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Salford **Archaeology**

Archaeological
Desk-Based
Assessment

Site:

Victoria Probation
Centre, Daisy Bank
Road, Rusholme

Client:

Britannia Group

Technical Report:

Natalie Poundall

Report No:

SA/2022/102



Site Location: The site is currently occupied by a probation centre and day nursery, with associated car parking and greenspace. It is bounded by Daisy Bank Road to the north, Merwood Grove and houses to the east, Cypress House to the south and Laidon Road to the west.

NGR: Centred at NGR 386176 395731

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Author: Natalie Poundall

Position: Archaeologist (Heritage Management)

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Checked By: Katie Fletcher

Position: Project Officer (Heritage)

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Contact: Salford Archaeology, Centre for Applied Archaeology, Peel Building, University of Salford, Salford, M5 4W

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1. Summary

Britannia Group is devising proposals for the development of new residential houses and apartments with associated car parking and greenspace off Daisy Bank Road. The development includes the demolition of the current nursery building and probation centre that occupy the site. The development area is situated in Rusholme, Manchester (centred on NGR 386176 395731). In order to facilitate the planning process, Salford Archaeology were commissioned by Britannia Group to carry out an archaeological desk-based assessment of 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 future treatment of any surviving remains.

The rapid expansion of Manchester during the industrial revolution made the city centre a heavily polluted and unpleasant place to live, and those who could afford to do so moved to suburban areas on the fringe of the city. In the 1830s, Rusholme was a separate township that remained semi-rural. In 1837, the area was developed into a 70-acre private estate for wealthy families moving into newly built terraced houses and villas. Shortly after the first residents moved into their new homes, the Victoria Park Trust was formed.

Early to mid-nineteenth-century mapping shows that the development area remained as undeveloped land. From at least 1851, a villa, known as Stafford House, with landscaped gardens and outbuildings, was established within the site and would remain the home of the Pershouse family until at least the early twentieth century. Victoria Park was subject to decline and deterioration during the twentieth century, and Stafford House was demolished between 1951 and 1974, although several villas still survive within the wider area.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include pre-industrial field boundaries and relict soils, early to mid-nineteenth-century roads and remains of Stafford House and associated walls and outbuildings. Any such remains that do exist within the Site are likely to be of local to significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

The exact scope and extent of any further investigation of the proposed development area will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. However, it may be anticipated that programme of archaeological evaluation trenching may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

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

2. Introduction

Britannia Group, commissioned Salford Archaeology to carry out an archaeological desk-based assessment to support design proposals for a development scheme at Victoria Probation Centre, Daisy Bank Road, Rusholme, Manchester (referred to herein as 'the Site'). 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 Site (centred NGR 386176 395731) is situated to the south of Manchester City centre, within Rusholme, and is bounded by Daisy Bank Road to the north, Merwood Grove and houses to the east, Cypress House to the south and Laindon Road to the west (Plate 1; Fig. 1). The Site is currently occupied by a probation centre and day nursery, associated car parking and greenspace to the north and south.



Plate 1: Recent aerial view looking north across 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 north. The region as a whole comprises the Mersey River valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125). The Site lies at a height of approximately 47.7m Above Ordnance Datum.

The Site is located on a band of solid geology comprising the Chester Formation, consisting of sandstone, which is overlain by superficial deposits of Devensian till (British Geology Society).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens, and it does not fall within a Conservation Area. The Site is, however, located just outside the boundary of the Victoria Park Conservation Area, which is a local designation.

Victoria Park Conservation Area History:

With the advent of the Industrial Revolution the growth of Manchester, and in particular the cotton industry, made the owners of businesses wealthy in a short space of time. Factories, powered by steam engines, discharged smoke which made the city centre an unpleasant and unhealthy place to live, and those who could afford to do so moved away to outlying areas.

In the 1830s Manchester was not yet a city, and Rusholme was an independent township. Richard Love was commissioned to plan a 70-acre private estate there and the scheme was officially launched in 1837.

By 1845, when residents formed the Victoria Park Trust, about a dozen houses had been built, nine of which are standing today. The incorporation of Rusholme into Manchester County Borough in 1885 brought official recognition of the Trust by the City Council.

The Park remained a private estate to which access could be gained only by paying a toll at the Park's entrance gates. During the second half of the nineteenth century, the professional classes moved into the area, and a number of houses came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Madox Brown both lived in Addison terrace; Richard Cobden lived at Crescent Gate and the Pankhurst family lived at no. 4 Buckingham Crescent in the 1890s.

A steady deterioration of the area became noticeable in the 1920s, when it was bisected by the construction of Anson Road, and changing economic and social circumstances since 1945 have accelerated the decline.

Victoria Park Townscape:

The houses in Victoria Park are large and are set in spacious grounds. Several of the roads are laid out in gently undulating curves, whilst others are straight and relatively short. They are nearly all wide, and some of them have grass verges. These increase the width of the highway space without increasing the width of the actual carriageways. Generally, the grass verges are not planted with trees since there is sufficient space for trees within the grounds of each property. Both carriageways and footpaths have been paved in tarmac, which is not the original paving material, and kerbs have been replaced with concrete.

Grass verges which terminate at vehicular crossings have been damaged by car tyres, and to help minimise this the most vulnerable parts have sometimes been paved with granite setts.

Park Crescent is a circular road similar to a roundabout, and the space it encloses, planted with trees and incorporating paving and seating, has never been built on. It is also topographically the lowest point in the Park, the slope from the highest point to the lowest being very gentle.

Not all the large old houses in Victoria Park have survived, and where they were demolished there now stand either groups of smaller houses or large, institutional buildings, such as schools, colleges, churches, university halls of residence and blocks of flats.

In many cases the large spaces between buildings have been maintained and a significant number of trees retained. The gardens are enclosed by walls of stone or brick, most of which are of medium height with or without a hedge behind them for additional height. Other walls are high enough to screen the house and grounds entirely from the road. At the entrances to properties there were large gates and gate piers, many of which have unfortunately been demolished.

The houses were built on a large scale in brick, with projecting bays, string courses in a contrasting colour, tall chimneys and vertically-proportioned windows, some in Venetian style. Roofs were pitched and finished in blue slate.

Some of the houses have classical details, projecting portico entrance porches with entablature pediments over the windows and quoins at the corners. Others may have hood moulds over the windows and bracketed eaves cornices.

Dalton Hall has the window surrounds highlighted in a contrasting brick colour whilst the fine arched entrance is decorated with mottoes in illuminated lettering.

The Edgar Wood Centre has a steeply-pitched roof, tall dormer windows, a conical slate roof on a round tower, semi-circular arched windows and a lych gate in matching style.

Victoria Park and its buildings today:

A relatively small proportion of houses from the 1830s and 1840s still exist. As in any part of the city, redevelopment takes place and large gardens of old houses are seen by some as lucrative sites for new building. In several cases an old house was preserved and greatly extended, as is the case with Xaverian College where new buildings have been constructed in the grounds over a long period. St Anselm Hall, originally known as Kent House, has also been subjected to periodic extension.

Houses on Oxford Place were demolished in 1910 to make way for Hulme Hall, a university hall of residence, which is a large building designed in the Arts and Crafts style and incorporating a quadrangle. Many more high-quality buildings were built on the site in the 1960s and later.

Some sites in Victoria Park remained vacant until around the turn of the century, a good example being the First Church of Christ Scientist on Daisy Bank Road - now the Edgar Wood Centre - which was built on a green site in 1903. By 1971 it had fallen into disrepair and its use as a church ended. Restoration was completed by 1976, when it was used as an annexe to Elizabeth Gaskell College. It is regarded as a masterpiece - one of the most original buildings of its period. It was designed in the Arts and Crafts style with Art Nouveau motifs and is a grade I listed building.

The Church of St Chrysostom on Conyngham Road is on the site of an earlier church, begun in the 1840s and never completed. The present building on the site was designed by G. T. Redmayne; it was re-constructed after a fire in 1904.

Dalton Hall, also designed by Redmayne, was a university hall of residence. It is the only building in the conservation area sited close to the back of pavement, all the others

having broad gardens with trees to screen them. Standing next to Dalton Hall is a much more recent building - the Ellis Lloyd Jones hall of residence. Although not in the style of the early Victorian villas, it integrates into its site very well.

There are also 14 statutory listed buildings within 500m of the Site (Table 1). The scheme will not have a physical impact on these designated heritage assets, and so they are thus not considered further in this report.

Site	Designation	List Entry Number	Location (NGR)
Summerville	Grade II Listed Building	1283098	SJ 85974 95764
Newbury	Grade II Listed Building	1209522	SJ 85867 95805
Roman Catholic Church of St Joseph	Grade II Listed Building	1246949	SJ 86002 96036
Ukrainian Club	Grade II Listed Building	1247017	SJ 8612 9620
Former Edgar Wood Centre (former First Church of Christ Scientist)	Grade I Listed Building	1197770	SJ 8572 9570
Arched Gateway to former Edgar Wood Centre	Grade II Listed Building	1292610	SJ 8572 9573
Church of St John	Grade II Listed Building	1254469	SJ 8662 9559
Milverton Hotel (formerly the Rampant Lion public house; formerly Milverton Lodge)	Grade II Listed Building	1197827	Centred SJ 8577 9556
Addison terrace	Grade II Listed Building	1209530	SJ 8578 9577
Buckingham Crescent (108-112 Daisy Bank Road)	Grade II Listed Building	1197769	SJ 8571 9579
Buckingham Crescent (114 & 116 Daisy Bank Road)	Grade II Listed Building	1209544	SJ 8567 9578

Victoria Baths, with Attached Forecourt Walls	Grade II* Listed Building	1200808	Centred SJ 8573 9595
St Anselm Hall	Grade II Listed Building	1197934	SJ 8590 9530
Eaglesfield (16 Anson Road)	Grade II Listed Building	1207528	SJ 8568 9553

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;
- The National Heritage List for England;
- The North West England Regional Research Framework

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 early nineteenth century. The results of the historical and archaeological research are analysed against the current framework for the region, *The North West England Regional Research Framework*, in order to identify whether there is potential for the Site to contribute to the current initiatives and research questions listed within the agenda.

3.3 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place near to 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). A mitigation strategy is outlined in Chapter 9, based on the assessment presented in the previous chapters.

3.4 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 terminology outlined 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 the value of an archaeological attribute can be very high, high, medium, low, negligible or an unknown potential.

3.5 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;
- 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 authorities to create local plans and frameworks to implement the NPPF at a local level. In 2012 Manchester City Council adopted a core strategy, which is scheduled until 2027. The heritage strategy is set out in *Objective 6: The Environment* which summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Within this section, Policy EN 3 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 2012).

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).

Period		Date Range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2200 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
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		Post-1914

Table 2: Summary of British archaeological periods and date ranges

5.1 Prehistoric period

The current understanding of any human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the centre of the city, such as Castlefield 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). The River Medlock is located c. 2.4km north-west and Gore Brook, c. 553m south of the Site.

Physical indications of human activity are provided by a small number of residual finds. A Neolithic stone hammer and arrowhead, for instance, were unearthed in the Castlefield area of Manchester in 1845 (HER 119.1.0), whilst excavations at 77-83 Liverpool Road (HER 13944.1.0) produced two Mesolithic flints, one Neolithic/Bronze Age waste flake and a single sherd of late Bronze Age/Iron Age pottery. These finds complement a growing regional body of finds representing prehistoric activity, known to be concentrated on well-drained sand and gravel sites in proximity to watercourses and moss lands.

5.1.1 Archaeological potential

There is no known evidence of prehistoric activity within the boundary of the Site and the likelihood for prehistoric remains is considered to be low.

5.2 Romano-British period

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Bruton, 1909), situated c. 3.5km north-west of the Site. The fort underwent several phases of development subsequently, the earlier defences being deconstructed and improved. The military complex evolved in response to the on-going military campaigns,

from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the region. The maturation of the military complex can be seen in the growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith, 2016). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, grew up. This settlement was made up of civilians, 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, and eastwards across Deansgate to the area now occupied by Beetham Tower.

Roads from the fort linked Manchester with Ribchester to the north (HER 14.1.0), Castleshaw, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east (HER 28.1.3).

The Site lies approximately 423m to the west of the projected course of the Roman road leading south-eastwards towards Buxton. Although no Roman remains have been identified within 500m of the Site (HER 28.1.3). A hoard of Roman coins was also discovered in the wider area, at Birch (Farrer & Brownbill, 1911).

5.2.1 Archaeological Potential

There is no known evidence for Romano-British activity within the Site boundary and its immediate environs, and the potential for any such remains to survive from this period is considered to be low. Although the likelihood of Roman remains should not be ruled out given the Site's close location to the route of a Roman road.

5.3 Early 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. The area around Manchester came under the control of several kingdoms during this period. Aethelfrith extended his kingdom of Northumbria to the Mersey after the battle of Chester in c. AD 617. Shortly after, his successor, Edwin conquered and occupied Manchester in AD 620, and it may have been during this period that settlement in the town was established around the cathedral. Manchester is mentioned in the Anglo-Saxon Chronicle (AD 919), which refers to Edward the Elder, son of King Alfred the Great, taking over the town and making repairs to the 'fortifications' in the wake of the destruction wrought by an invasion of the Danes during the AD 870s (Farrer & Brownbill, 1911).

Physical remains of this period are rare in the North West as a region (Newman 1996), and this is certainly the case in Manchester. One of the few artefacts in the town of known Anglo-Saxon origin is the so-called 'Angel Stone', or effigy of the Archangel Michael, which was unearthed by workmen repairing the South Porch of the cathedral in 1871. It's likely that the Site remained as rural land during this period, away from the settlement at Manchester.

5.3.1 Archaeological potential

Given the location of the Site away from known early medieval settlement activity, the potential for buried archaeological remains is considered to be low.

5.4 Late medieval period

Following the Norman Conquest of 1066, 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).

Rusholme first appears in documentary evidence in 1235 as 'Russum', originating from the Old English *risc* meaning '(place at) the rushes' (Mills, 2011). The town name can be traced throughout historical records, appearing as Russham in 1420, Rysshulme in 1551 and Risholme in 1568. Rusholme was a district within the manor of Withington became the surname of a local family. The area comprised several estates, including Platt, Birch, Slade and Holt. During the reign of Henry III, in the thirteenth century, Henry de Rusholme owned a large part of the township. With no heirs to pursue his legacy, the township reverted to the Lord of Withington (HER 17235.1.0) (Farrer & Brownbill, 1911).

The Site is in what was a detached portion of Moss Side within Rusholme. The development of Moss Side is unclear, although there was no manor of that name. It's possible that the detached portion of Moss Side belonged to the Holt family in Rusholme. In around 1260, Henry de Rusholme granted Hugh de Haslum land in Rusholme and 'the Holt'. By the fifteenth century, the land was in the hands of the Bamfords (Farrer & Brownbill, 1911).

The municipal and parliamentary boundary between Manchester and Rusholme is located c. 27m north-west of the Site. In the fourteenth century, Henry de Rusholme had granted Geoffrey, son of Luke de Manchester, various parcels of land in Rusholme, including "6 acres next to Hugh de Haslum's land and stretching from Gooselache to the old ditch" (Farrer & Brownbill, 1911). It has been suggested that the 'old ditch' may refer to the boundary ditch of Hathersage Road (UMAU, 2001). By 1334, Chorlton-on-Medlock was established as a township, held by the baron of Manchester and Rusholme was held by Henry de Rusholme. Therefore, it is likely that a boundary would have been in place separating the two townships. It is, however, more likely that the ditch referred to in this record is Nico Ditch, which is located just 1.4km to the south-west of the Site, within the township of Rusholme. A description of the boundaries of the Platt estate, Rusholme, refers to Nico Ditch as 'Great Ditch' (Royle, 1914, p. 12), indicating the use of Nico Ditch as a boundary marker throughout the medieval period. It is possible that, like Nico Ditch, the boundary ditch on Hathersage Road could be medieval in origin.

Archaeological evidence of activity during the late medieval period is scarce in the area and the Site likely remained rural land within the developing settlement at Rusholme.

5.4.1 Archaeological potential

Given the location of the Site away from known medieval settlement activity, the potential for buried archaeological remains is considered to be low.

5.5 Post-medieval period

In 1557, John Bamford, the head of the Holt estate died leaving the lands to his daughter Anne Bamford and her husband George Birch. The land descended with the Birch family for almost 200 years. In 1743 Dr Peter Birch's son, Humphrey Wyley, sold the estate to George Croxton. Two years later, Croxton passed the lands to John Dickens (Farrer & Brownbill, 1911).

The Site likely remained rural during the post-medieval period, with farms and houses belonging to the different estates established in the wider area. Birch Hall, the home of the estate owners, was located c.1km south of the Site. The hall was constructed in the seventeenth century or possibly earlier and was later subject to alterations (Farrer & Brownbill, 1911).

During the post-medieval period, the descendants of Ralph Worsley retained the estate of Platt, Rusholme. Platt Hall, described as a 'large plain brick house', was constructed in 1764 by John Carrill Worsley. However, the hall was supposedly built to replace 'the old timber and plaster building' which was within the garden of the hall. The former house had been constructed by at least 1669, c. 1.1km south-west of the Site. Similarly, Birch House was originally a 'timber and plaster building of considerable extent' and built by at least 1678. It was remodelled and extended during the nineteenth century and was located c. 1km south of the Site (Farrer & Brownbill, 1911).

5.5.1 Archaeological potential

Given the location of the Site away from known post-medieval settlement activity, the potential for buried archaeological remains is considered to be low.

5.6 Onset of the industrial revolution

During the eighteenth century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the burgeoning town of Manchester at its heart (Williams & Farnie, 1992). By the 1780s, the national demand for textiles and concomitant mill building transformed Manchester into a centre of the factory-based cotton-manufacturing industry (Baines, 1835). The industrialisation of Manchester was greatly facilitated by an expansion of the region's waterways and the introduction of the canal network, which provided an efficient means of transporting bulk loads of goods. This crystallised with an Act of Parliament that made the rivers Mersey and Irwell navigable from Warrington to Manchester, opening up trade to Manchester and Salford from the expanding port of Liverpool.

The distribution of settlement across Rusholme during the late medieval and early post-medieval periods is unknown, however, Yates' map, surveyed in the 1770s, indicates that settlement was concentrated along the line of the Manchester to Stockport Road, what is now the A6 and is situated c. 440m east of the Site. The map also showed relatively sparse development along Oxford Road, which at this date was a branch road leading from the Stockport Road at Ardwick Green (Plate 2). Stockport Road itself was part of an early major north-south routeway, which under an Act of Parliament in 1725, became one of the first turnpikes within the region, under the management of the Manchester and Buxton Trust. In 1749 an Act was passed allowing the branch road from Ardwick Green to Didsbury, which included Oxford Road, to come under the care of the Trust, and four years later, a further Act extended this turnpike from Didsbury to

and by 1845 the Victoria Park Trust was formed, with a dozen houses built on the estate. The estate was situated in Rusholme and currently falls within the Victoria Park Conservation Area. The land within the park covered the areas of Rusholme, Chorlton-on-Medlock and Moss Side and was designed to improve the town of Manchester and its vicinity. The area would be laid out in streets, squares and crescents, surrounded by walls and accessed via toll gates (The Park Trust Committee, 1937).

In 1837 the Birch estate, Rusholme, had been given to General Sir William Ansen (Farrer & Brownbill, 1911). Roads located within Victoria Park were likely named after former landowners in the area with an Ansen Road established, c. 450m west of the Site.

In 1885 Rusholme was absorbed into Manchester City. A clause was inserted into the Bill, stating that this process would cause no affect to Victoria Park, which would remain a private park, and the public would be entitled to no right of way in the area. When the Park opened in 1837, nine houses had been constructed. By 1850 the number had risen to 65 houses, with 390 inhabitants. In 1899 128 houses had been constructed (The Park Trust Committee, 1937).

Professional classes moved into the area during the second half of the nineteenth century, and several villas came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Maddox Brown, both lived in Addison terrace, located c. 330m to the west of the Site, on the north side of Daisy Bank Road. Emmeline Pankhurst resided at 4 Buckingham Crescent, to the west of Addison Terrace (The Park Trust Committee, 1937).

The Victoria Park area started to deteriorate in the 1920s after the construction of Ansen Road. Further, a change in economic and social circumstances since 1945 accelerated the decline in the area (Manchester City Council).

5.7 Development of the Site

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published map that captures the Site is Johnson's 1819 map of Manchester (Plate 4), which shows the Site as undeveloped. Daisy Bank is visible to the north-east of the development area, with part of Daisy Bank Road laid out to the north and the area was labelled as 'part of Moss Side'.

The next available map is the Ordnance Survey plan of 1848 (Plate 5; Fig. 3), which shows that further development had taken place surrounding the Site, as part of the Victoria Park scheme. Several streets had been laid within the vicinity of the Site, including North Terrace and South Crescent, passing just through the southern boundary. The roads and terraces were laid with a circular centre, intended to be surrounded by large houses, although little development had taken place along the crescent by this time. The Site was shown on the 1848 map as split into two by a field boundary, with a large pond in the northmost field.

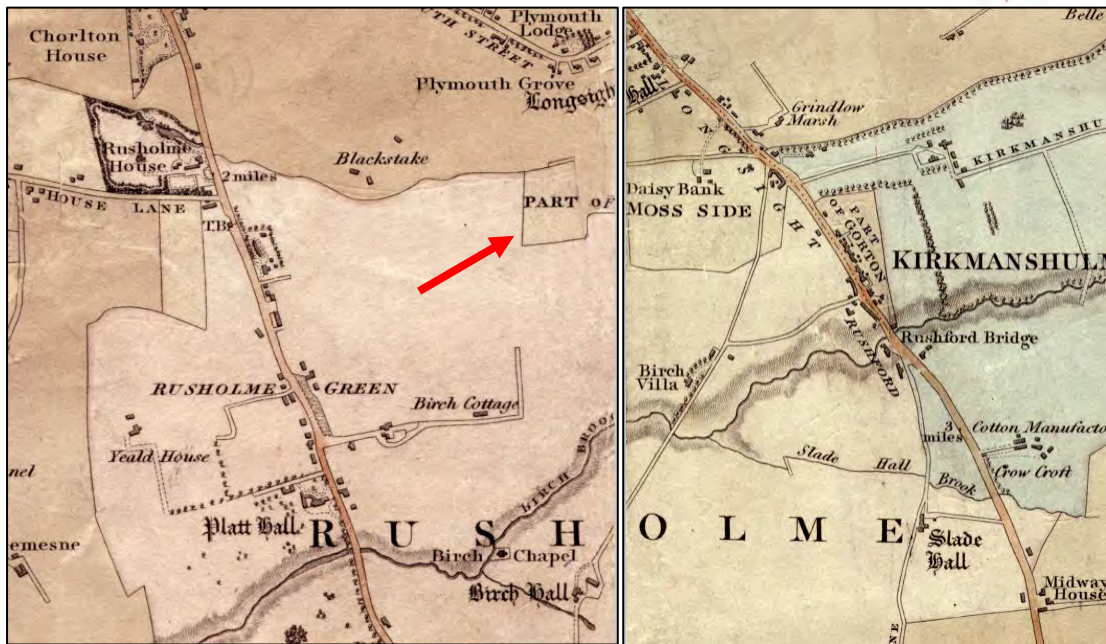


Plate 4: Johnson's 1819 map of Manchester, marking the approximate position of the Site



Plate 5: Extract from the Ordnance Survey map of 1848, showing the Site boundary

The Ordnance Survey map of 1891 (Plate 6; Fig. 4) shows that a large, detached villa labelled as Stafford House had been constructed within the north of the Site. The house was shown with a bay window at the front and steps leading up to the entrance. Glasshouses, marked on the map as hatched buildings, adjoined the house to the west and south. Outbuildings were located along the eastern boundary of the Site, accessed via a covered passageway, adjoining the house. Stafford House was surrounded by ornamental gardens and pathways marked by dashed lines, with the pond crossed by a bridge. The gardens occupied the rest of the Site and extended south, with several outbuildings located within the corners. The former field boundary that separated the Site in 1848 (Plate 5) was still present in 1891, possibly as a wall. A wall likely marked the entrance to the house, as shown on the map, and a further on the northern edge of the land, along Daisy Bank Road and on the east and west edges, creating privacy for the

residents of the house. A driveway was located to the north-east, providing access to the entrance of the house and to the outbuildings to the east.

Stafford House was constructed by at least 1851 when the census returns for that year listed Henry Pershouse, his wife, their four children and a servant as residing at the property (Appendix 1: Census Returns Data). Henry Pershouse was a retired woollen manufacturer who had resided at 1 Paradise Hill, Broughton Road Salford in 1828. He also formed 'Pershouse & Drinkwater' with William Drinkwater, as woollen cord manufacturers at Henry Street, Salford (Pigot & Sons, 1829) (Paget, 1830). The outbuildings adjoining the house to the east on the 1891 map (Plate 6) likely comprised of a coach house and stables, as in 1861, John Baldwin, a coachman, lived as a servant at Stafford House (Appendix 1: Census Returns Data).



Plate 6: Extract from the Ordnance Survey map of 1891, showing the Site boundary

Henry Pershouse died in 1862, leaving his wife and children living at Stafford House (*Manchester Courier* 27 May 1876). The family remained there throughout the late nineteenth and early twentieth centuries. Henry's wife, Elizabeth, passed away in 1879, and their youngest son George became head of the house (*Manchester Courier* 18 December 1880). By 1881 only George, his sister Louisa and two servants were living at Stafford House. They were both listed as living on their own means. The census returns show that by 1901 Louisa had moved out, and in 1911 George remained at the house with his wife and servants (Appendix 1: Census Returns Data).

The Site saw little further development after 1891 and throughout the early twentieth century (Figs 5 and 6). The footprint of the house remained largely unchanged. The western side was extended by 1908, to the south of the adjoining glasshouse. The ornamental gardens and planting were no longer depicted on the Ordnance Survey maps of 1908 and 1933. The outbuildings in the corners of the gardens had also been removed by 1933, except for one outbuilding remaining to the south-east of the house (Plate 7).

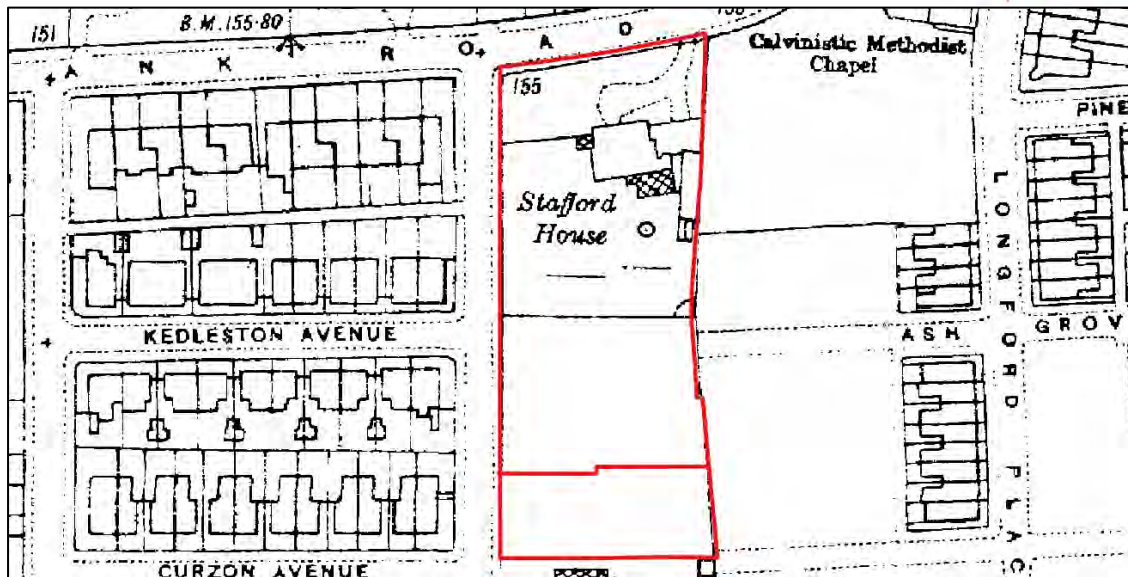


Plate 7: Extract from the Ordnance Survey map of 1933, showing the Site boundary

Mid-twentieth-century mapping (Plate 8; Fig. 7) shows that some changes had taken place at Stafford House in the early twentieth century. The glasshouse to the west of the house had been removed and a second bay window constructed on the front of the house. The driveway had been extended west, covering the entire front section of the house. Further, pathways and trees lined the edges of the garden to the south.



Plate 8: Extract from the Ordnance Survey map of 1951, showing the Site boundary

Photographs taken of the area show that Stafford House had been demolished by 1974. The first image shows no building within the Site, only overgrown greenspace (Plate 9) and the second shows the northern wall of the Site, along Daisy Bank Road, with the former driveway entrance blocked with modern bricks (Plate 10).

Modern mapping (Fig 2) shows that a day nursery building has since been constructed over the footprint of the former pond and gardens to the north and a probation and community day centre over the former gardens to the south, with car parking spaces in the centre.



Plate 9: The site of Stafford House, taken in 1974, courtesy of Manchester Local Image Collection



Plate 10: The entrance to Stafford House, taken in 1974, courtesy of Manchester Local Image Collection

5.8 Previous archaeological works

No previous archaeological investigations have taken place within the vicinity of the Site.

6. Gazetteer

The following gazetteer entries summarise the sites of potential archaeological interest within the Site. The identification of these non-designated heritage assets is drawn primarily from the historic map regression analysis. The locations of the gazetteer entries are shown on Figure 8 within Appendix 2: Figures.

Gazetteer Entry 01

Site Name	Historic field boundaries
Designation	No designation
HER Number	-
Site Type	Field systems (site of)
Period	Post-medieval to mid-nineteenth century
NGR	Various
Source	1848 OS map
Description	The 1848 OS map showed the Site as rural land with field boundaries bordering the boundary of and passing through the Site. The field boundaries may have post-medieval or earlier origins. The boundaries were removed by 1891. The survival of the pre-industrial landscape is rare in Greater Manchester and has often been removed by extensive development in the nineteenth century.
Assessment	Field boundaries may include ditches, hedges, or fences. Remains of ditches associated with field boundaries may contain evidence of the former landscape, which could survive within the Site and may be affected by the proposed development scheme.

Gazetteer Entry 02

Site Name	Pond
Designation	No designation
HER Number	-
Site Type	Pond
Period	Mid-nineteenth century
NGR	368168 396746
Source	1848 OS map
Description	A pond occupied the Site in 1848. It was still present in the gardens of Stafford House and crossed by a bridge. It was filled in after 1891.
Assessment	Remains of the pond may survive within the Site, although they were likely affected by the construction of the current day nursery building.

Gazetteer Entry 03

Site Name	Crescent Roads
Designation	No designation
HER Number	-
Site Type	Road
Period	Early to mid-nineteenth century
NGR	386154 395673 – 386203 395673
Source	1848 OS map
Description	Roads of North Terrace and South Crescent partially passed through the southern boundary of the Site. They were laid out as part of the Victoria Park development and were shown on the 1848 map. They had been removed by 1891.
Assessment	Remains of the roads may survive within the Site. Any remains that do survive could be affected by the proposed development.

Gazetteer Entry 04

Site Name	Stafford House
Designation	No designation
HER	-
Site Type	House, outbuildings, and glasshouses
Period	Mid to late nineteenth century
NGR	386182 395773
Source	OS Mapping
Description	Stafford House with adjoining outbuilding, possibly a coach house, and glasshouses. The house was constructed by 1851 and was first shown on the 1891 OS map. It was demolished between 1951 and 1974.
Assessment	Remains of the house and outbuildings likely survive within the Site and could be affected by the proposed development.

Gazetteer Entry 05

Site Name	Walls
Designation	No designation
HER	-
Site Type	Walls
Period	Mid to late nineteenth century
NGR	Various
Source	OS mapping
Description	Several walls were shown bordering the house and separating the Site on the 1891 map. They were likely demolished when Stafford House was demolished
Assessment	Remains of the walls may survive within the Site and may be affected by the proposed development.

Gazetteer Entry 06

Site Name	Outbuildings
Designation	No designation
HER	-
Site Type	Structures
Period	Mid – late nineteenth century
NGR	386152 395774; 386197 395732; 386152 195729
Source	OS mapping
Description	Three outbuildings within the gardens of Stafford House. The north-west structure was removed by 1908, the south-west removed by 1933 and the final when the house was demolished.
Assessment	Remains of the structures may survive within the Site and may be affected by the proposed development.

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 several 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 below-ground archaeological remains

7.3.1 Historical and archaeological interest

Historical interest

The Site holds some historic interest as it relates to the development of Victoria Park, a middle-class private area to the south of the closely packed industrial centre of Manchester during the nineteenth century.

Archaeological interest

The Site most likely contains remains associated with Stafford House, its outbuildings and gardens. The Site therefore has little archaeological interest as many similar villas survive within Manchester today.

7.3.2 Baseline significance conditions

Period

There are no known prehistoric, Roman or medieval sites within the Site or its immediate vicinity and the potential for remains deriving from this period is considered to be low.

There is some potential for the presence of post-medieval archaeological remains associated with agricultural activity dating from at least the late eighteenth century (GE01; GE02).

There is also some potential for the presence of archaeological remains dating from the mid to late nineteenth century within the Site. These remains would most likely be associated with the development of Victoria Park, Stafford House, and its outbuildings (GE03-06). The Site is therefore not significant due to period.

Rarity

Archaeological remains of post-medieval field boundaries would be considered rare. Remains dating to the industrial period would not be considered rare, as many Victorian villas were constructed within Manchester during this period and many of them remain standing.

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 potential archaeological remains within the Site may have some group value in that they are contemporary features. However, their overall archaeological value is low as many similar villas survive across Manchester

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown, although it is likely that the foundations and cellars of the villa survive.

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 proposed development.

Diversity

The heritage assets within the Site mostly relate to a nineteenth-century villa and the development of Victoria Park as a wealthy suburban estate. There is also some potential for early nineteenth-century features associated with field boundaries and former agricultural land. Therefore, the assets may not be considered significant due to diversity.

Potential

There are no prehistoric sites within the Site or its environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be low. The Site was likely used for agricultural purposes during the post-medieval period, and early nineteenth-century field boundaries and ponds may survive within the Site (GE01; GE02).

The survival of former field boundaries has the potential to address several of the research aims listed in the current Archaeological Research Framework (<https://researchframeworks.org/nwrf/sample-page/late-medieval/>):

LM12: How do we improve our knowledge of the region's various agricultural practices, plant and animal husbandry, and how did these change and develop over time?

PM10: Where does pre18th century enclosure survive in the region?

PM15: How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?

Ind05: How well understood is change and development of the agrarian landscape in response to industrialisation and enclosure?

Ind09: How does the nature of rural settlement change during this period

Below-ground remains pertaining to ponds and former field boundaries may survive within the Site. However, they may have been impacted by later nineteenth- and twentieth-century developments. In addition, the area was sparsely developed during the post-medieval period, limiting the potential for finds and features associated with activity within the Site. Therefore, there is limited potential for the Site to address the research aims listed above.

The Site was developed as part of the suburban wealthy Victoria Park estate in the mid-nineteenth century, with the construction of a villa within the Site. Stafford House was demolished in the mid to late twentieth century. The most likely remains to survive within the Site may include the cellar and foundations of the house and associated walls and outbuildings. The survival of the villa has the potential to address several of the research aims listed in the current Archaeological Research Framework (<https://researchframeworks.org/nwrf/industrial/#section-24>):

Ind26: How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?

Ind28: How have settlements expanded beyond their historic cores in the 20th century (eg. suburban growth, peripheral housing estates and industrial parks)?

Ind36: What impact did social and private housing estates have on the landscape?

The later twentieth-century developments within the Site do not cover the footprint of the former Stafford House. Therefore, there is potential for remains associated with the villa to survive within the Site and thus address the research aims 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 low archaeological interest and has high potential to contain buried remains dating from the post-medieval to industrial period (Fig 9).

Using the above criteria and the ICOMOS guide for assessing value of heritage assets (the Site most likely contains non-statutory archaeological remains of local significance (ICOMOS, 2011).

The Site has the potential to contain buried remains of former field boundaries and relict soils associated with post-medieval agricultural activity (GE01-2), which would be of local

significance. Remains associated with Stafford House (GE03-6) may also be of local significance.

8. Impact assessment

8.1 Development proposals

The delivery of the proposals will include the construction of a new apartment block and housing units with associated car parking facilities and greenspace. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site (Figs 8-9).

8.2 Impact upon archaeological resource within the Site

Any ground-breaking works associated with the proposed development has the potential to have an adverse impact on buried archaeological remains.

This assessment has demonstrated that the Site has the potential to retain buried remains associated with former agricultural activity, early to mid-nineteenth-century roads, Stafford House and its associated outbuildings and walls (Fig. 9). Any such remains that do exist within the Site are likely to be of local significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

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

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. However, it may be anticipated that programme of archaeological evaluation trenching may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

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

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Appendix 1: Census Returns Data

The tables below give details of those residing at Stafford House, including first name, last name, household relationship, age, year of birth, occupation, and place of birth. The census returns of 1851, 1861, 1871, 1881, 1891, 1901 and 1911 have been included.

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birth place
Henry	Pershhouse	Head	51	1800	Retired woollen manufacturer	Lancashire, England
E M	Pershhouse	Wife	38	1813	-	Midge Hall, Yorkshire
C P	Pershhouse	Son	25	1826	At home gentleman	Salford, Lancashire
John	Pershhouse	Son	16	1835	Student (undergraduate)	Rusholme, Lancashire
G H	Pershhouse	Son	6	1845	School	Rusholme, Lancashire
Louisa	Maria	Daughter	11	1840	School	Rusholme, Lancashire
Eliza	Williams	Servant	28	1823	House servant	Wereham, Norfolk

Table 3: Residents of Stafford House according to the census return of 1851

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birth place
Henry	Pershhouse	Head	51	1810	Proprietor of houses & land	Chorley, Lancashire
Elizabeth	Pershhouse	Wife	48	1813	-	Yorkshire, England
Charles	Pershhouse	Son	35	1826	Gentleman	Salford, Lancashire
John	Pershhouse	Son	26	1835	Solicitor	Lancashire, England
Louisa M	Pershhouse	Daughter	21	1840	-	Lancashire, England
George H B	Pershhouse	Son	15	1846	Manchester warehouseman	Lancashire, England
John	Baldwin	Servant	50	1811	Domestic coachman	Ludlow, Shropshire
Mary	Healey	Servant	29	1832	Domestic cook	Ireland
Elizabeth	Russell	Servant	23	1838	Domestic servant	Liverpool, Lancashire

Table 4: Residents of Stafford House according to the census return of 1861

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birth place
-	Pershhouse	Head	56	1815	No occupation	Yorkshire, England
G H Bradey	Pershhouse	...	26	1845	-	Lancashire, England
L	Pershhouse	Daughter	24	1847	-	Lancashire, England
L J	Makin	Visitor	25	1846	-	Yorkshire, England
Bridget	Larkin	Servant	60	1811	-	Ireland
Mary	Millivan	Servant	23	1848	-	Ireland

Table 5: Residents of Stafford House according to the census return of 1871

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birth place
G H Bradney	Pershhouse	Head	36	1845	None	Rusholme, Lancashire
L Miss	Pershhouse	Sister	27	1854	None	Rusholme, Lancashire
A Elizabeth	Collister	Servant	41	1840	Cook (domestic)	Isle of Man
Annie	Jones	Servant	26	1855	Housemaid (domestic)	Ellesmere, Shropshire

Table 6: Residents of Stafford House according to the census return of 1881

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birth place
G H B	Parshouse	Head	35	1856	Living on own means	Manchester, Lancashire
Louise M	Parshouse	Sister	31	1860	Living on own means	Manchester, Lancashire
Edith	Anslow	Servant	21	1870	Domestic servant	Much Wenlock, Shropshire
Clara	Adams	Servant	30	1861	Domestic servant	Fleetwood, Lancashire

Table 7: Residents of Stafford House according to the census return of 1891

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birth place
G H B	Pershouse	Head	37	1864	Living on own means	Lancashire
Ellen	Aldcroft	Servant	35	1866	Cook domestic	Bowden, Cheshire
Elizabeth	Davies	Servant	40	1861	Housemaid domestic	Bowden, Cheshire

Table 8: Residents of Stafford House according to the census return of 1901

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birth place
C	Pershouse	Wife	38	1873	Private means	Manchester
G H B	Pershouse	Head	66	1845	Private means	Manchester
Lucy	Bayley	Servant	31	1880	House maid	Manchester
Hannah	Bayley	Servant	53	1858	Cook	Manchester

Table 9: Residents of Stafford House according to the census return of 1911

Appendix 2: Figures

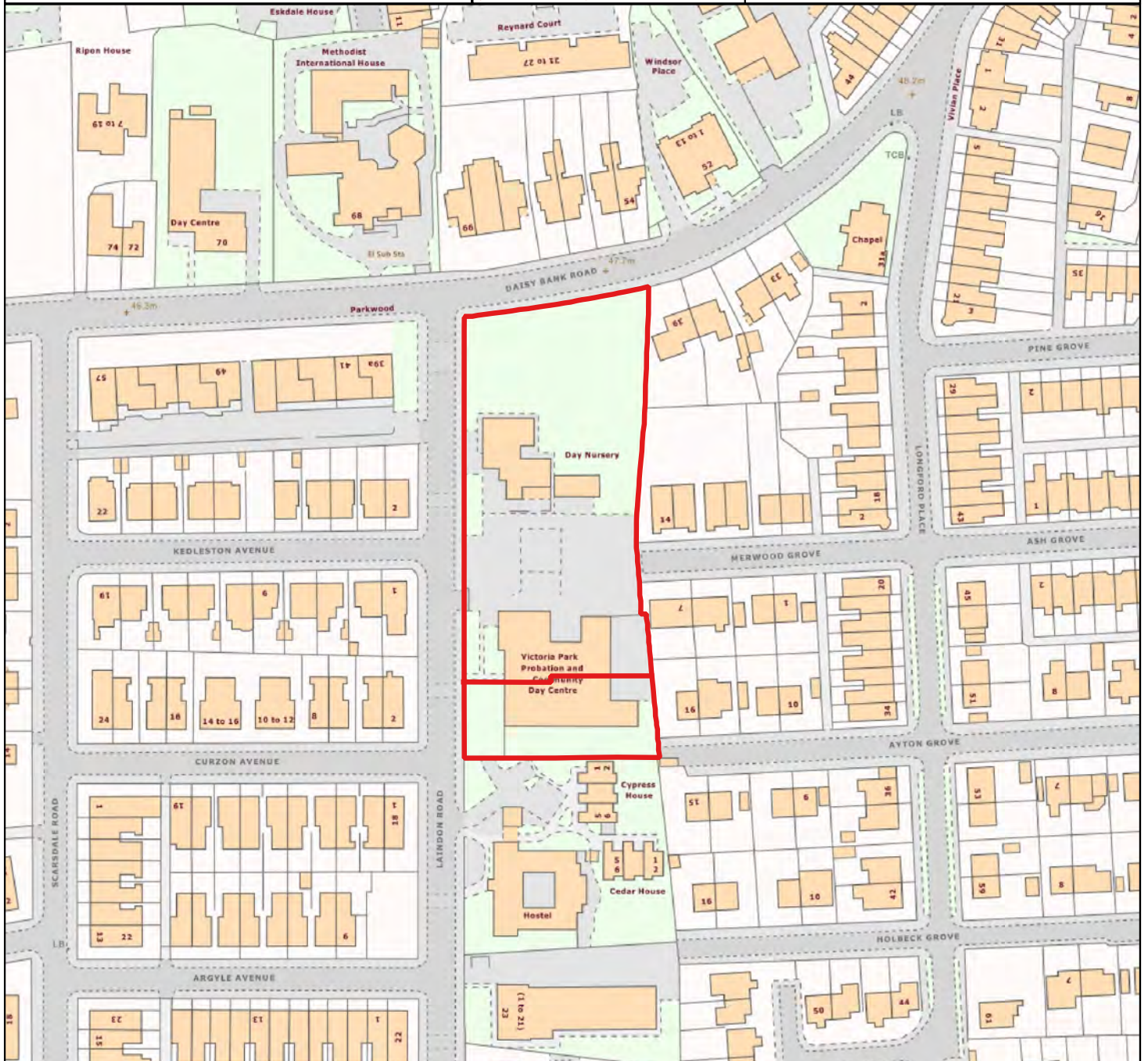
- Figure 1: Site Location map
- Figure 2: Site boundary superimposed onto modern mapping
- Figure 3: Site boundary superimposed onto the Ordnance Survey map of 1848
- Figure 4: Site boundary superimposed onto the Ordnance Survey map of 1891
- Figure 5: Site boundary superimposed onto the Ordnance Survey map of 1908
- Figure 6: Site boundary superimposed on the Ordnance Survey map of 1933
- Figure 7: Site boundary superimposed on the Ordnance Survey map of 1951
- Figure 8: Location of gazetteer sites
- Figure 9: Areas of archaeological potential



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Figure 1: Site location

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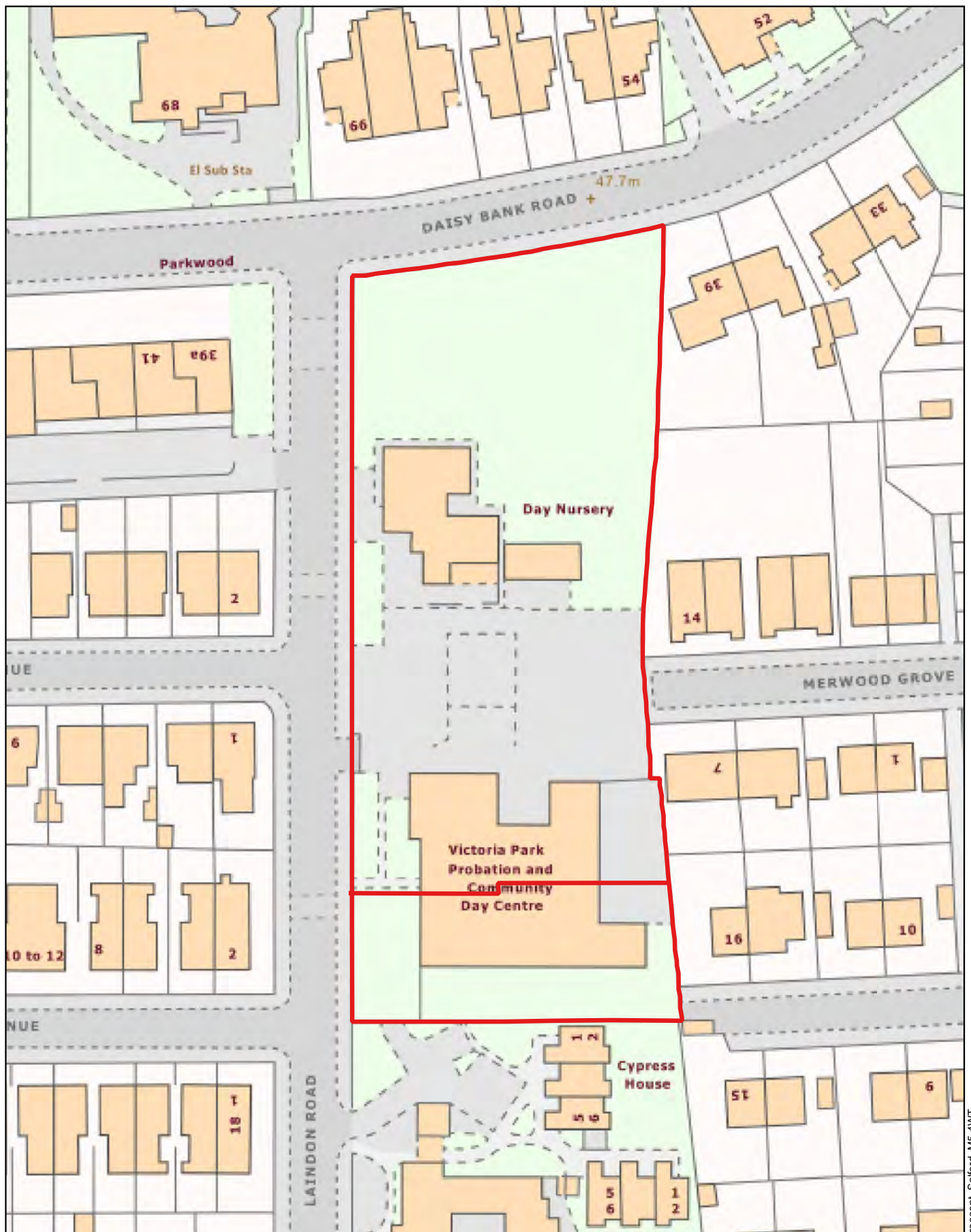


Figure 2:
Site boundary superimposed onto modern mapping

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Key: Site boundary



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0 10 20 m

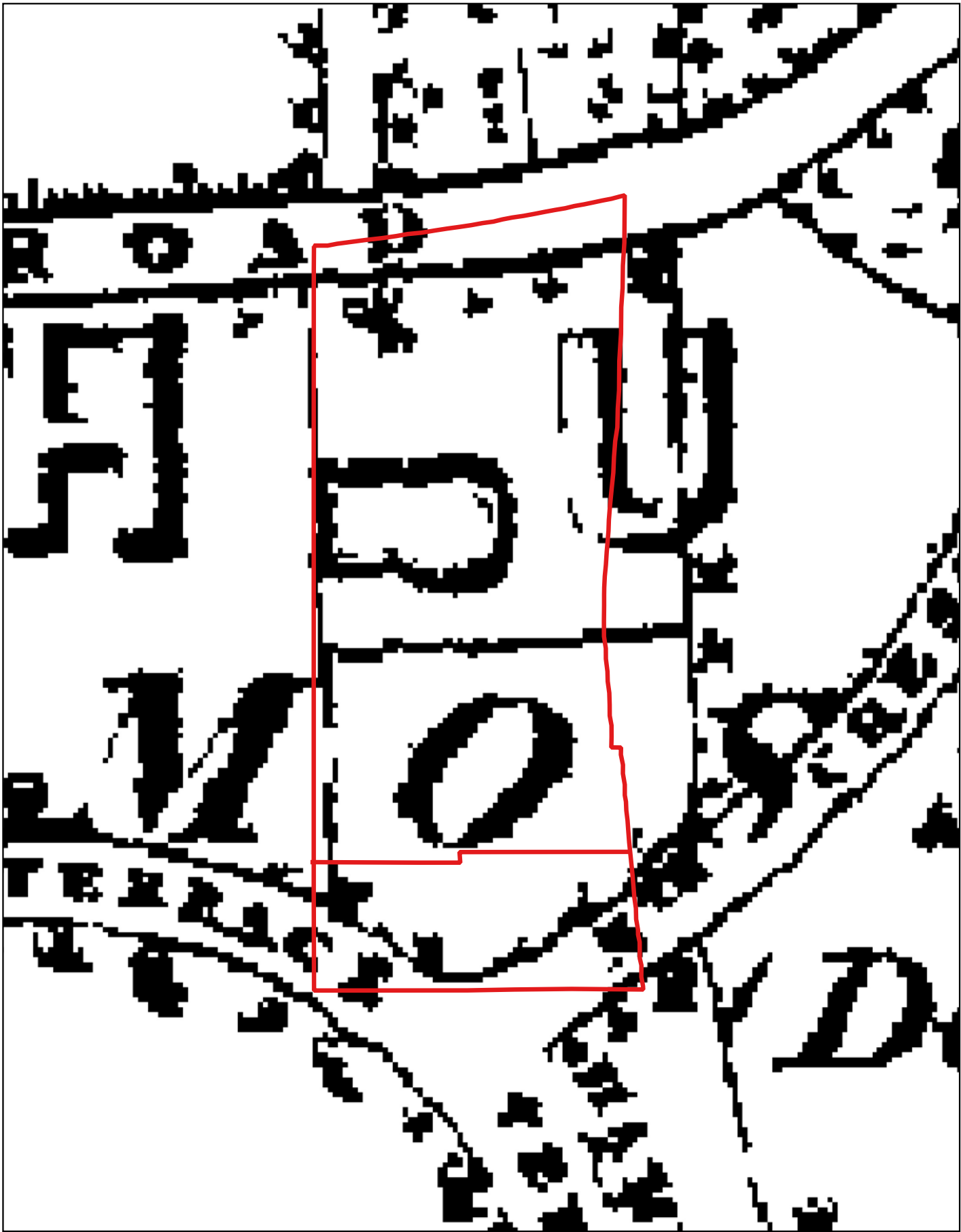


Figure 3:

Site boundary superimposed onto the 1:10560 County Series Map of 1848

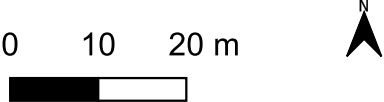
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Key:

 Site boundary

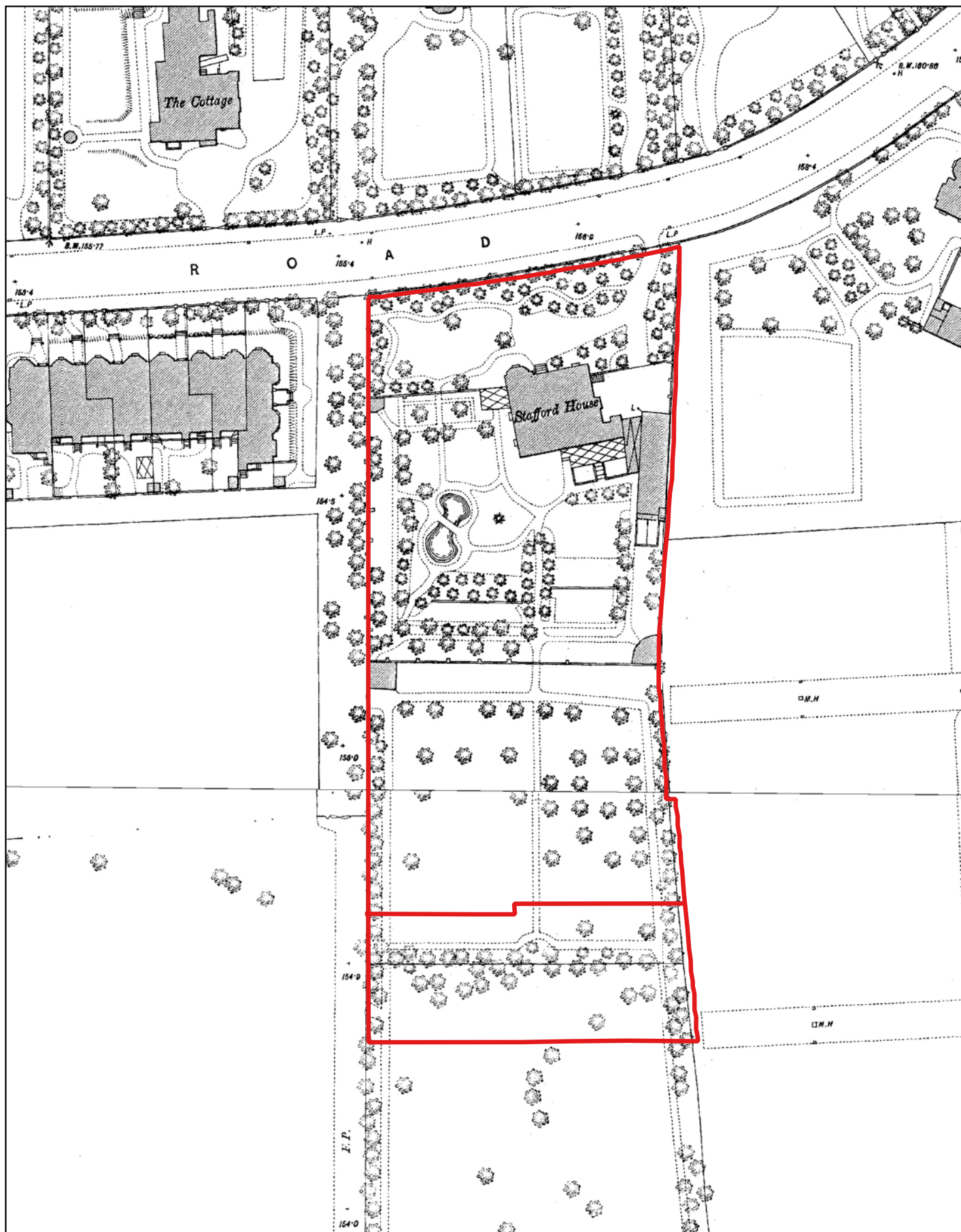


Figure 4:
Site boundary superimposed onto the 1:500 Town Plan of 1891

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Key:

 Site boundary



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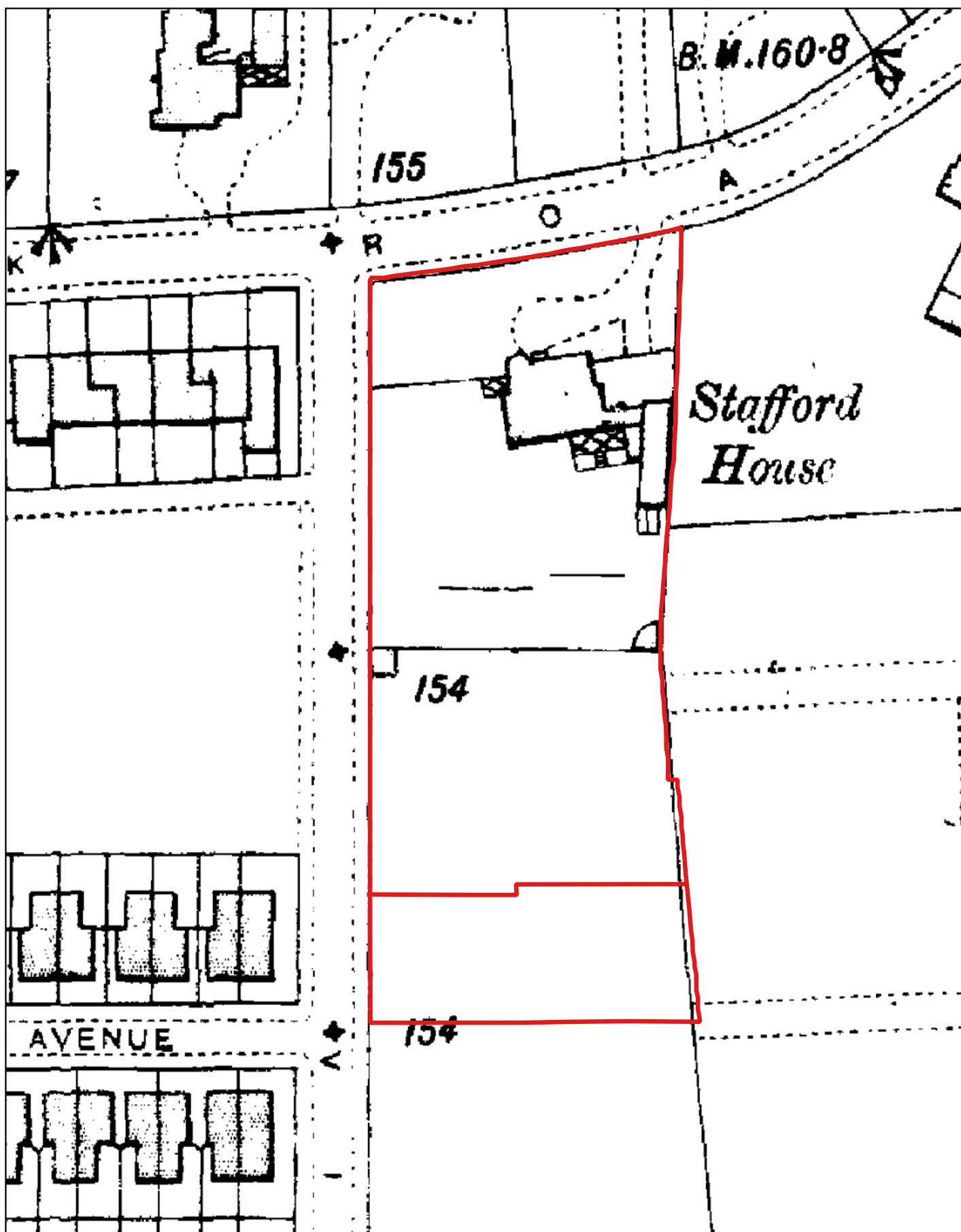


Figure 5:
Site boundary superimposed onto the 1:2500 County Series Map of 1908

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Key:

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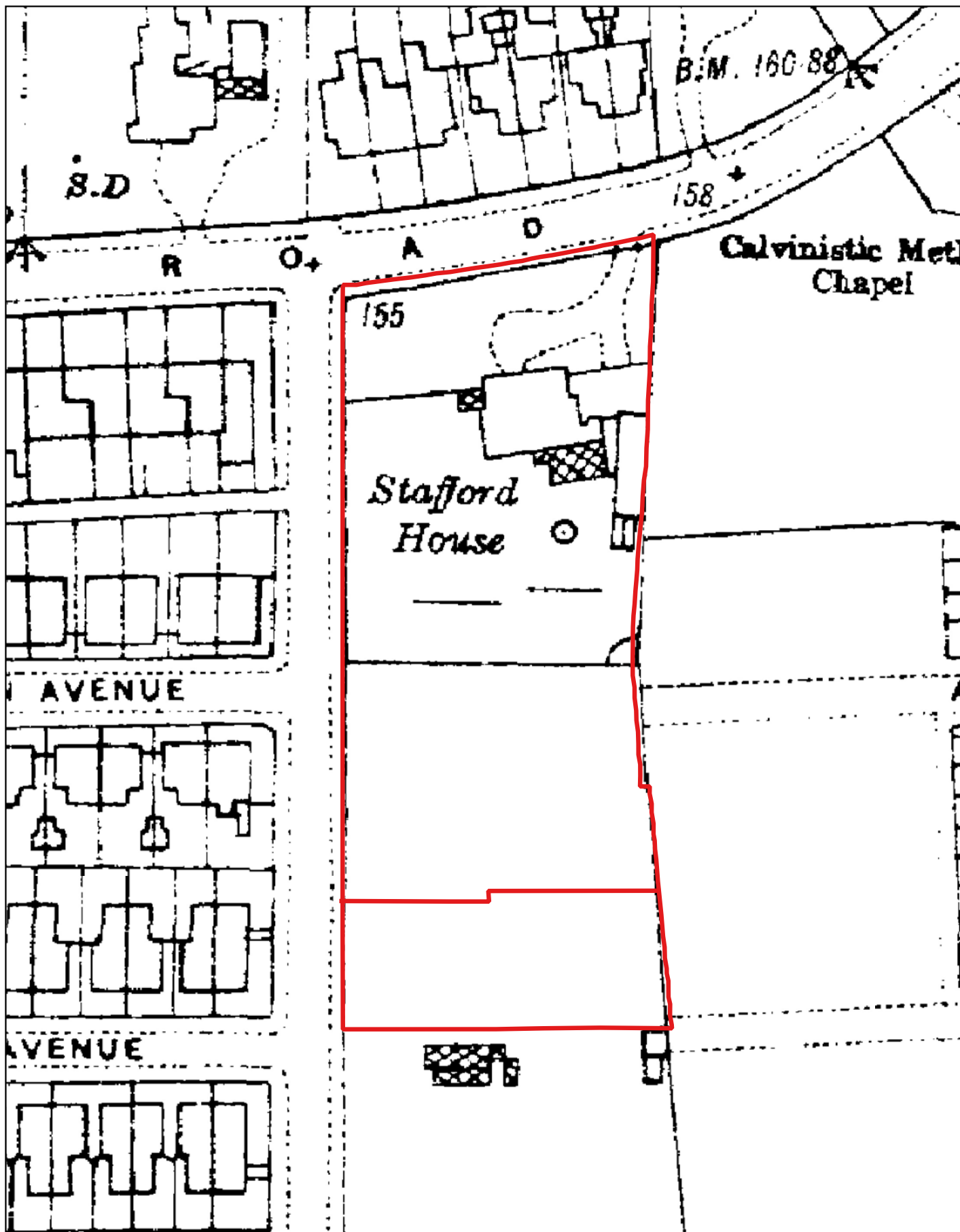


Figure 6:
Site boundary superimposed onto the 1:2500 County Series Map of 1933

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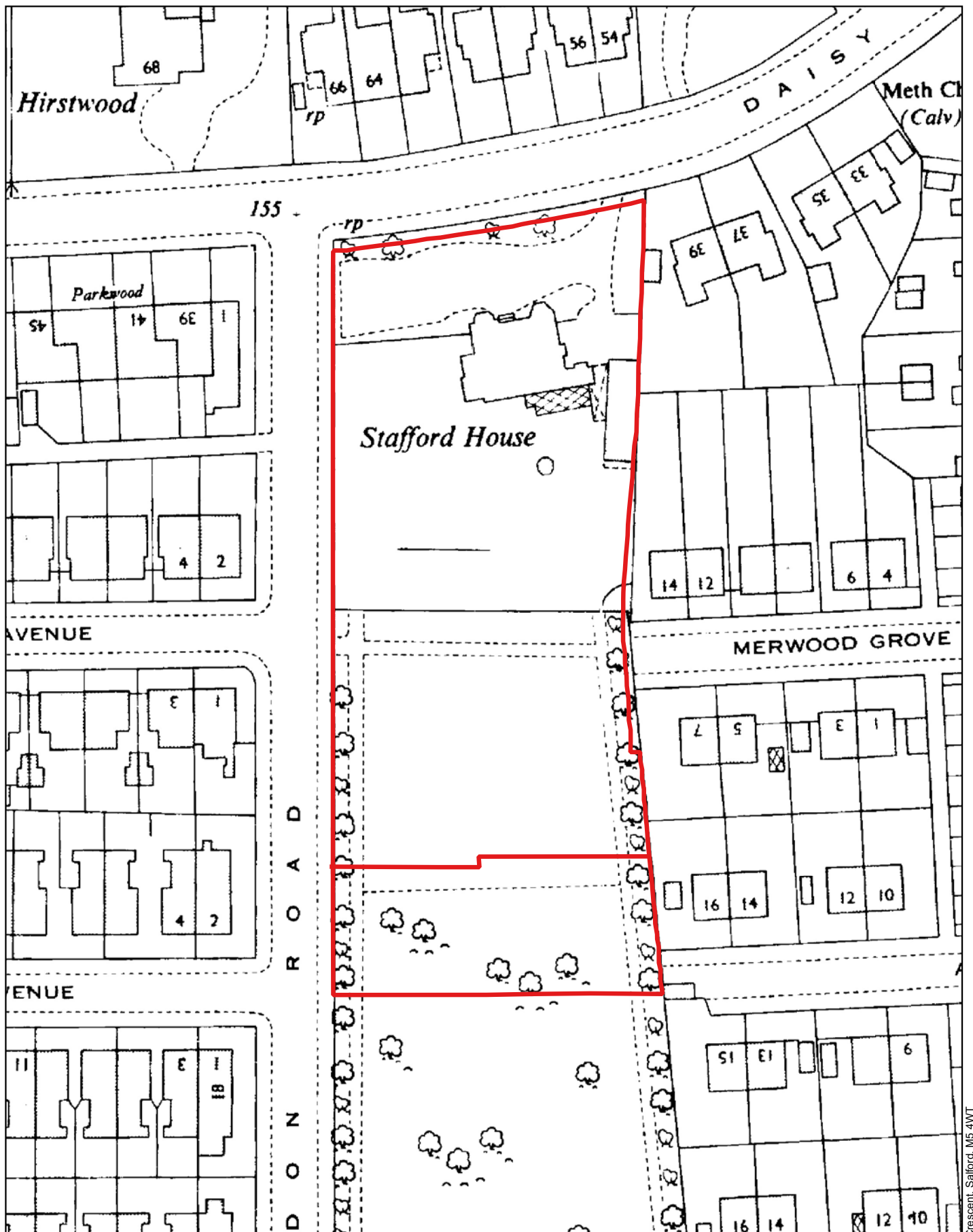


Figure 7:
Site boundary superimposed onto the 1:1250 National Grid Map of 1951

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Key:

Site boundary



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Figure 9:
Areas of Archaeological Potential

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Key:  Site boundary
 Areas of archaeological potential



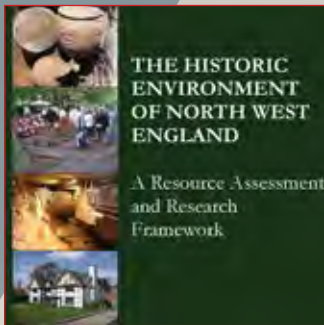
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CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



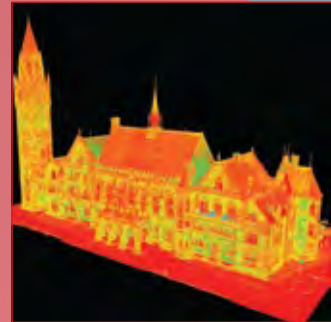
EXCAVATION



BUILDING SURVEY



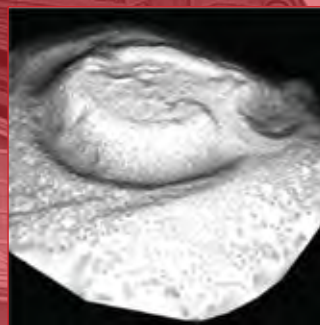
3D LASER SCANNING



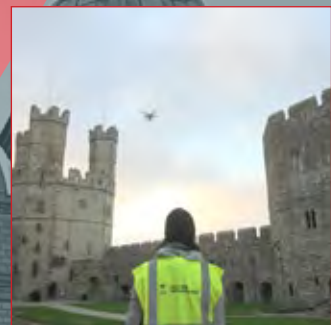
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



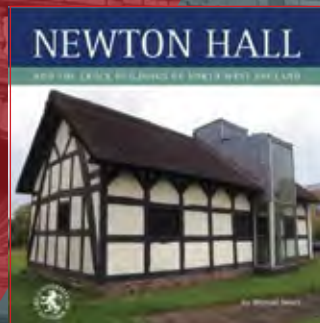
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

