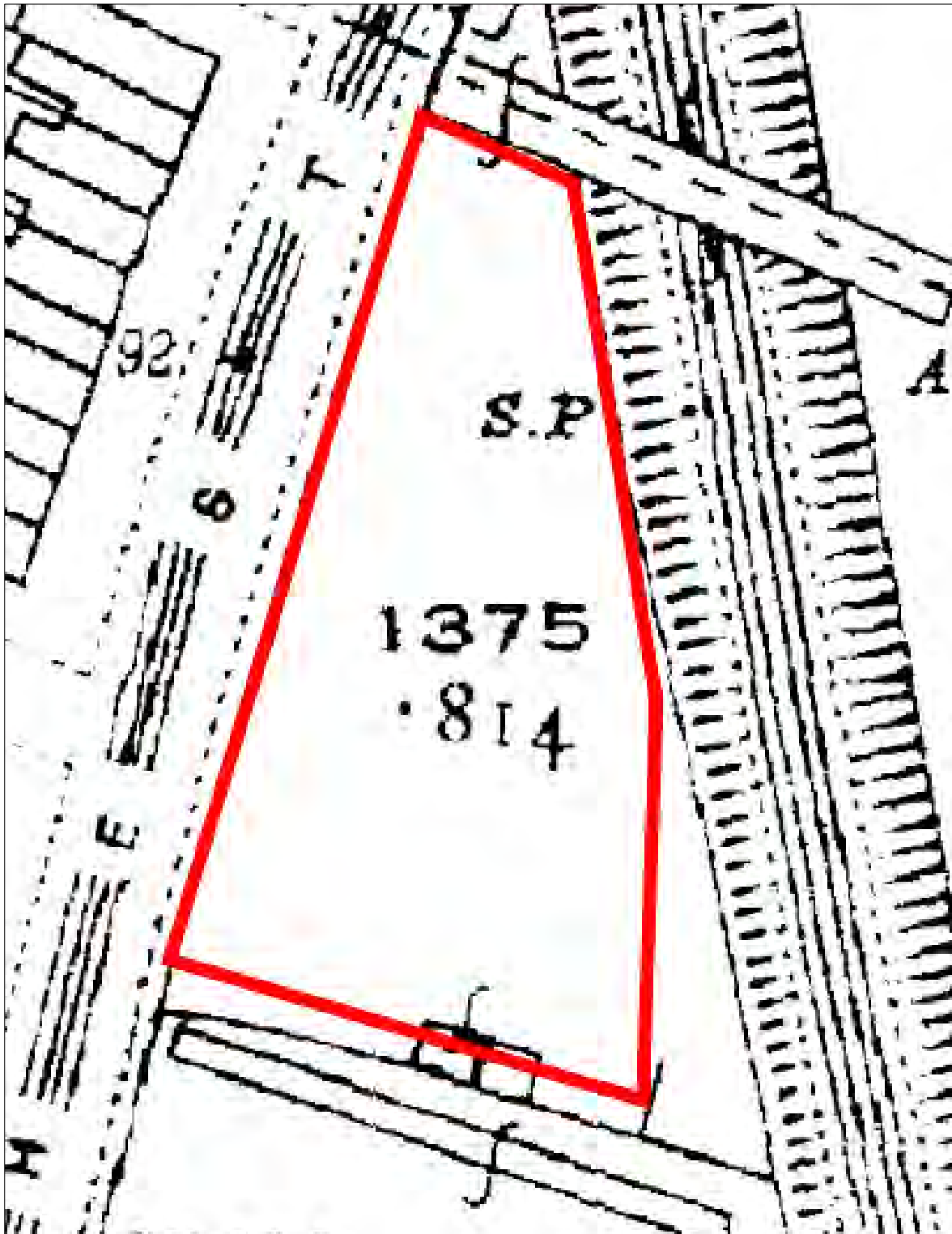


Plate 6). The structure along the southern boundary had been extended with another small square structure adjoining the east side. Immediately north of the Site, the Thirlmere Aqueduct had been built. This was a 96-mile-long aqueduct that was built between 1890 and 1925 by John Frederic Bateman to serve the growing demand for water in Manchester during the Industrial period. It is the longest gravity-fed aqueduct in the world and currently survives to the north of the Site (hidden-manchester.org.uk/waterways/thirlmere-aqueduct.html).

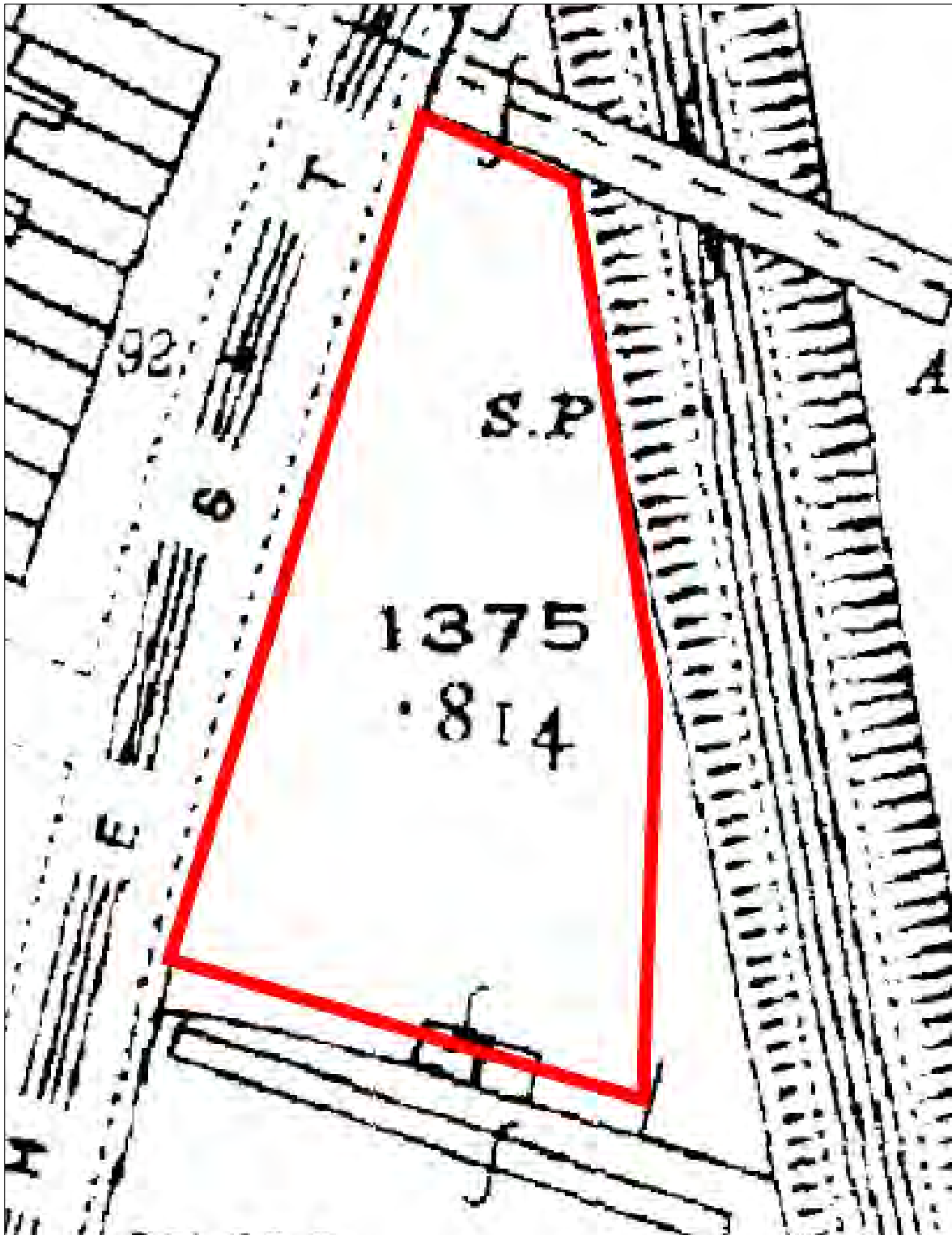


Plate 6 Extract from the Ordnance Survey County Series Map of 1922, showing the Site boundary

A public bath was constructed within the Site between 1922 and 1929, dominating the south-west area. Photographs taken in 1929 show the development of the Site. One photograph shows the exterior of the Site (Plate 7), it was brick built, single and two-storey with separate male and female entrances and exits. The second image provides a view of the interior of the baths, showing a pool with facilities (Plate 8). The two small square structures were

demolished for the construction of the baths. The Ordnance Survey map of 1951 is the first map to show this development (Fig 7; Plate 9). The map shows an irregular shaped building fronting Manchester Road.

Public bathing became increasingly popular within Manchester from the 19th century when ideologies were being challenged and there was a growing realisation that the promotion of cleanliness would render the body less susceptible to disease (Miller & Cook, 2021, p. 114). This led to the passing of the Public Baths and Wash-Houses Act of 1846. Public baths over the late 19th century evolved from a purely health and welfare provision to multi-purpose event venues that offered recreation, leisure, sport, and entertainment. However, the popularity of public baths declined during the second half of the 20th century with multiple baths closing across Manchester during the 1970s and 1980s (Miller & Cook, 2021).



Plate 7 Photograph of the front of Chorlton Baths on Manchester Road in 1929. Courtesy of the Manchester Local Image Collection



Plate 8 Photograph of the inside of Chorlton Baths. Courtesy of the Manchester Local Image Collection

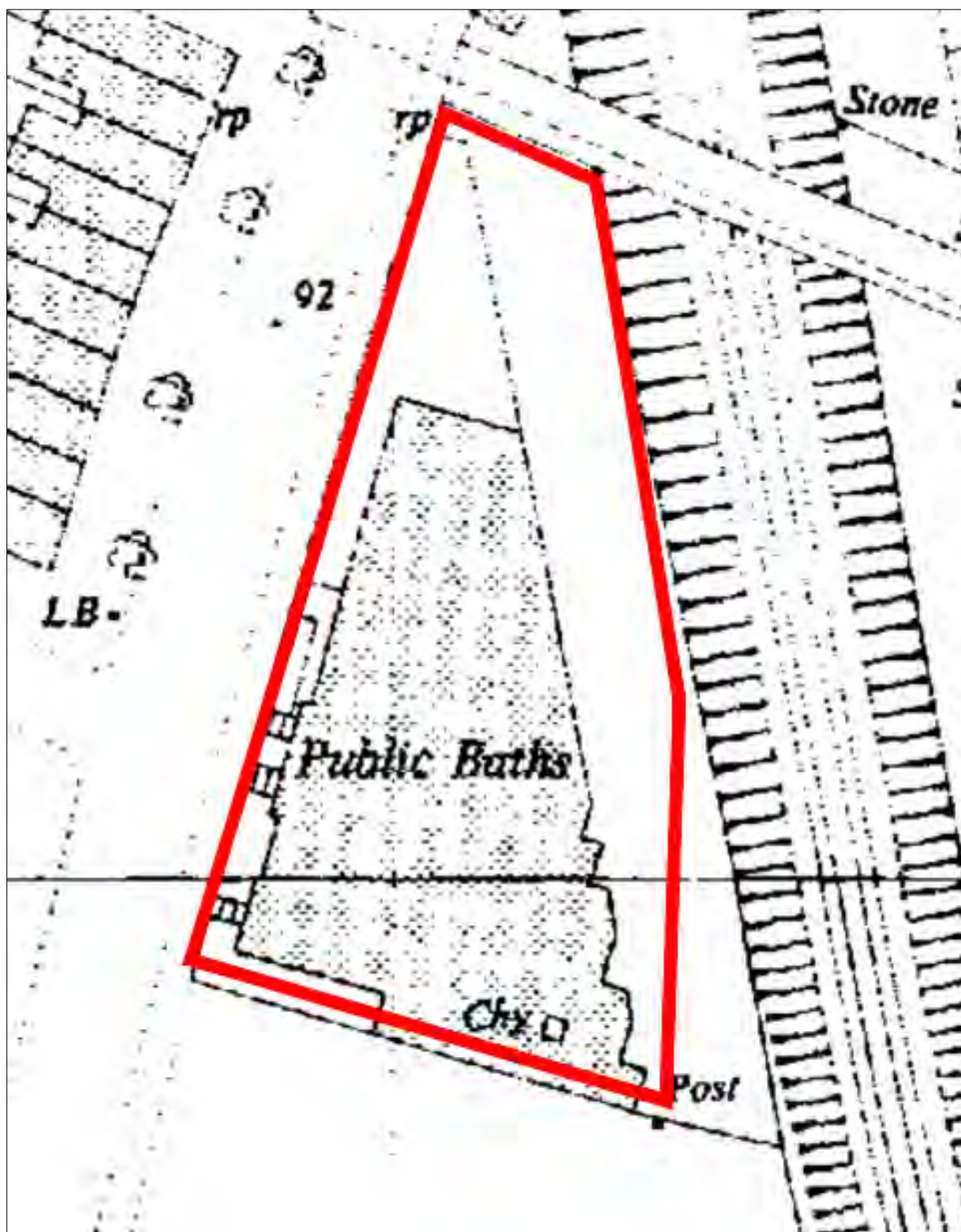


Plate 9 Extract from the Ordnance Survey National Grid Map of 1951, showing the Site boundary

By 1969, Chorlton train station, which was then owned by British Railways network, had shut down. The disused tracks that ran adjacent to the eastern boundary of the Site were reused by the South Manchester Line and Airport Line of Greater Manchester's light rail-Metrolink system. In February 1975, two single-storey buildings that formed three squash courts were constructed at the rear of the swimming baths on the eastern side of the Site. The Site is still currently occupied by the Chorlton Leisure Centre, although the building is no longer in use.

5.7 Previous archaeological works

There have been three previous archaeological works within 1km of the Site boundary, which included one desk-based assessment (EGM5462), one heritage statement (EGM5463) and one evaluation (EGM5472). However, none of these are within 500m of the Site.

5.8 Summary of archaeological potential

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

The Site likely remained agricultural during the post-medieval period to mid-19th century and the potential for remains from this period are considered to be low.

During the late 19th century, a railway was built adjoining the east Site boundary. The Site remained undeveloped until the early 20th century when a public bath was constructed dominating the footprint of the Site.

In the mid-1970's two additional buildings were built, adjoining the baths, for the purpose of sport courts, and Chorlton Baths became known as Chorlton Leisure Centre. The Site is currently occupied by the baths although the building is no longer in use. No development has taken place at the north of the Site.

The Site has low potential to contain pre-18th century remains.

6. Site Inspection

A Site visit was undertaken on 15th February 2023. The aim of the Site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

The extant Site plot currently comprises of the Chorlton Leisure Centre, which dominates the footprint of the Site (Plate 10). The area to the north of the Leisure Centre consists of a hard-standing car park (Plate 11), boarded by the Thirlmere Aqueduct to the north and the railway to the east. The eastern half of the Site comprises of overgrown vegetation (Plate 12).



Plate 10 Photograph of the Chorlton Baths from Manchester Road, facing east



Plate 11 Photograph of the north of the Site, with Thirlmere Aqueduct and Railway line along the boundary and the baths to the south, facing east



Plate 12 Photograph of the eastern half of the Site, showing the rear of the public baths, facing south-west

The public baths are currently not in use. Remnants of the original design are still visible within the building, such as windows and cellar lights that are now bricked up. The cellar lights indicate a basement level (Plate 13 and Plate 14). The original 'female' and 'male' entrances can still be seen carved into the stonework (Plate 15).



Plate 13 Photograph of Chorlton Baths, showing windows bricked up, facing south-west



Plate 14 Photograph of Chorlton Baths, showing a cellar light, later bricked up, facing west



Plate 15 Photograph of the original female and male entrances to the Baths, facing east

No archaeological remains were visible within the Site.

7. Gazetteer

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Study Area and elements of the historic landscape. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer entries are shown on Figures 8-9 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Fields
Designation	No designation
HER Number	-
Site Type	Relict soils (site of)
Period	Post-medieval
NGR	381708, 394517
Source	OS Mapping, Yates' map of Lancashire.
Description	Mapping shows the Site was part of an enclosed field, which saw no development until the later 1920s. The field lies directly east of Trafford Lane (now Manchester Road) and directly south of Dark Lane. The north of the Site has remained undeveloped until a carpark for the leisure centre was built. The survival of the pre-industrial landscape is rare in Manchester and has often been removed by extensive development from the 19 th century.
Assessment	Most of the medieval to post-medieval landscape is likely to have been removed by the later 20 th -century development of the Site but cannot be completely discounted and may survive in discrete areas of the Site.

Gazetteer Entry 02

Site Name	Longford Brook
Designation	No designation
HER Number	-
Site Type	Brook/Culvert
Period	Post-medieval
NGR	381700, 394483
Source	Yates's map; OS mapping
Description	A brook that ran broadly west-east just immediately south of the Site boundary. It can be seen on Yates's map and is labelled as a culvert on OS mapping.
Assessment	The brook flows directly south of the Site boundary but would not be affected by the proposed development scheme.

Gazetteer Entry 03

Site Name	Railway Line
Designation	No designation
HER Number	-
Site Type	Railway
Period	Mid to late 19 th century
NGR	381733, 394539
Source	OS mapping
Description	A railway line was built in 1880 adjoining the Site to the east. The railway was originally owned by the Midland Railway and was part of the South District Railway. It later became owned by Cheshire Lines Committee. Chorlton train station, to the south of the Site, and shut down in 1969. The disused tracks eventually became part of the South Manchester Line and Airport Line of Greater Manchester light-rail Metrolink.
Assessment	The railway lies directly east of the Site boundary but would not be affected by the proposed development scheme.

Gazetteer Entry 04

Site Name	Square structures
Designation	No designation
HER Number	-
Site Type	Structures
Period	Early 20 th century
NGR	381702, 394485
Source	OS Mapping
Description	A small square building on the southern boundary of the Site, immediately north of the Longford brook culvert by the OS map of 1908. An additional square building approximately the same size was built on the west part of the first structure. Both structures were demolished by the 1929 and their purpose is unknown.
Assessment	Remains of the buildings may survive within the Site and therefore could be affected by the proposed development scheme. However, the later swimming baths built on the Site in the 20 th century may have affected the remains.

Gazetteer Entry 05

Site Name	Thirlmere Aqueduct
Designation	No designation
HER Number	-
Site Type	Aqueduct
Period	20 th century
NGR	381729, 394562
Source	OS mapping
Description	The Thirlmere Aqueduct runs along the north boundary of the Site over the railway line. Thirlmere Aqueduct is the longest aqueduct gravity-fed aqueduct in the world, it stretches over 96 miles from Thirlmere reservoir in

the Lake District to Manchester. It was built by John Frederick Bateman. It brings over 220 million litres of clean drinking water (11% of the North West's water). It was built to serve the growing demand for water in post-industrial revolution Manchester.

Assessment Remains of the aqueduct still survive today and are in use along the north boundary of the Site. However, it should not be affected by the proposed development scheme due to it being outside of the Site.

Gazetteer Entry 06

Site Name Chorlton Baths

Designation Non-designated heritage asset

HER Number -

Site Type Public Baths

Period 20th century

NGR 381702, 394515

Source OS Mapping; Manchester Local Image Collection

Description An irregular shaped building facing onto Manchester Road. The building was constructed between 1922 and 1929 and was known as Chorlton Baths. Part single, part-two storey and flat roofed. The building included a basement. In 1975 two single-storey buildings were built in the east of the site and were used as squash courts, which remain today. The building later became Chorlton Leisure Centre and still occupies the south-western half of the Site, although it is no longer in use.

Assessment Remains of the building survive within the Site and will be demolished as part of the proposed development scheme.

8. Significance

8.1 Policy context for heritage assets

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

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

8.2 Designated heritage assets

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

8.3 Significance of the archaeological resource

8.3.1 *Historical and archaeological interest*

Historical and Archaeological interest

The Site lay just beyond the main settlement in Chorlton-cum-Hardy, now the Chorlton urban district. Chorlton remained largely agricultural and did not become a Manchester suburb until the last half of the 19th century. The Site remained mainly undeveloped until the 1920s, when a public bath house known as Chorlton Baths (GE06) was constructed.

Agricultural soils (GE01) have limited to potential to survive within the northern half of the Site, however, any surviving soils would be of limited archaeological interest.

8.3.2 *Baseline significance conditions*

Period

No prehistoric, Roman or medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be very low due to later 20th century development. However, the north section of the Site has seen little development and so, the potential for remains from these periods cannot be ruled out.

The most likely remains to be encountered within the Site would date to the post-medieval and industrial period, which could include agricultural soils (GE01). The early 20th-century public baths currently remain standing within the Site (GE06).

Rarity

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

Documentation

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

Group value

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

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. The public baths include a basement level, which may have damaged any surviving remains. The north section of the Site has seen little development, with the exception of the construction of hard-standing car parking surface. Areas with little development indicate a greater chance of survival.

Fragility / vulnerability

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

Diversity

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

Potential

No evidence of prehistoric, Romano-British or medieval remains have been identified within the Site or its immediate environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be very low.

The Site remained undeveloped until the 1920s. The survival of former field soils may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/).

Industrial Period

IND05

How well understood is change and development of the agrarian landscape in response to industrialisation and enclosure?

IND15	How well recorded and understood are farming landscapes and field patterns?
IND21	How did industrial period towns affect the pre-existing historic landscape?

Table 3 Industrial Period Research Agendas

The Site consisted of agricultural fields up until the mid to late 19th century. Field boundaries have the potential to contain dating evidence, however, no field boundaries ran through the Site. The Site therefore has limited potential to address the research aims listed above (Table 3).

8.4 Summary of significance

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

Using the above criteria and the ICOMOS guide for assessing value of heritage assets (the Site most likely contains non-statutory, below-ground archaeological remains of negligible significance.

9. Impact assessment

9.1 Development Proposals

Mosscafe St Vincents Housing have prepared a planning application for the demolition of the Chorlton Leisure Centre and development of two five-storey residential buildings with associated car parking. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

9.2 Impact upon archaeological resource within the Site

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

This assessment has demonstrated that the Site has limited potential to retain buried remains of agricultural soils. Any such remains that do exist within the Site are likely to be of limited archaeological value and may be considered as negligible.

10. Recommendations

10.1 Heritage Assets

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

10.2 Further Investigation

The most likely below-ground remains may include agricultural soils associated with the post-medieval and industrial period. Any such below-ground remains that do exist within the site are likely to be of little archaeological value, as they have limited potential to address the research agenda listed in the North West Regional Research Framework, and are therefore considered to be negligible.

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

Sources

Cartographic sources

Yates' Map of Lancashire, 1786
 Ordnance Survey 1:10560 County Series Map of 1848
 Ordnance Survey 1:2500 County Series Map of 1894
 Ordnance Survey 1: 2500 County Series Map of 1908
 Ordnance Survey 1:2500 County Series Map of 1922
 Ordnance Survey 1:2500 National Grid Map of 1951

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Date accessed: 06/02/2023

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

Date accessed: 10/02/2023

Manchester Local Image Collection

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

Date accessed: 07/02/2023

Chorlton Green Conservation Area

[manchester.gov.uk/info/511/conservation_areas/906/chorlton_green_conservation_area/2#:~:text=Chorlton-cum-](https://manchester.gov.uk/info/511/conservation_areas/906/chorlton_green_conservation_area/2#:~:text=Chorlton-cum-Hardy%20comprised%20four,Manslache%20or%20Martledge%2C%20and%20Hughend.)

[Hardy%20comprised%20four,Manslache%20or%20Martledge%2C%20and%20Hughend.](https://manchester.gov.uk/info/511/conservation_areas/906/chorlton_green_conservation_area/2#:~:text=Chorlton-cum-Hardy%20comprised%20four,Manslache%20or%20Martledge%2C%20and%20Hughend.)

Date accessed: 07/02/2023

Hidden Manchester Map

(hidden-manchester.org.uk/waterways/thirlmere-aqueduct.html).

Date accessed: 13/02/2023

Acknowledgements

Salford Archaeology would like to thank Mosscafe St Vincents Housing for commissioning the project. Further thanks also given to Ian Miller and Lesley Dunkley of GMAAS for their advice and assistance.

The desk-based research and report were compiled by Jade Foxall, and illustrations were provided by Sarah Mottershead. The report was edited by Natalie Poundall.

Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed on the Ordnance Survey 1:10560 County Series Map of 1848
- Figure 4: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1894
- Figure 5: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1908
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1922
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map of 1951
- Figure 8: Location of Gazetteer Entries
- Figure 9: Location of Gazetteer Entries

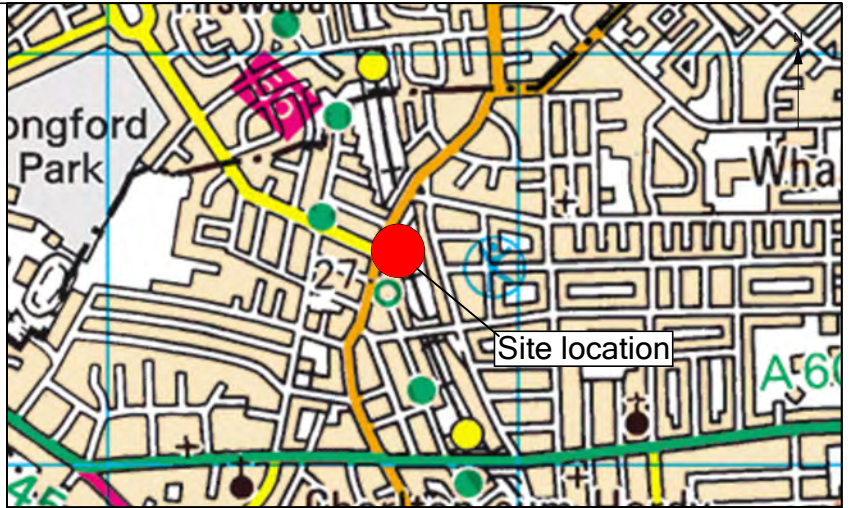


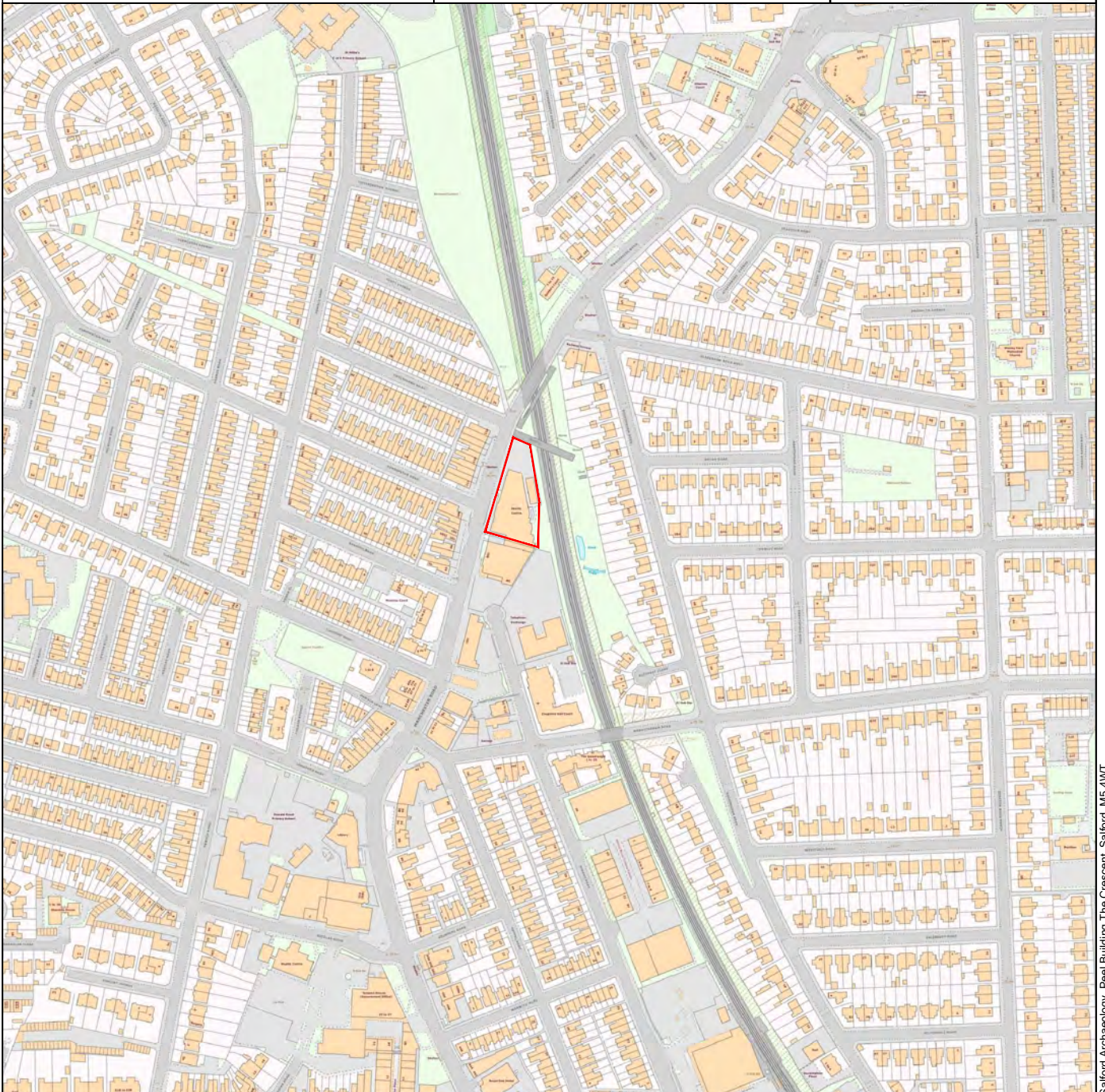
Figure 1:

Site Location

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**SALFORD
ARCHAEOLOGY**



394550

394500

394550

394500

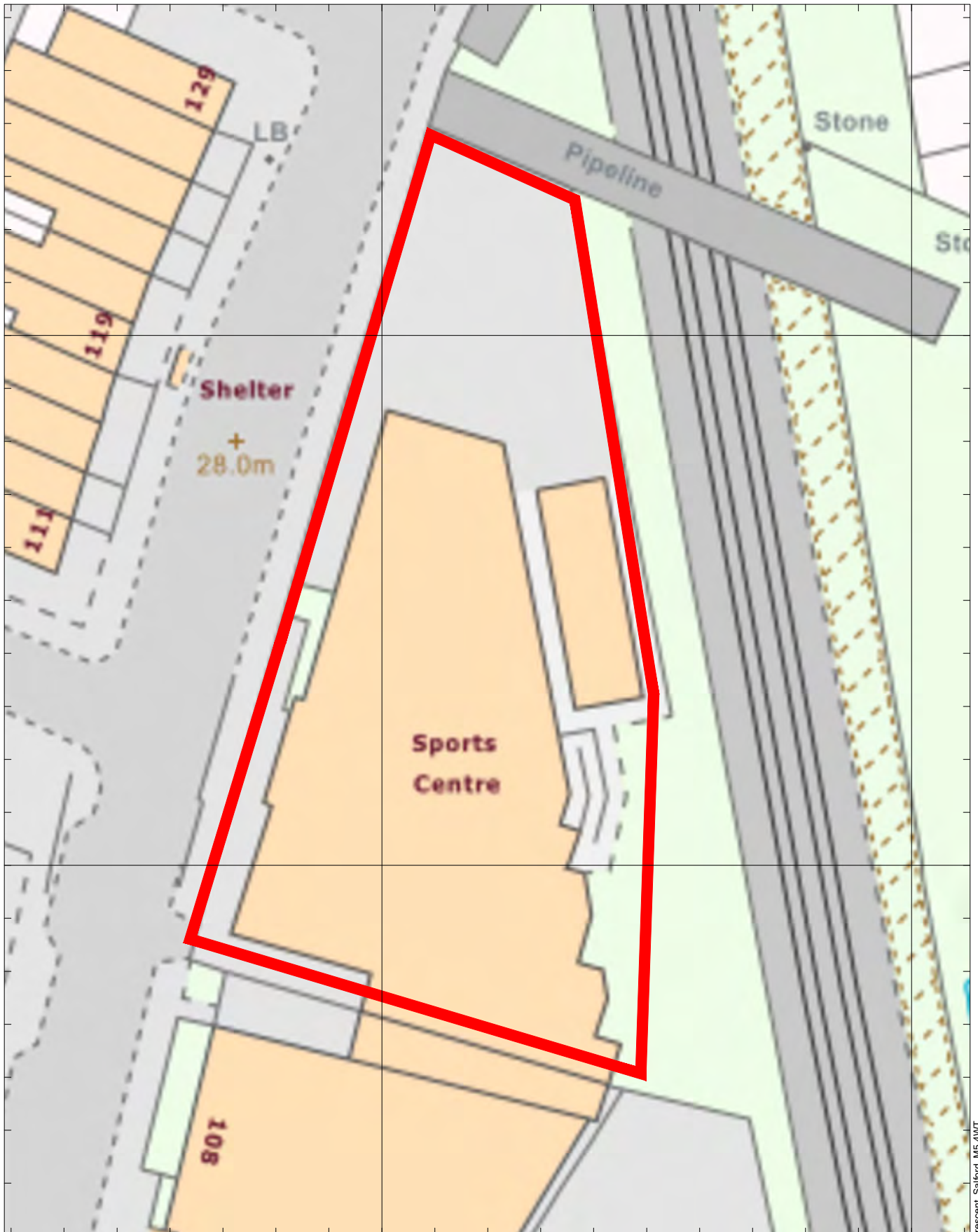


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

Site Boundary


**SALFORD
ARCHAEOLOGY**

0

20 m

Scale at A4 1:500

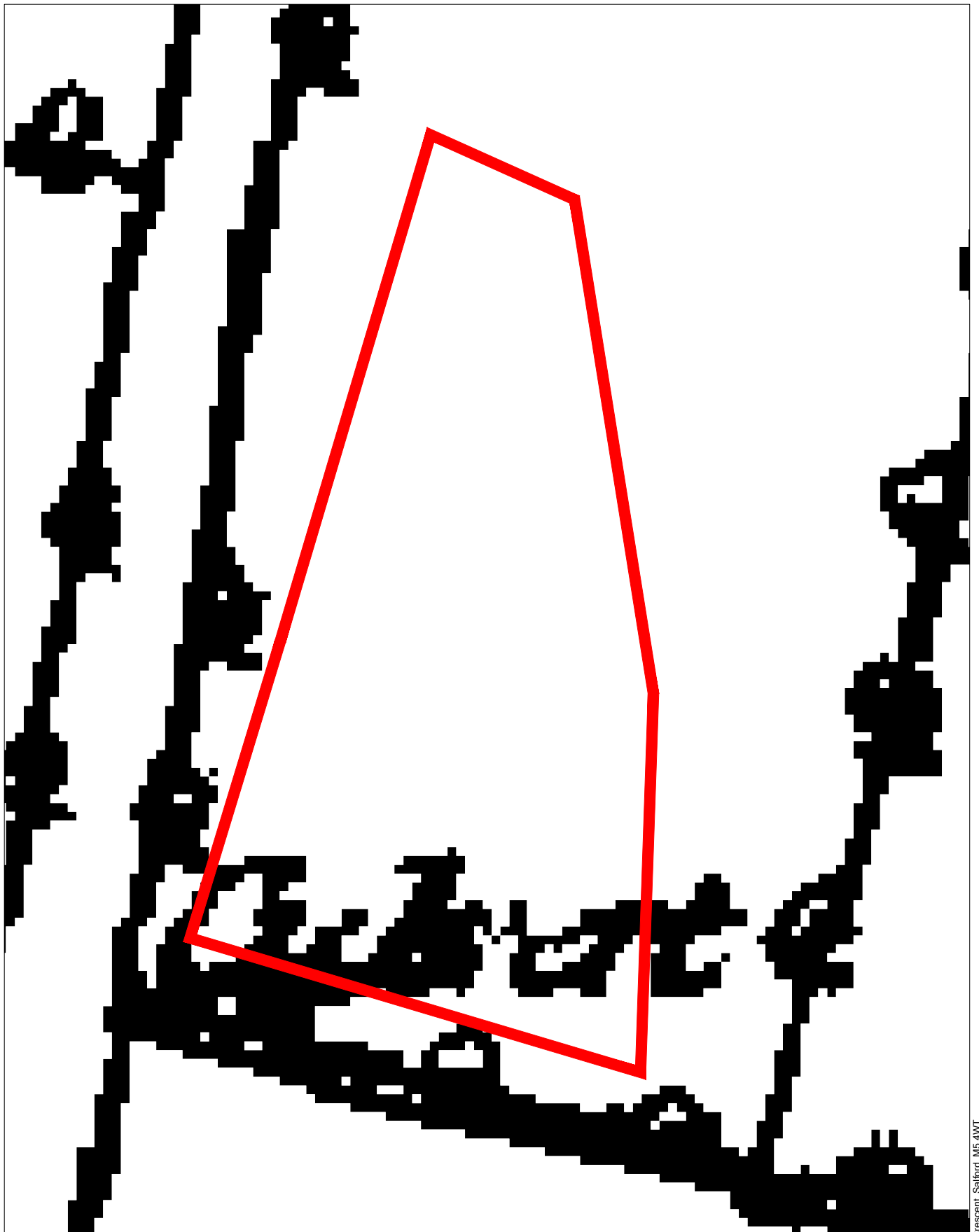


Figure 3:

Site Boundary Superimposed onto the 1:10560 County Series Map of 1848

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 20 m
Scale at A4 1:500

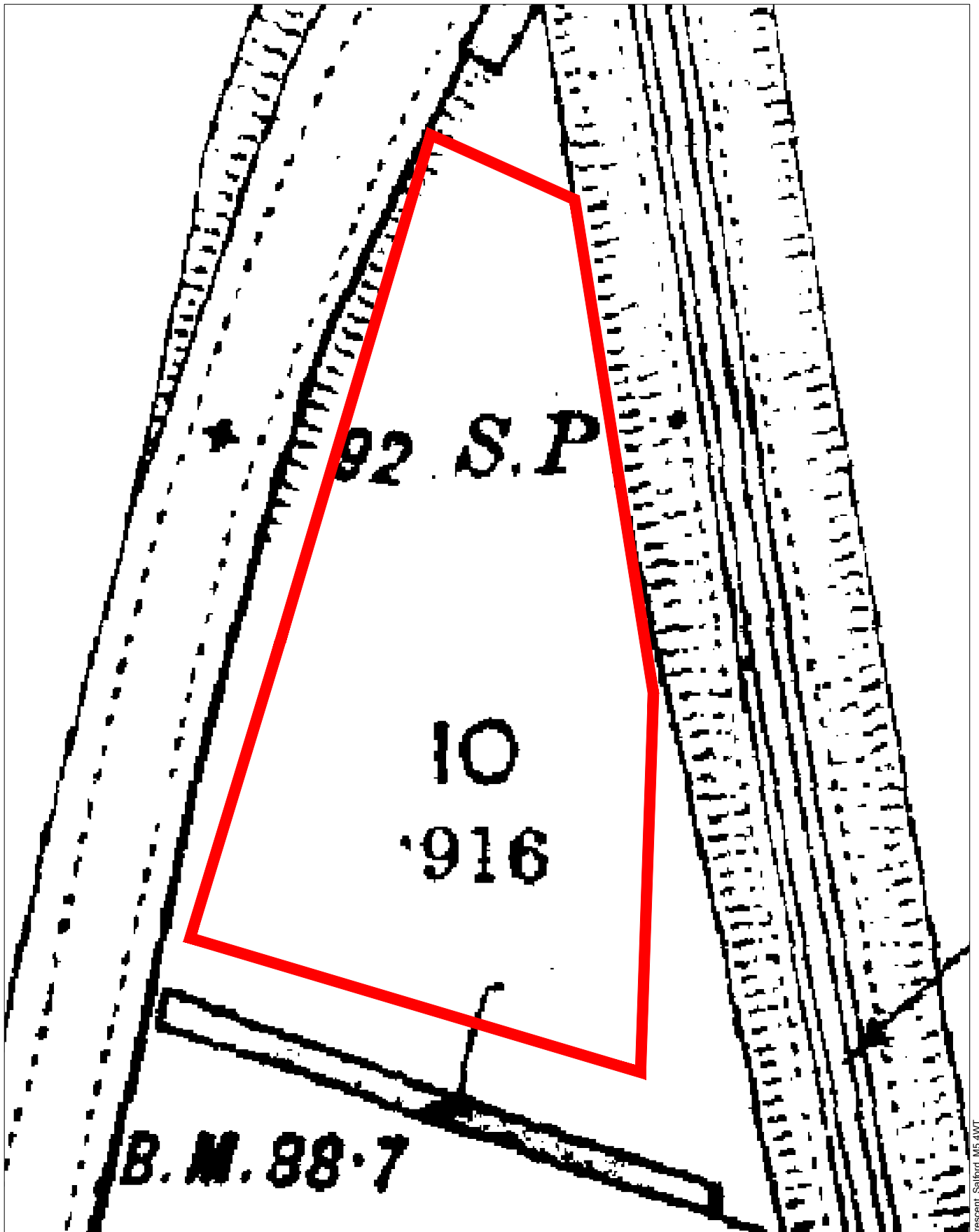


Figure 4:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1894

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 20 m
Scale at A4 1:500

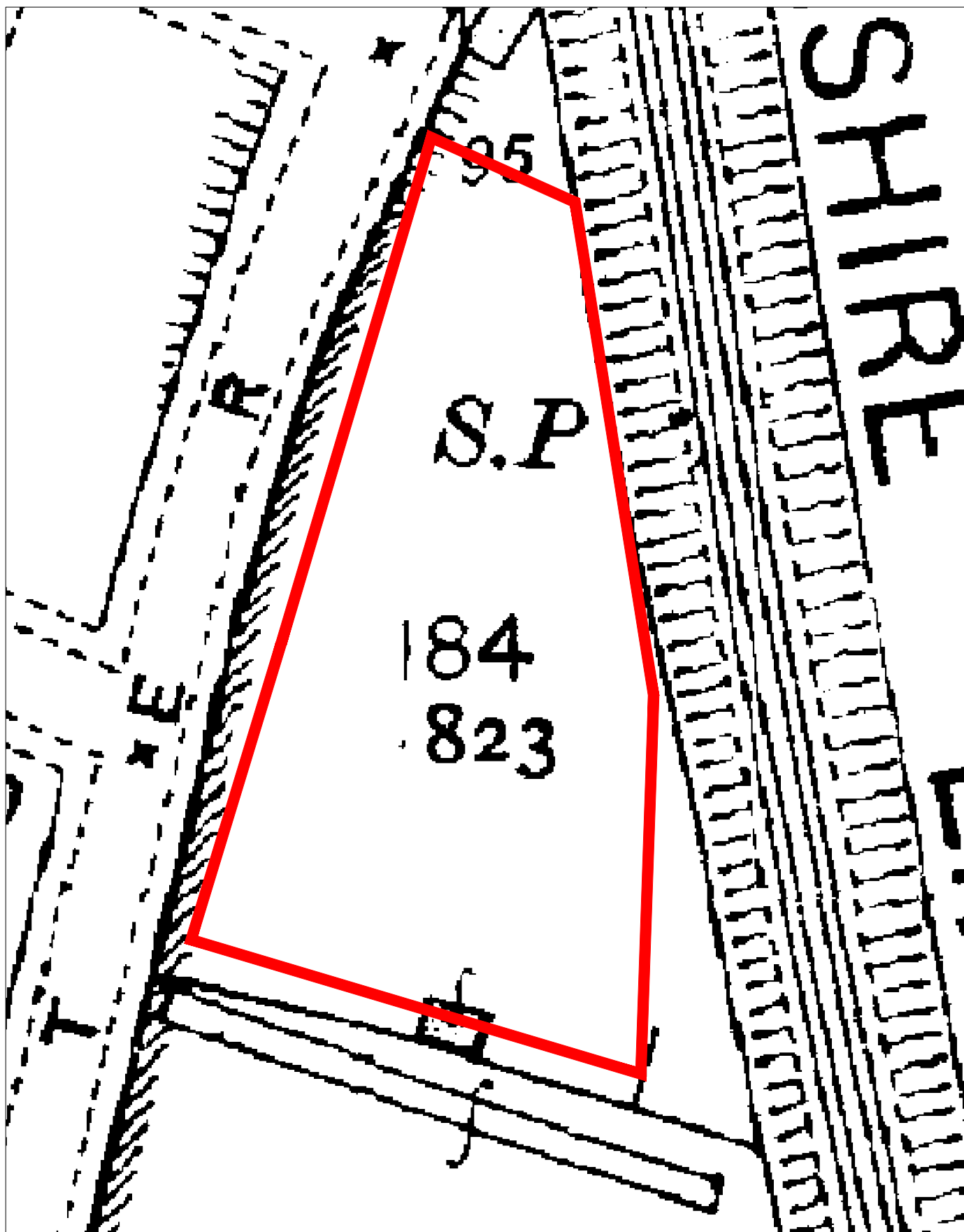


Figure 5:

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

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

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Scale at A4 1:500

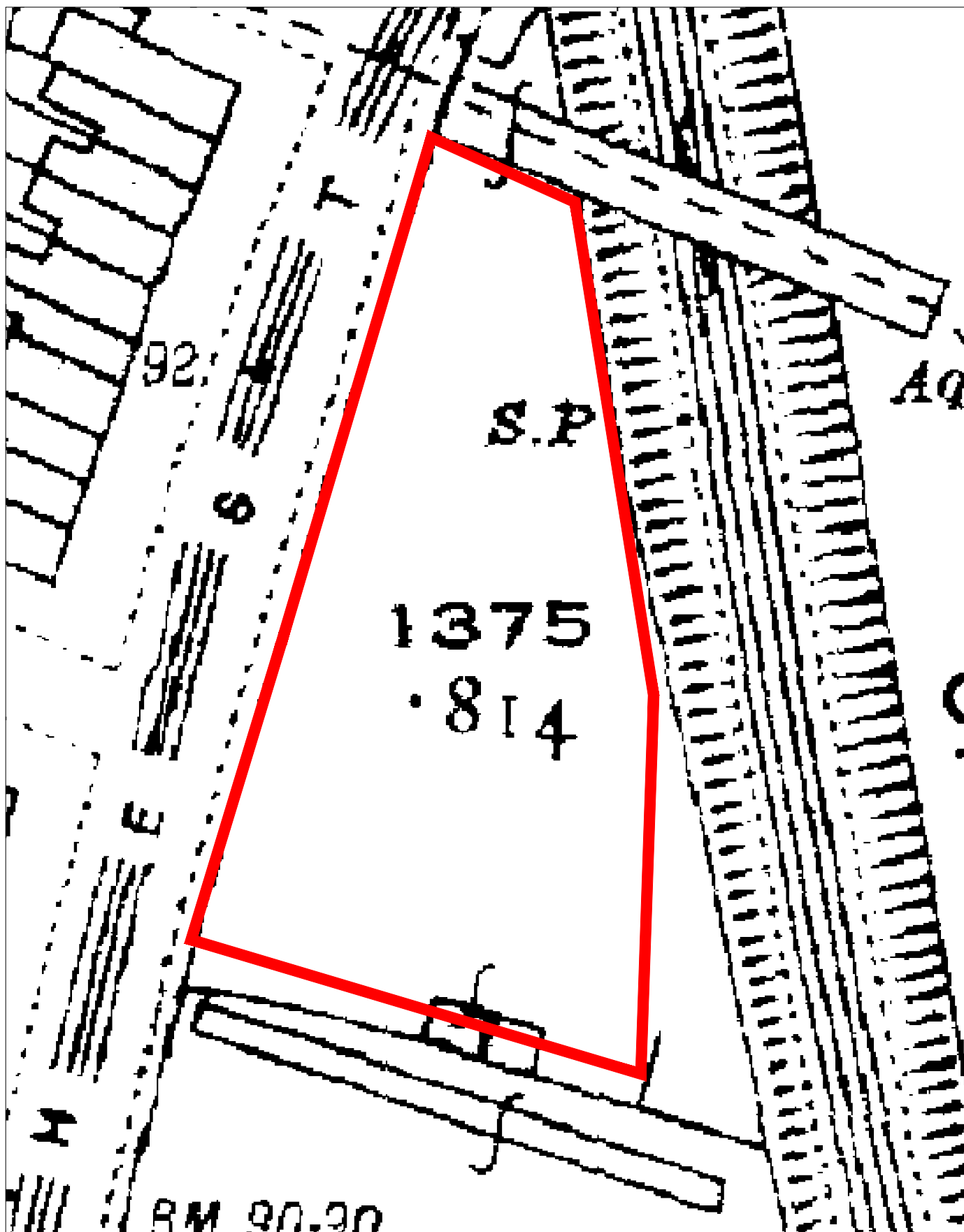


Figure 6:

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

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 20 m
Scale at A4 1:500

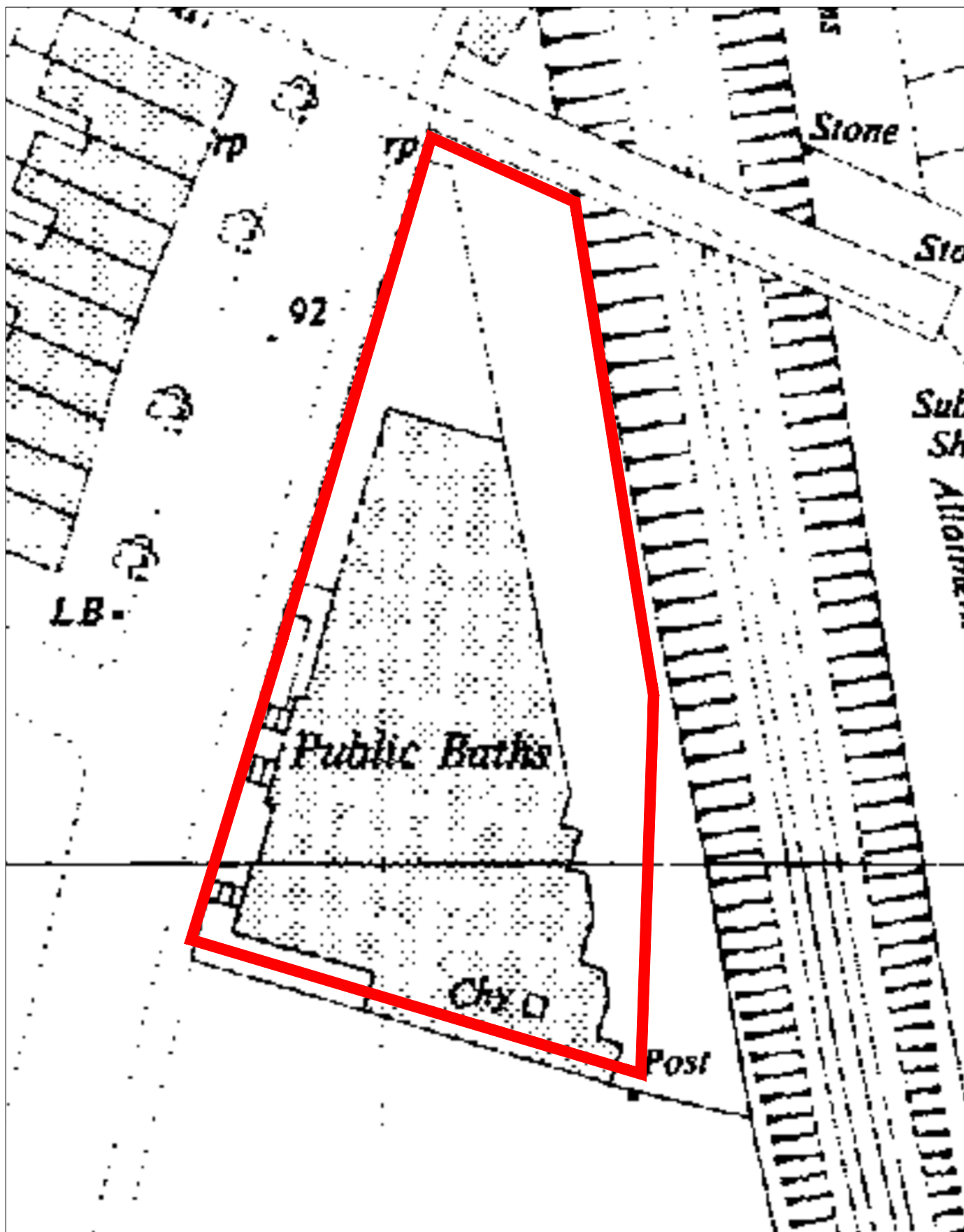


Figure 7:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1951

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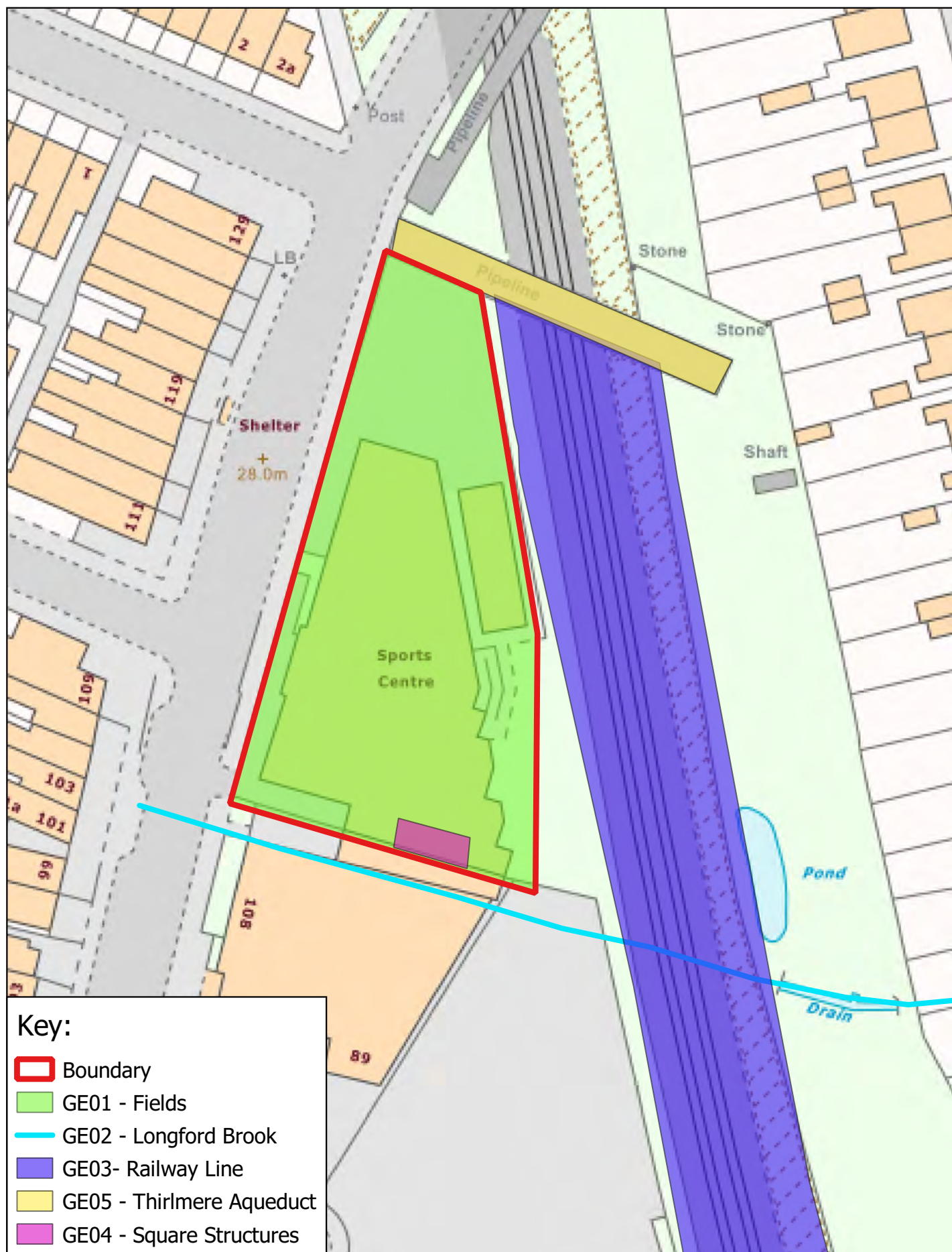
Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 20 m
Scale at A4 1:500



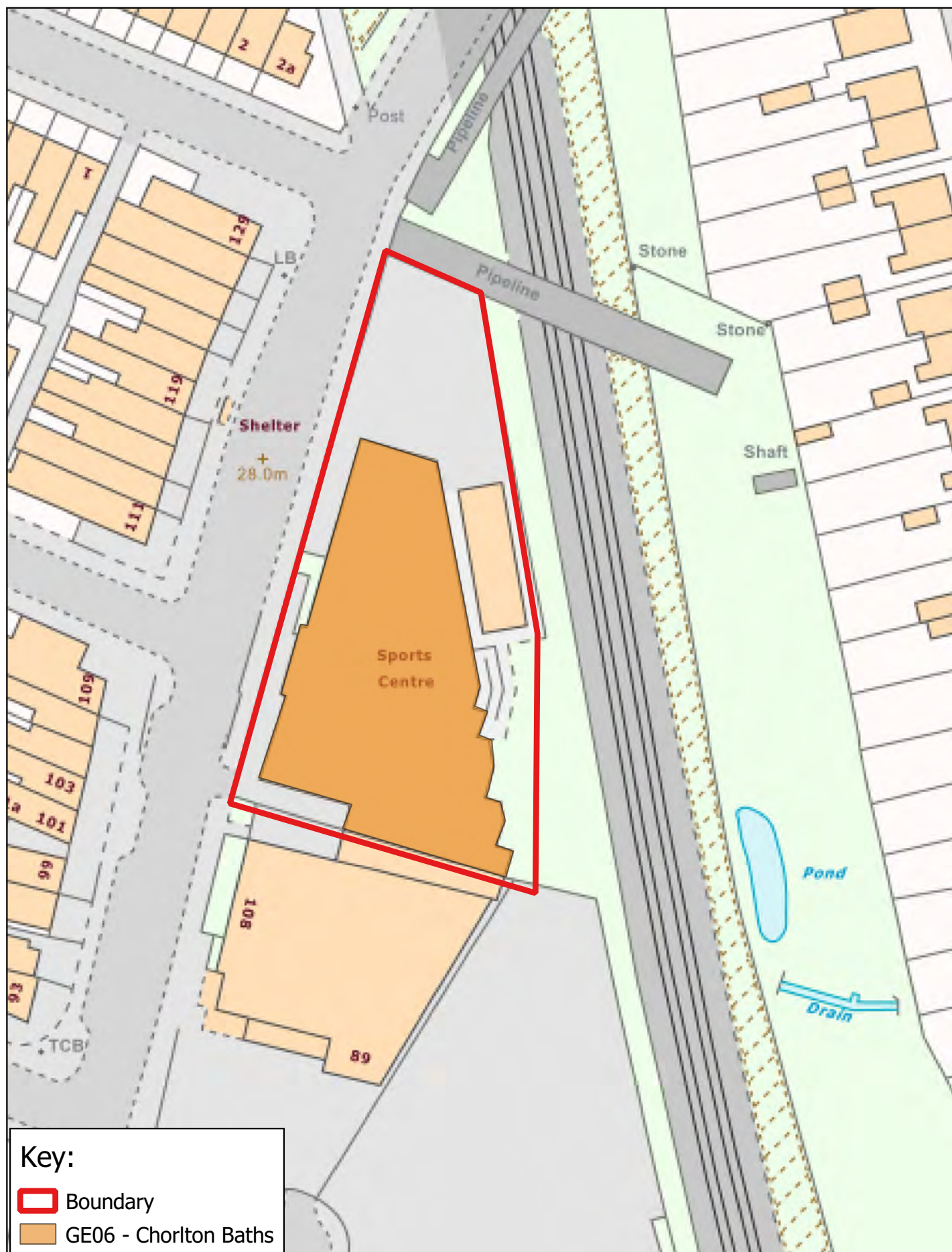
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Figure 8: Location of Gazetteer Entries

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0 10 20 m





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Figure 9: Location of Gazetteer Entries

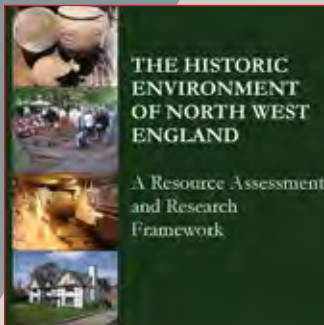
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0 10 20 m





CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



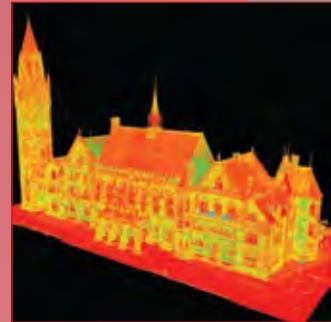
EXCAVATION



BUILDING SURVEY



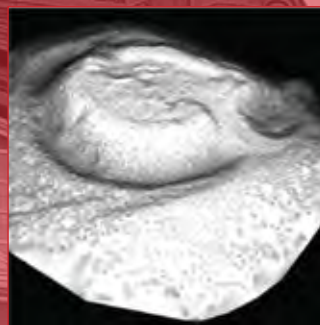
3D LASER SCANNING



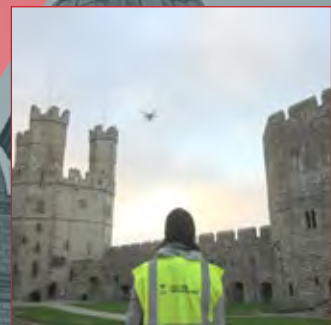
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



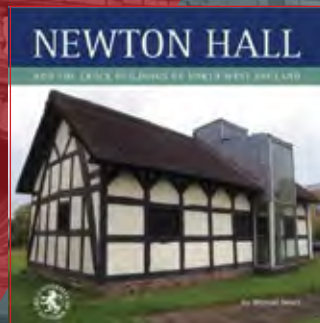
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

