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1. Summary

Manchester University NHS Foundation Trust is devising proposals for a redevelopment of land at the Withington Community Hospital, West Didsbury (centred on NGR 383737, 392009). In order to support the planning applications for the scheme Manchester University NHS Foundation Trust have commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

The proposed development area lay within the medieval manor of Withington, which encompassed several adjacent hamlets and townships including Levenshulme, Moss Side, Chorlton-cum-Hardy, Rusholme and Didsbury.

After the rapid expansion of Manchester from the early 19th century onwards, the agricultural landscape of Didsbury transformed. The area was developed as a suburb of Manchester with middle-class and working-class families moving to the town into newly built terraced houses and villas. Early 19th-century maps show that the proposal area remained undeveloped.

The proposed development area lay within two fields during the mid-19th century. By the late 19th-century the field boundaries shifted, and the site lay within the south-east corner of a larger enclosed field. The proposed development site remained undeveloped until the 1950's when several annexed government buildings were constructed throughout the site. The site and remained unchanged until their demolition in the early 21st century.

The potential for the site to contain buried archaeological remains is considered to be low. 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.

Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it is anticipated that no further archaeological investigation will be required.

2. Introduction

Manchester University NHS Foundation Trust have prepared a planning application for the development of a new hospital building with an access road to the south and west. The development will also include associated car parking and soft landscaping. 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 383737, 392009; referred to herein as the Site) comprises a plot of land within the Withington Community Hospital, West Didsbury. West Didsbury is a suburb and electoral ward of Manchester. The Site is bounded by the main hospital building to the north, Burton Road to the east, Fielden Road to the south and Buccleugh Lodge to the west. (Fig 1; Plate 1).



Plate 1 Site Boundary superimposed onto Satellite image of the Site

2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The River Mersey runs c.400m south of the Site. The Site lies at a height of 32.9m above Ordnance Datum (aOD) and is relatively flat.

The Site is located on a band of solid geology comprising of the Wilmslow Sandstone Formation, formed between 252.2 and 237.1 million years ago during the Triassic Period. The solid geology is overlain by glaciofluvial sheet deposits of Devensian sand and gravel. This

sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, Registered Parks or Gardens or Conservation Areas. There are no designated heritage assets within 250m of the Site apart from the Albert Park, West Didsbury Conservation Area which is located c.10m east of the Site (Table 1).

Albert Park Conservation Area (DGM1610):

History:

In the middle of the 19th Century the Albert Park area was occupied by fields and farmsteads in the townships of Didsbury and Withington. There was a row of buildings on Barlow Moor Lane (now Barlow Moor Road) which could have been farm workers cottages, later re-developed into a row of shops now standing on the corner with Palatine Road. Oakbank, a pair of houses close by, is probably the oldest building in the Conservation Area. A plaque on the wall reads 1851 but a house stood on the site in 1845. Another building from this period which survives is a homestead on Nell Lane.

Lapwing Hall was the largest farm residence in the Conservation Area. It stood close to where Palatine Road would later form a junction with Lapwing Lane. Palatine Road was authorised by Act of Parliament in 1861 and opened in 1862, the houses along it being developed thereafter.

During the late Victorian period the area bounded by Palatine Road, Barlow Moor Road and Lapwing Lane was developed with housing, mainly three-storey pairs of semi-detached properties, slightly less grand than those fronting Palatine Road. The shopping area on Burton Road was also developed at this time as far as no. 210 to the south and culminated in the North with the massive Victorian public house, the Midland, on the corner with Lapwing Lane.

Across Lapwing Lane, The Railway public house is a building of earlier origins, re-named when the Midland Railway opened the Manchester South District line on 1st January 1880. Albert Park has its own railway station, the entrance being opposite 22 and 24 Lapwing Lane. Sometime later, Withington Town Hall was built on Lapwing Lane. Although the building still retains much of its original form it is no longer in use for local government purposes.

Withington and Didsbury became incorporated into the City of Manchester in 1904, together with three other townships in South Manchester. Cavendish Road, a short cul-de-sac, was extended around this time to continue the line of Lapwing Lane. This coincided with the construction of the largest buildings in the Conservation Area - Shawgrove and Cavendish Road Schools.

next extensive development. All were built on the grounds of a large house called Drayton Lodge. Post-war development took place to the north of Lapwing Lane and various infill sites have been built up, particularly in Cresswell Grove to replace war-damaged houses.

Albert Park and its buildings today:

Five nearly parallel roads - Burton Road, Northern Grove and Cresswell Grove, Clyde Road, Old Lansdowne Road Palatine Road - form the basic structure of an area of housing constructed principally during the late Victorian period. Many of the fine residences are now converted into flats and bedsits for students. Those on Palatine Road have either been converted into institutional or hotel uses or demolished, and their sites re-developed for blocks of flats.

The shopping centre on Burton Road was created to cater for this housing boom, and for the housing over to the west in the Orchard grove and Bottesford Avenue area which is terraced and on a smaller scale. Oakbank, 112-114 Barlow Moor Road, dated 1851, is similar to typical Georgian style. It has a distinctive iron lattice porch in the centre of the façade and a projecting bay to the left.

The former bank on Lapwing Lane is a finely detailed building in red brick, with red and yellow terracotta dressings forming string courses, eaves cornices with brackets and hood moulds over the semi-circular arched windows. Withington Town Hall, originally the local Board of Health offices, was built in buff brick with richly decorated dressings of red brick and terracotta. These form elliptical arches over the first-floor windows. The parapet is decorated with finials and has a central gable, behind which is a clock turret surmounted by a weathervane.

The synagogue on Queenston Road is a fine example of the inter-war period. It is constructed in red brick, with a Portland stone entrance and architraves round the side doors, a symmetrical composition employing both semi-circular arched and flat headed windows.

Albert Park Methodist Church, on the corner of Barlow Moor Road and Burton Road, is a Gothic-style church built in orange-red Manchester brick with yellow stone dressings. It has a bell tower with a modest spire and slate roof. The Cavendish Road School is red brick with strongly contrasting yellow terracotta dressings forming decorative panels, cornice mouldings and horizontal bands.

The Site is located within 500m of six listed buildings and the Albert Park Conversation Area (Table 1) and within 1km of 14 listed buildings. The proposed development will not have any impact on the following designated heritage assets and so they are not considered further in this report.

Site	Designation	List Entry	Location (NGR)
Albert Park	Conservation Area	-	SJ 8400 9212
Entrance Lodges, Piers, Screen and Gates of Withington Hospital	Grade II Listed Building	1197895	SJ 8358292283
Withington Hospital (Principal Administration Block)	Grade II Listed Building	1220295	SJ 8363092311
Former Mercantile Bank of Lancashire	Grade II Listed Building	1200800	SJ 8414592303

Synagogue	Grade II Listed Building	1246274	SJ 8409091915
Oak Bank	Grade II Listed Building	1279558	SJ 8393491664
No. 139, Barlow Moor Road	Grade II Listed Building	1197801	SJ 8377091686

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 is 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. However, due to the lack of archaeological activity within the Site, a site inspection was not necessary.

3.4 The document

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

3.5 Significance assessment methodology

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

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

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

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

3.6 Impact assessment methodology

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

4. Planning and legislative background

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

4.1 National Planning Policy Framework (NPPF)

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

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

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

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

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

4.2 Local Development Framework

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

Policy EN3 states:

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

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

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

5. Historical background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 3).

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, however a polished stone axe was found in 1915, on Sandleigh Avenue, c.800m north-east of the Site (HER 392.1.0). The stone celt measured 10 inches long. The material was of a greenish fine-grained volcanic ash and is believed to be Neolithic.

5.1.1 Archaeological potential

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

5.2 Romano-British period

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

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

During the 2nd century, the fort was developed in association with a substantial extramural settlement, or *vicus* (Grealey, 1974, p. 11). Civilians occupied the extramural settlement, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c. 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower. The Site lies approximately 5km south 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 c.4km to the north-east of the Site.

A bronze Roman coin was found in Didsbury in the early 20th century on a plot of land between Wilmslow Road and Parkfield Road. The coin depicted Claudius II Gothicus, who reigned as emperor of Rome between 268-270AD and was found c.900m east of the Site (HER 263.1.0).

5.2.1 Archaeological potential

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

5.3 Medieval period

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

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

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962), but divided his other newly acquired land into several fiefdoms (Kidd, 1996). The largest of

these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). A survey of the medieval layout of the city was undertaken in the 1980s by GMAU, which led to the designation of a zone defined as the Area of Medieval Manchester (Morris, 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre, with Deansgate being one of the main thoroughfares. The Site lies c. 6km to the south of Manchester's medieval core.

5.3.1 The manor of Withington

Placename evidence suggests that Withington may have Anglo-Saxon origins deriving from the words *wilig*, Anglian for willow tree and *tun*, Old English for settlement (<http://kepn.nottingham.ac.uk/map/place/Lancashire/Withington>). The Site historically lay within the manor of Withington, in which its first documentary appearance revealed that it was held by the Lord of Manchester. The manor included Withington proper, together with several adjacent hamlets and townships, such as Didsbury, Burnage, Levenshulme, Moss Side, Chortlon-cum-Hardy and Rusholme. The manor house of Withington was established at Hough (Farrer & Brownbill, 1911, pp. 303-09). The manors of Hough, Withington and Didsbury were said to be held by the lord of Withington (Farrer & Brownbill, 1911, pp. 288-93).

The lords of Withington had the surname Havensage, named after one of their manors in Derbyshire. Matthew de Havensage in 1248-9 procured a charter of free warren for his manors, which included Withington. Withington descended to the Longfords, who held it until the end of the 16th century, when Nicholas Longford had no children and sold Withington to his sister's heir (Farrer & Brownbill, 1911, pp. 288-93).

5.3.2 Archaeological potential

The Site most likely lay beyond medieval settlement activity 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.

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

In 1597, Rowland Mosley purchased the Withington manor. He was the son of Nicholas Mosley, known as the 'cotton man' of Manchester. The manor descended later to Edward Mosley, who had also inherited Rolleston in Staffordshire and other lands. He became a baronet in 1640 and supplied King Charles I with money during the Civil War. In 1643, while he was fighting in the war, he was taken prisoner in Middlewich. His estates, therefore, were sequestered (Farrer & Brownbill, 1911, pp. 288-93).

In the later 17th century, William Egerton purchased the manors, and descended to the Earl Egerton of Tatton. In 1784 William Egerton contributed three-fourths of the land tax within Withington (Farrer & Brownbill, 1911, pp. 288-93). The Broomes and Felldens families together paid nearly a third of the land tax within Didsbury.

The most stirring event within the history of the Didsbury area included Charles Edward Stuart, also known as 'The Young Pretender' or 'Bonnie Prince Charlie'. He crossed the river Mersey through Didsbury in 1745 during the Jacobin uprising (Farrer & Brownbill, 1911, pp. 288-93).

The Site was most likely rural, possibly used for agricultural during the post-medieval period, as Didsbury was only a small hamlet with a scattering of farmsteads. An example of a farm within the surroundings of the Site includes Oaks Farm (HER 9703.1.0; situated c.750m west of the Site). The farm was believed to be owned by Reverend Robert Morley in the 18th century and included two main buildings which were later extended into a complex of large formal rectangular buildings with open yards.

5.4.1 Archaeological potential

The potential for post-medieval activity within the Site is considered to be low, and any evidence would likely have been destroyed by later development.

5.5 Onset of the industrial revolution in Manchester

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

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

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

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



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

The success of the Bridgewater Canal acted as a catalyst for the construction of numerous canals, including the Rochdale Canal. The Rochdale Canal had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre (DGM1553). The Bridgewater Canal is located 4km west of the Site (MGM7516). Withington remained a rural hamlet until the middle of the 19th century. The opening of Palatine Road in 1862 improved communications with the city, which resulted in the expansion of Withington during Manchester's industrial growth. This encouraged landowners to sell their land to meet the new housing demand. The Egerton family sold their land to be developed in 1887. Eventually a large portion of land in Withington was used for housing and industrial purposes. In 1904, the entirety of Withington, including Didsbury, was incorporated within the city of Manchester (Farrer & Brownbill, 1911, pp. 293-297)

The industrialisation and growth of Manchester meant that from the end of the 18th century, Didsbury transformed from an agricultural landscape to an industrial suburb. Many of the suburbs of Manchester became residential areas for the wealthy and affluent members of the community. Throughout the later 19th century and early 20th century, wealthy middle class housing developments were built in the area. The Industrial Revolution had created a class of increasingly wealthy business owners who moved out of the city centre to escape from the smoke and unpleasant landscape. Examples of middle-class housing within Didsbury includes Park Field (HER 9712.1.0), a large, detached villa said to be owned by George Worthington on the tithe rewards for Didsbury. It lay c.800m south-east of the Site. Moorfield (HER 9748.1.0; situated c.690m east of the Site) was a large rectangular dwelling house to the east of the railway. Oak Bank, dated to 1851 (HER 8283.1.0), was a pair of 2-storey brick villas with ornate decoration and it lay c.340m south-east of the Site.

5.6 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. Yate's 1786 map is the earliest available map that captures the Site area, and clearly labelled the settlements at Withington and Didsbury (Plate 3). The map is too small a scale to provide any specific detail but shows that the Site lay within an area of fields. A lane, later known as Barlow Moor Road, branched off Wilmslow Road and ran north-west c.200m south of the Site. Another unnamed lane, which currently marks the eastern Site boundary is shown on Yates' map. This road is known as Burton Road.

Slightly further afield, the map captures the main lane running through Didsbury, later known as Wilmslow Road, that ran broadly north to south c.900 east of the Site. The road contained ribbon development characteristic of the post-medieval period. The main settlements at Didsbury and Withington also appear to be concentrated along this road.



Plate 3 Extract from Yates' 1786 Map of Lancashire, showing approximate Site

The next available map that captures the Site is the Ordnance Survey map of 1848 (Fig 3; Plate 4), which is the first accurate plan that details the Site. The map reveals that the Site lay within two fields with a boundary passing roughly east to west through the centre of the Site, with Burton Road running along the eastern boundary.

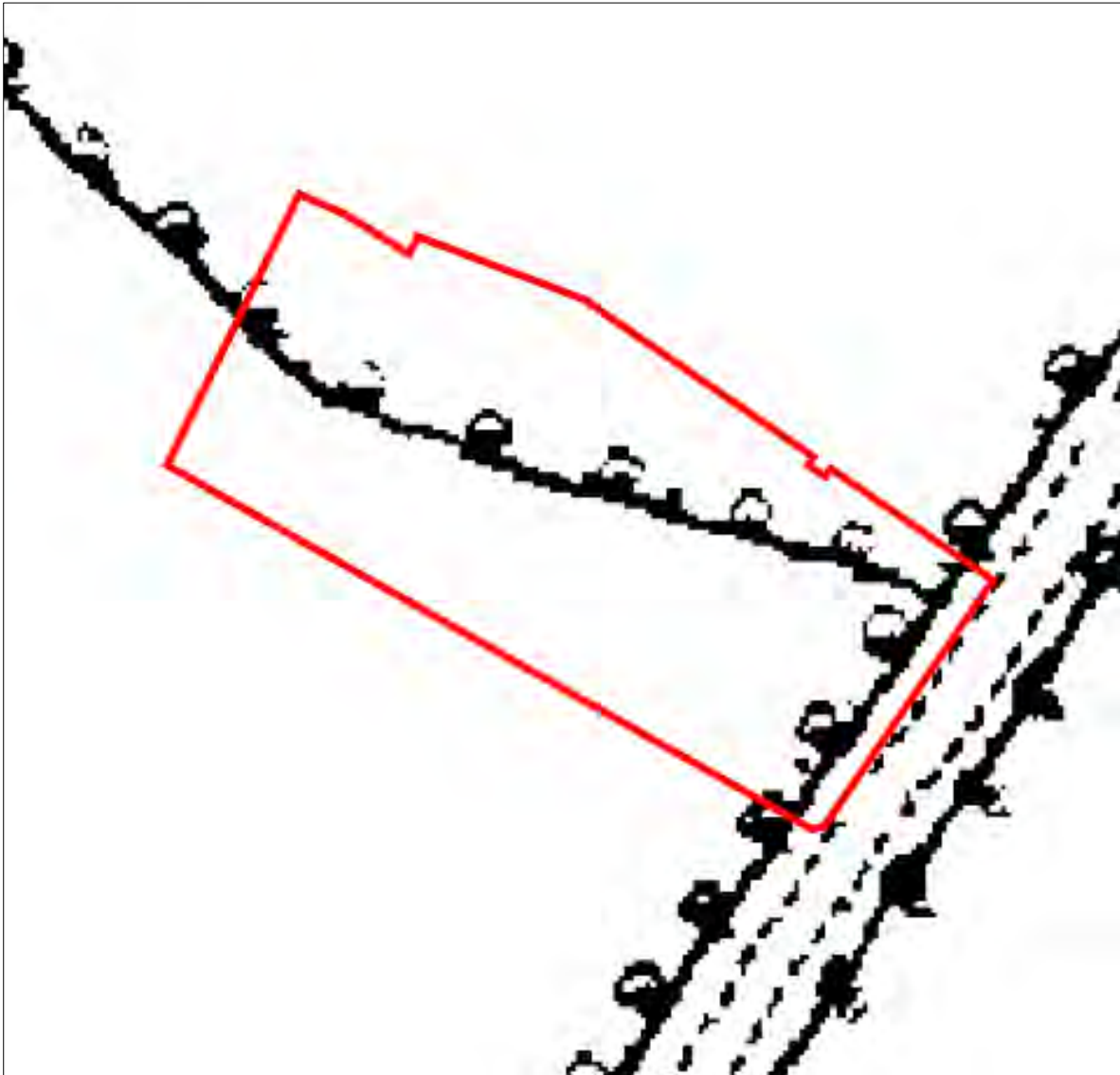


Plate 4 Extract from the Ordnance Survey County Series Map of 1848, showing the Site boundary.

The Ordnance Survey County Series map of 1894 (Fig 4; Plate 5) shows that the Site remained vacant in the later 19th century. The field boundary within the Site had disappeared, and the Site lay within the south-east corner of an enclosed field. The layout of the Site remained unchanged during the first half of the 20th century (Fig 5 & Fig 6).

The maps also shows that the immediate surroundings of the Site had changed. Evidence of industrial growth in this area can be seen to the east and south of the Site on. A row of semi-detached villas with accompanying gardens had been constructed south of the Site, along Burton Road. Several organised streets with rows of double-depth terraced housing had been built on the eastern side of Burton Road.



Plate 5 Extract from the Ordnance Survey County Series Map of 1894, showing the Site boundary

The first evidence of development within the Site can be seen on an aerial photograph taken in 1955 (Plate 7). By this period, a total of 16 rectangular annexed buildings lay on the former field. The southern four buildings fell within the Site boundary. The Ordnance Survey National Grid map of 1958 (Fig 8; Plate 8) labels the structures as 'government buildings' which remained within the Site until the early 2000s.



Plate 6 An aerial photograph of the Site in 1955, showing the government buildings. Courtesy of Historic England



Plate 7 Extract from the Ordnance Survey National Grid map of 1958, showing the Site boundary

By 2003, the government buildings had been demolished and the ground was levelled. Currently, the Site remains vacant and consists of overgrown vegetation and trees.

5.7 Previous archaeological works

No previous archaeological works have taken place within the Site. In total, seven archaeological events have been recorded within a 1km radius of the Site. Non-intrusive events include two desk-based assessments, a heritage impact assessment and a building recording. Intrusive archaeological investigations include two trial trenches and a watching brief.

In 2017, Architectural History Practice produced a heritage impact assessment, which included documentary research and a field visit, for the Siemens Campus (EGM4848). The study area was situated c.190m west of the Site. The aim of the heritage statement was to assess the potential impact of the proposed development on the settings of heritage assets in West Didsbury. It was concluded that the proposed scheme makes no more than a neutral contribution to the setting of the Manchester Southern Cemetery, as well as a low impact on the setting of the former Withington Hospital listed buildings (Architectural History Practice, 2017).

An intrusive evaluation, consisting of trial trenches were undertaken at the Laurus Didsbury High School in 2018 by Salford Archaeology (EGM4989). Situated c.410m north-west of the Site, the evaluation was conducted prior to the development of the current high school. The focus of the evaluation was to determine the presence or absence of human remains from a former cemetery that was cleared in the 1970s and 1980s. In total, three trenches were excavated, demonstrating that the whole area within the former cemetery boundary wall had previously been cleared and backfilled (Salford Archaeology, 2018).

Another evaluation that took place at 73 Burton Road in 2019, by Wardell Armstrong (EGM5170). Overall, four trenches were excavated, situated c.840m north of the Site, and revealed foundation walls relating to workers' housing, as well as four associated rubbish pits believed to be from the late 18th century (Wardell Armstrong, 2019).

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 and industrial period and the potential for remains from this period are considered to be low.

The Site remained undeveloped until the mid-20th century when government buildings were constructed. The buildings were demolished in the early 21st century.

Currently, the Site remains enclosed levelled land, with overgrown vegetation and trees.

6. 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 10-11 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Agricultural soils
Designation	No designation
HER Number	-
Site Type	Relict soils (site of)
Period	Pre-19 th century
NGR	383737, 392009
Source	Yate's map, OS Mapping
Description	The Site lay within two fields in the early 19 th century. The boundaries of the field were later removed by OS map of 1894. The land remained an undeveloped field until the mid-20 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	19 th -century field boundaries
Designation	No designation
HER Number	-
Site Type	Field boundaries (site of)
Period	19 th century
NGR	383677, 391985; 383677, 392019
Source	OS Mapping
Description	The Site remained rural and largely undeveloped in the post-medieval to mid-20 th century. It contained two enclosed fields, which were presumably marked with hedgerows. The field boundaries were removed by the late 19 th century.
Assessment	The field boundaries 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 03

Site Name	Government buildings
Designation	No designation
HER Number	-
Site Type	Commercial buildings (site of)
Period	Mid-20 th century
NGR	383749, 391996; 383759, 392016; 383707, 392040; 383698, 392021

Source	OS Mapping
Description	By the mid-20 th century, a total of 16 rectangular annexed buildings lay on the former field. The southern four buildings fell within the Site boundary and are labelled on the OS map of 1958 as “government buildings”. They were later demolished in the early 21 st century.
Assessment	Remains of the buildings may survive within the Site, and therefore could be affected by the proposed development scheme.

7. Significance

7.1 Policy context for heritage assets

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

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

7.2 Designated heritage assets

The Site is situated within 500m of seven 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).

7.3 Significance of the archaeological resource

7.3.1 *Historical and archaeological interest*

Historical interest

The Site lay within the manor of Withington, which encompassed many adjacent hamlets and townships including Chorlton-cum-Hardy, Rusholme, Levenshulme, Moss Side and Didsbury. Didsbury remained an agricultural area until the later 19th century, when both an industrial working population and middle-class families moved into the growing Manchester suburb. The Site remained undeveloped during this period and therefore, would not be considered of historical interest.

Archaeological interest

Any archaeological remains within the Site could be associated with a pre-18th century agricultural landscape. However, any remains within the Site will most likely consist of fragmentary deposits and therefore would be of limited archaeological interest.

7.3.2 *Baseline significance conditions*

Period

No prehistoric, Roman or medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be low.

The Site most likely remained agricultural during the post-medieval period and industrial period. The Site would not be considered significant due to period.

Rarity

Buried remains pre-dating the 19th century would be considered significant due to rarity, as few remains survive within Greater Manchester due to extensive development during the industrial period. Relict soils (GE01) and field boundaries (GE02) have some 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 from the early industrial period onwards. Due to the lack of development within the Site until the later 20th century, the Site does not contain any group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. Buried remains pre-dating the 19th century may survive *in-situ* within the Site, however any of these remains would be fragmentary at best.

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 remained undeveloped until the later 20th-century and therefore would not be considered significant due to diversity.

Potential

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

The Site contained agricultural soils and 19th-century field boundaries. The survival of former soils and field boundaries may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/, Table 3):

Industrial Period	
IND08	To what extent were post-medieval geometric garden landscapes swept away by post-1750 landscaping?

Table 3 Industrial Period Research Agendas

The lack of archaeological activity and later 20th century development within the Site means that there is limited potential to address the research agenda listed above.

7.4 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 low potential to contain remains from pre-18th century.

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

The Site has limited potential to contain agricultural soils (GE01) and field boundaries (GE02) that would be of negligible significance.

8. Impact assessment

8.1 Development Proposals

This document has been prepared for Manchester University NHS Foundation Trust to support a planning application for the development of a new hospital building with an access road to the south and west, carparking and soft landscaping. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

8.2 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 pre-18th century relict soils and 19th-century field boundaries. Any such remains that do exist within the Site are likely to be of limited archaeological interest and therefore may be considered negligible.

9. Recommendations

9.1 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.

9.2 Further Investigation

Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it is anticipated that no further archaeological investigation will be required.

Sources

Cartographic sources

Yates' Map of Lancashire, 1786

Casson and Berry's map of Manchester, 1741

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 1907

Ordnance Survey 1:2500 National Grid map of 1958

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Date accessed: 08/06/2023

North West Regional Research Framework

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

Date accessed: 08/06/2023

Historic England Aerial Photo Explorer

historicengland.org.uk/images-books/archive/collections/aerial-photos/

Date accessed: 09/06/2023

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Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed on the Ordnance Survey 1:10560 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 1907
- 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 1:10560 County Series Map of 1933
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map of 1958
- Figure 9: Gazetteer sites superimposed onto modern mapping
- Figure 10: Gazetteer sites superimposed onto modern mapping

383700

383800

392100

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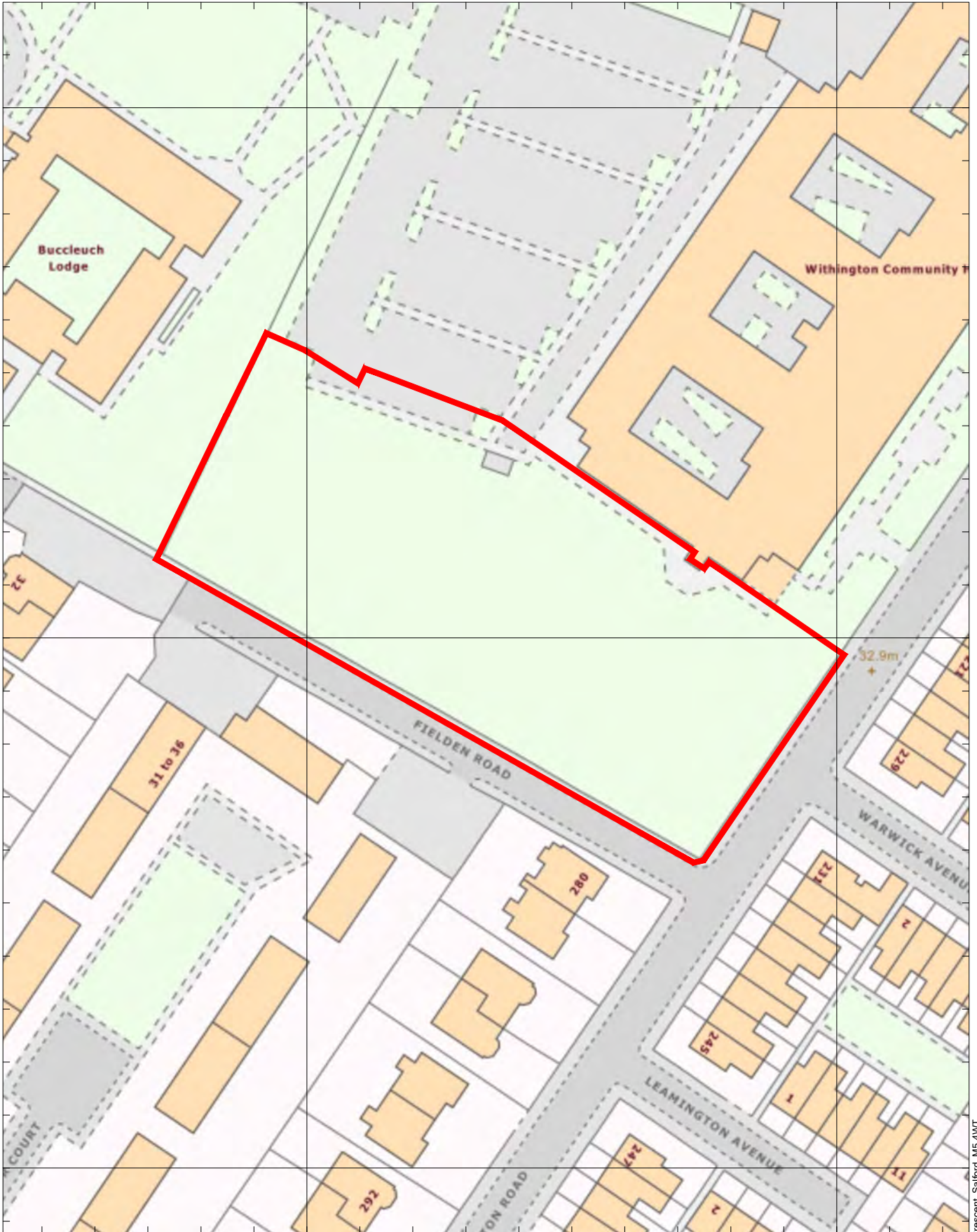


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

 Site Boundary

**SALFORD
ARCHAEOLOGY**

0

50 m

Scale at A4 1:1000

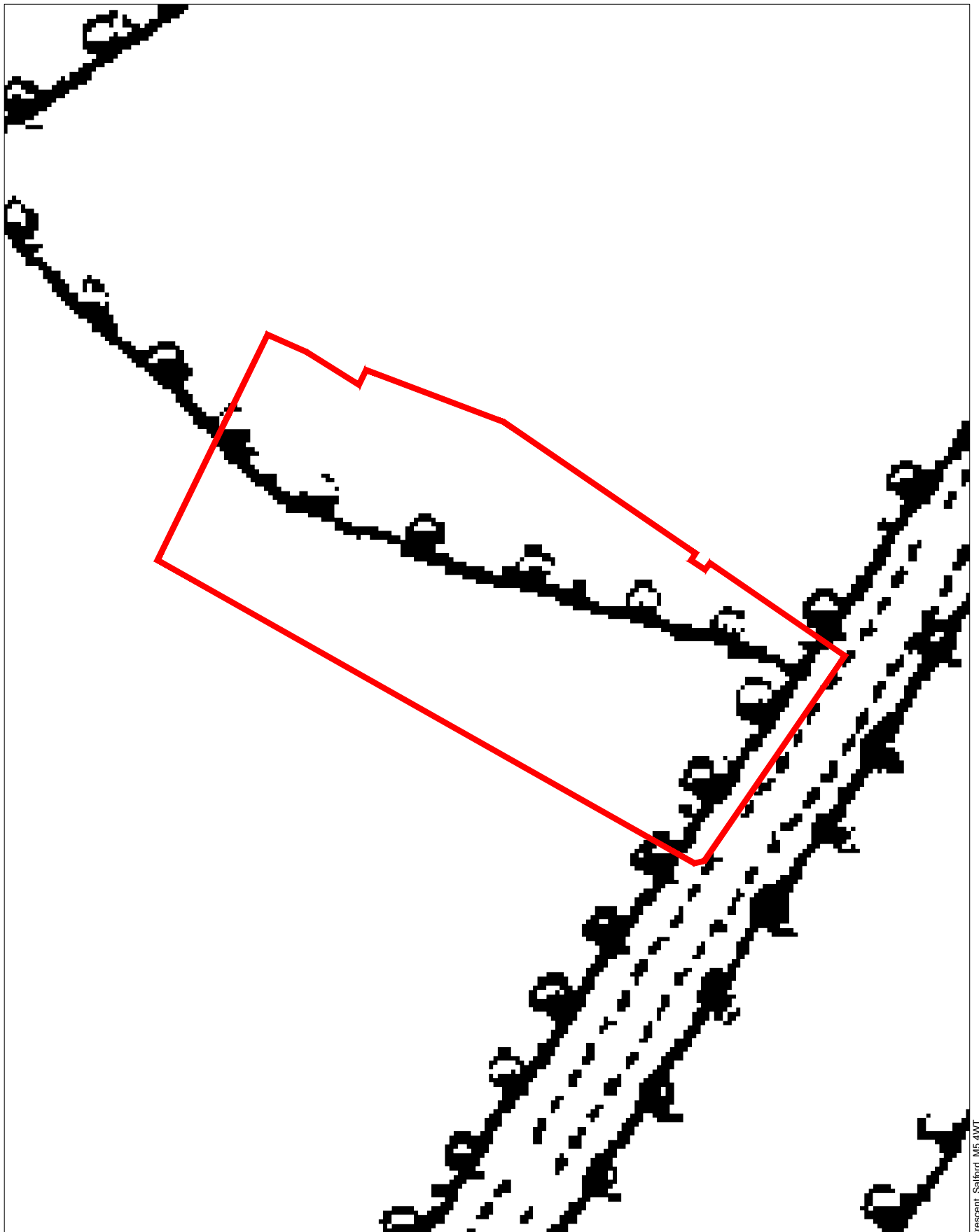


Figure 3:

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

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

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Scale at A4 1:1000

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9.976

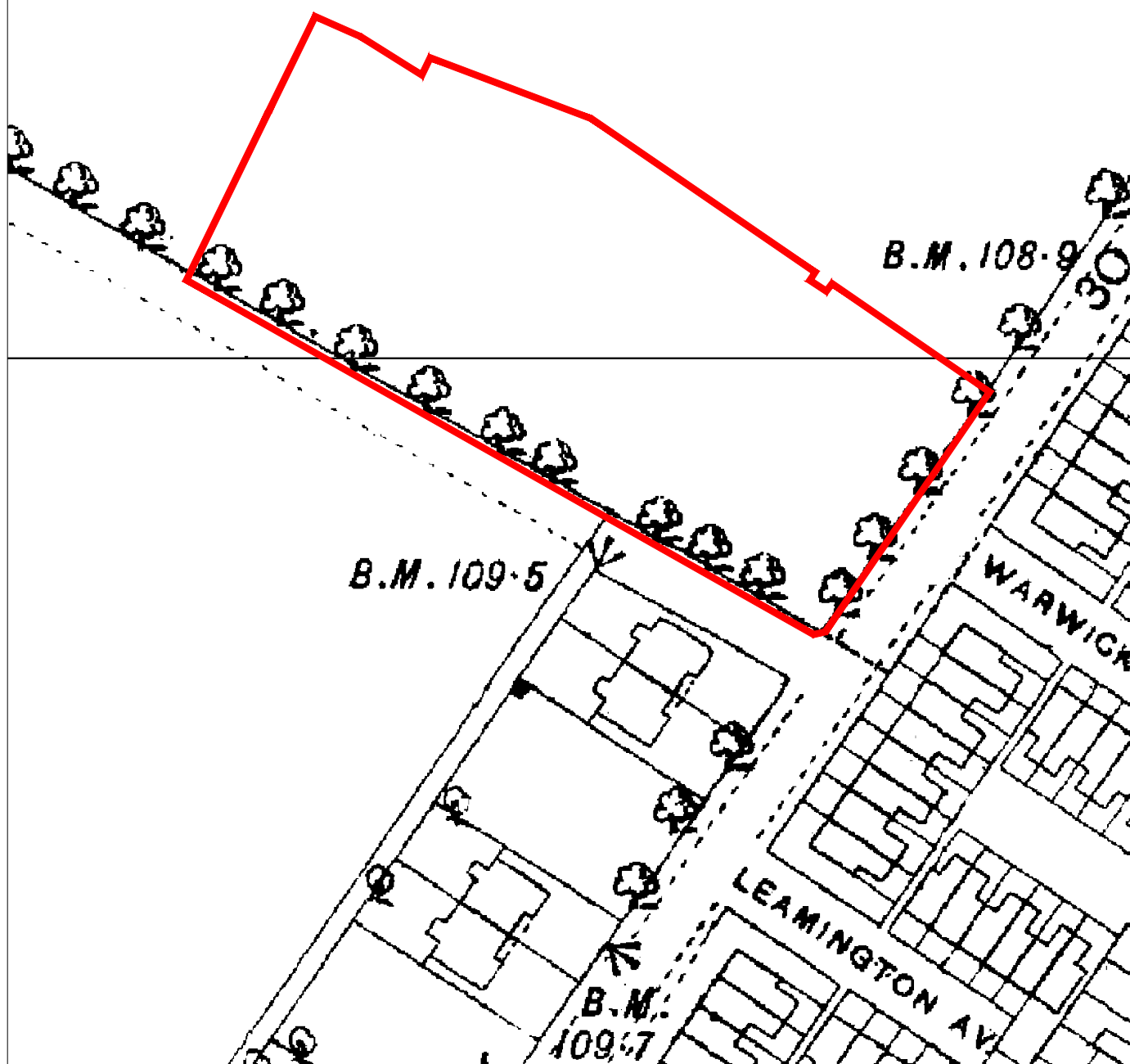


Figure 4:

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

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m

Scale at A4 1:1000

S B U R Y

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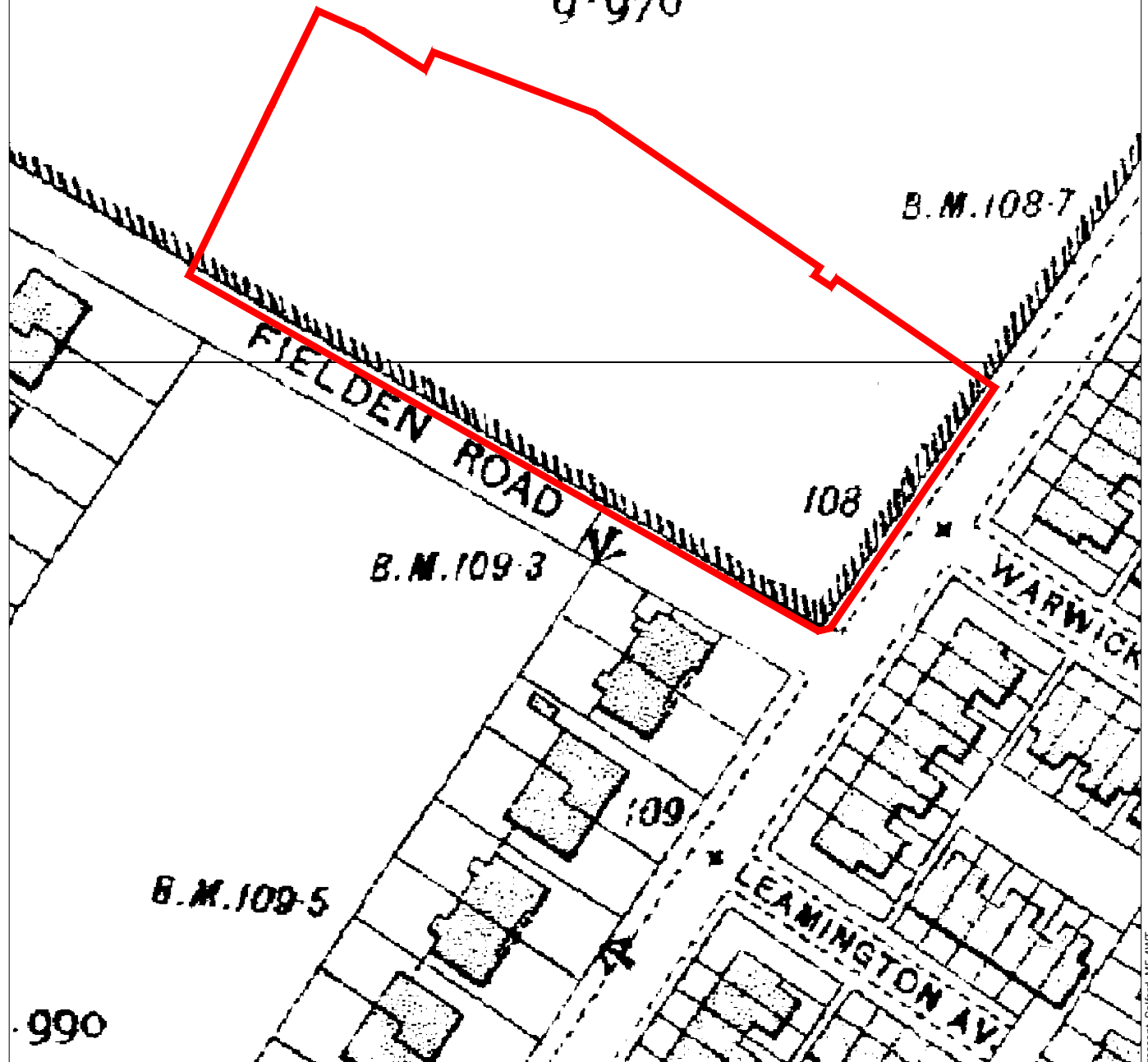


Figure 5:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1907

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Key:

— Site Boundary



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ARCHAEOLOGY**

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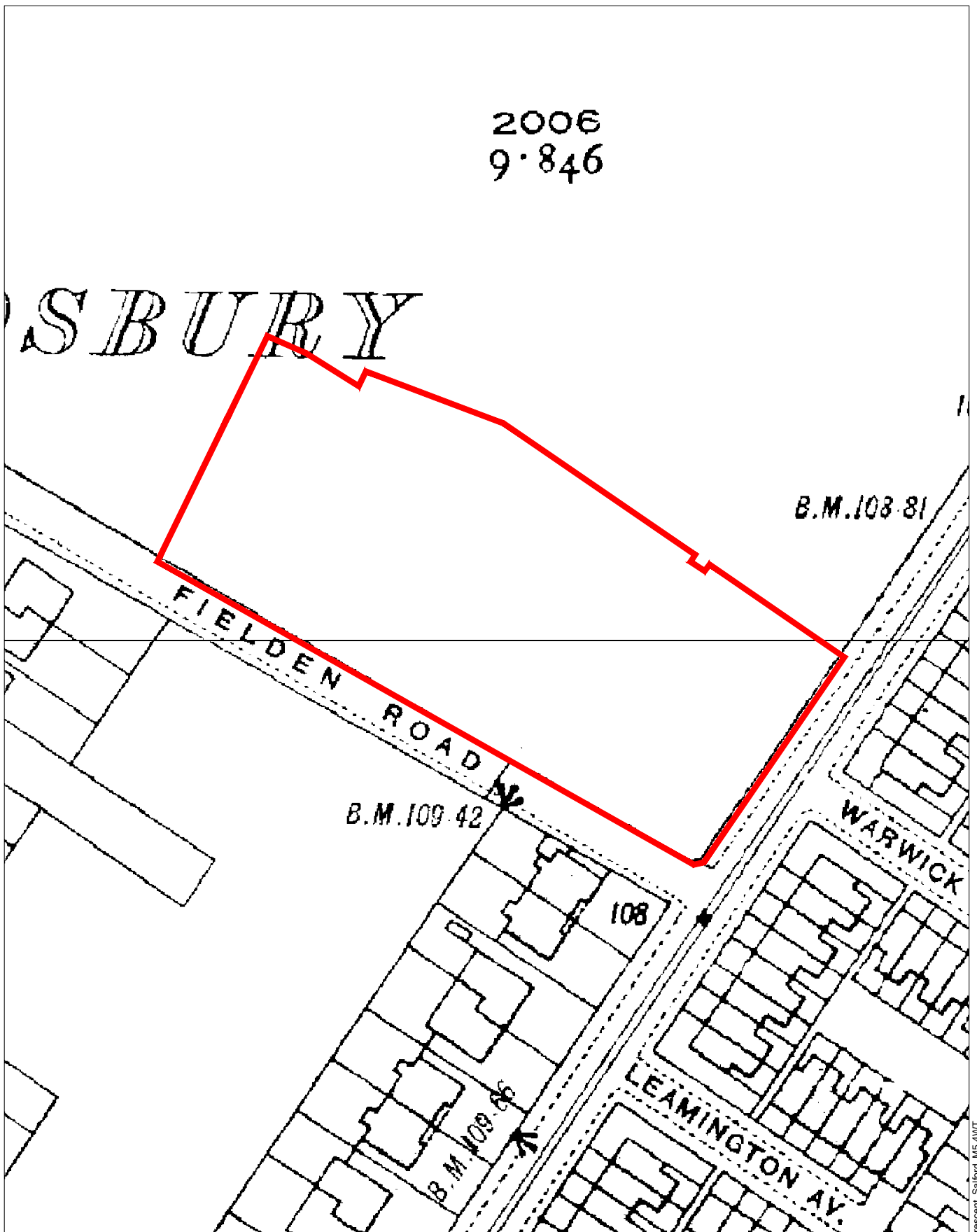


Figure 6:

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

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Key:

— Site Boundary



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Scale at A4 1:1000

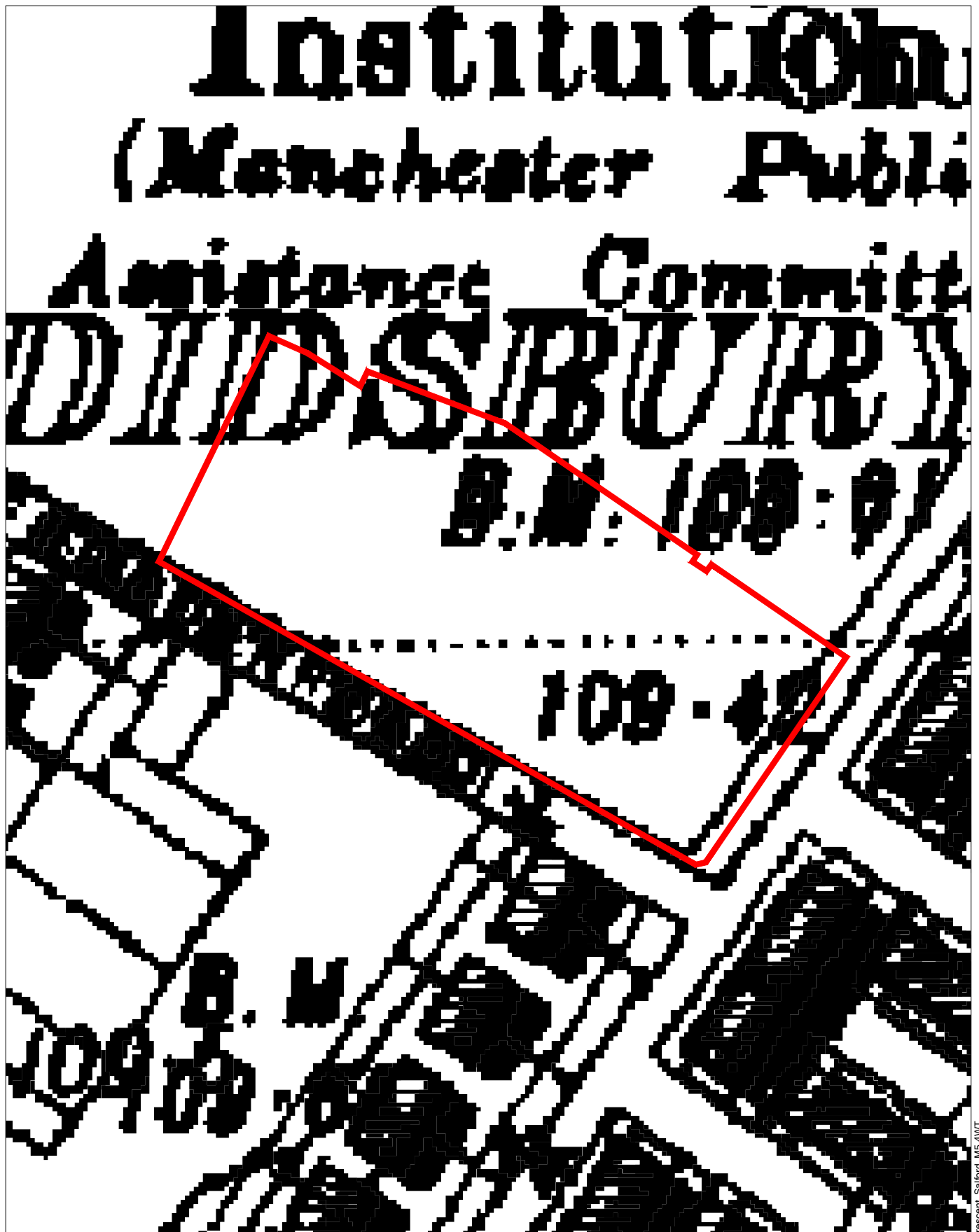


Figure 7:

Site Boundary Superimposed onto the 1:10560 County Series Map of 1933

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Key:

— Site Boundary



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0 50 m

Scale at A4 1:1000



Figure 8:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1958

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Key:

— Site Boundary



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Scale at A4 1:1000



Figure 9: Locations of Gazetteer Entries

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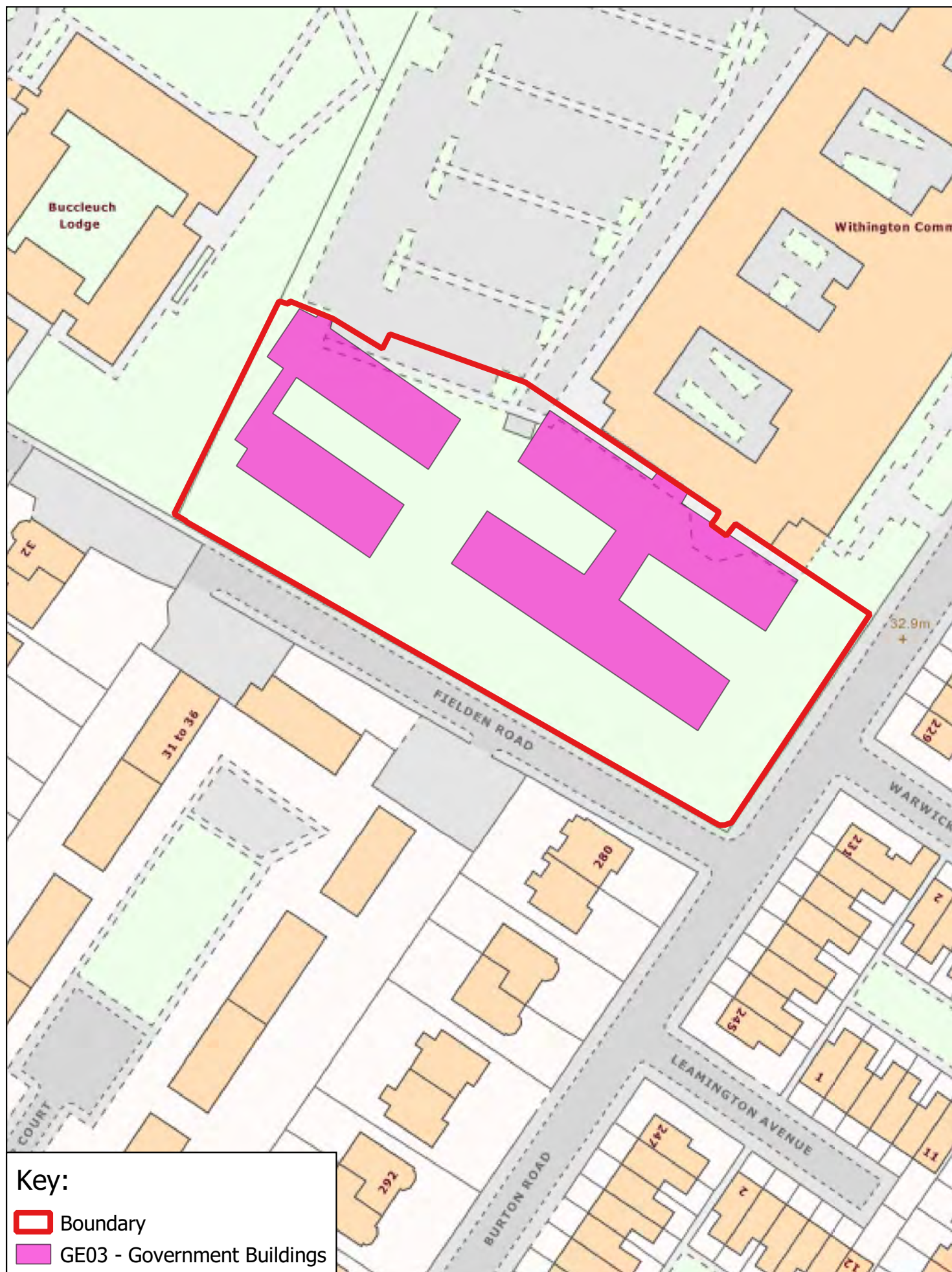


Figure 10: Locations of Gazetteer Entries

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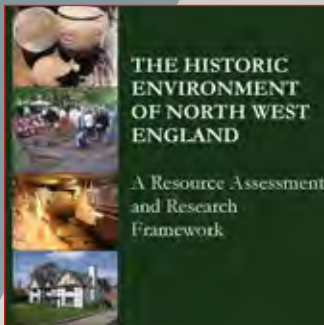
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SA
SALFORD
ARCHAEOLOGY



CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



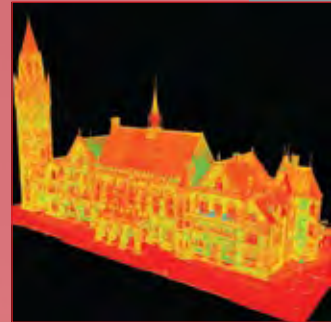
EXCAVATION



BUILDING SURVEY



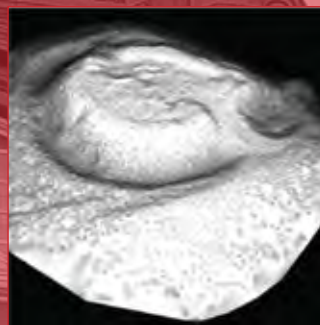
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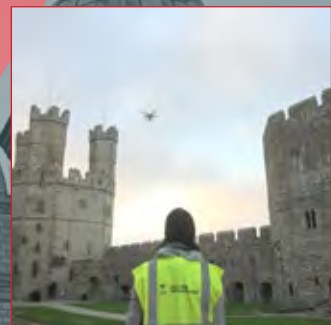
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



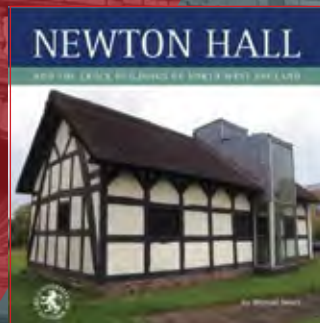
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