

Land to the North of Whitley Road, North of Winscombe Drive and East of Kingsfold
Avenue, Collyhurst, Manchester
Archaeological Written Scheme of Investigation
February 2023

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Report

Archaeological Written Scheme of Investigation

Site

Land to the North of Whitley Road, North of Winscombe Drive and East of Kingsfold Avenue, Collyhurst, Manchester

Date

February 2023

Planning Authority

Manchester City Council

Approximate Site Centre

NRG SJ 85379 99705

Prepared and Approved By

Dr Robert Smith (CMIfA)

Report Status

Final

Issue Date

February 2023

Orion Reference

PN3780

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1.0 Introduction

Background and Scope of Document

1.1 This Archaeological Written Scheme of Investigation (WSI) for the development of land to the North of Whitley Road, North of Winscombe Drive and East of Kingsfold Avenue, Collyhurst, Manchester, has been researched and prepared by Dr Robert Smith (Director, Orion Heritage Ltd) on behalf of Dex Construction Group Ltd.

1.2 A planning application has been submitted and approved by Manchester City Council (Planning Application Reference: 130514/VO/2021) for:

Development for the erection of 14 three storey dwellinghouses (Use Class C3a) and a four storey building comprising 16 residential apartments (Use Class C3a); highways improvements, including the formation of a new road, extension of Kingsfold Avenue including the formation of on-street car parking spaces, formation of new pavements and re-surfacing of existing roads; and associated car parking; cycle and refuse storage; landscaping; public realm; and infrastructure.

1.3 An archaeological condition (condition 3) was placed upon consent of the application. The condition is as follows:

No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted for approval in writing by the City Council, as Local Planning Authority.

The WSI shall cover the following:

- 1) *Informed by the updated North West Regional Research Framework, a phased programme and methodology of investigation and recording to include:*
 - *targeted 'strip, map and sample' evaluation of parts of the site;*
 - *pending the results of the above, an open-area excavation.*
- 2) *A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance.*
- 3) *Deposition of the final report with the Greater Manchester Historic Environment Record.*
- 4) *Dissemination of the results of the archaeological investigations commensurate with their significance.*
- 5) *Provision for archive deposition of the report and records of the site investigation.*
- 6) *Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

Reason - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

1.4 This WSI has been prepared in response to recent consultation with the Greater Manchester Archaeological Advisory Service (GMAAS).

1.5 The site has been subject to previous desk-based assessment:

Archaeological Desk-Based Assessment: Land to the North of Whitley Road, North of Winscombe Drive and East of Kingsfold Avenue, Collyhurst, Manchester (University of Salford, April 2021)

1.6 The archaeological desk-based assessment has been appended to this WSI to provide background context to the site.

2.0 Aims and Objectives

- 2.1 The principal aim of the archaeological evaluation will be to determine the character, extent, date, integrity, state of preservation and quality of any identified archaeological deposits; therefore, ensuring their preservation by record.
- 2.2 This will be undertaken by a programme of archaeological works comprising an archaeological watching brief.
- 2.3 To address the main aim, the general objectives are to:
- Based on the findings from the archaeological desk-based assessment, an archaeological watching brief will be undertaken;
 - Ensure the recording of any archaeological assets discovered during the archaeological watching brief;
 - Ensure that any below ground archaeological deposits exposed are promptly identified;
 - Ensure the recording of all archaeological remains, to place this record in its local context and to make this record available;
 - Undertake a programme of post-investigation assessment;
 - Produce a report and disseminate the results; and
 - Make provision for archive deposition.
- 2.4 This specification conforms to the requirements of current national and local planning policy (including *NPPF* [2021]). It has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:
- *Management of Recording Projects in the Historic Environment: MORPHE* (English Heritage 2015);
 - *Code of Conduct* (Chartered Institute for Archaeologists [CIfA [revised edition] 2019); and
 - *Standard and Guidance for Archaeological Excavation* (CIfA [revised edition] 2020);
 - *Standard and Guidance for an Archaeological Watching Brief* (CIfA [revised edition] 2020).
 - *The North-West Updated Regional Framework* (with particular reference to those research question relating to the prehistoric, Post-Medieval, and Industrial and Modern periods within the Research Agenda; and any more general or other period specific research objectives that are appropriate). Should any other research avenues come to light as a product of unexpected archaeology discovered during the archaeological watching brief, then they should be interpreted with reference to the framework.
- 2.5 All aspects of the evaluation will be placed in the public domain by depositing the results with the Greater Manchester Historic Environment Record (HER).

3.0 General Instructions

Health and Safety

- 3.1 The archaeologist on site will naturally operate with due regard for Health and Safety regulations. This work may require the preparation of a Covid-19 Risk Assessment of the site, in accordance with the Health and Safety at Work Regulations. This work may require the preparation of a Risk Assessment of the site, in accordance with the Health and Safety at Work Regulations. Appropriate precautions shall also be taken with regard to Covid-19.

Location of Services

- 3.2 The principal contractor will be responsible for locating any drainage pipes, service pipes, cables, etc. which may cross any of the area designated for the watching brief, and for taking the necessary measures to avoid disturbing such services.

Confirmation and Adherence to Specification

- 3.3 Prior to the commencement of any work, the archaeological contractor must confirm adherence to this specification in writing to GMAAS or state (with reasons) any proposals to vary the specification. Should the contractor wish to vary the specification, then written confirmation of the agreement of GMAAS to any variations is required prior to work commencing. Unauthorised variations are made at the sole risk of the contractor. Modifications presented in the form of a re-written specification/project design will not be considered by GMAAS. Any technical queries arising from the specification detailed below should be addressed to GMAAS without delay.

Confirmation of Timetable and Contractor's Qualifications

- 3.4 Prior to the commencement of any work, the archaeological contractor must provide GMAAS in writing with:
- A projected timetable for the site work;
 - Details of the staff structure and numbers; and
 - Names and CVs of key project members (e.g. the project manager, site supervisor, any proposed specialists, sub-contractors, etc.).
- 3.5 All project staff provided by the archaeological contractor must be suitably qualified and experienced for their roles. The timetable should be adequate to allow the work to be undertaken to the appropriate professional standard, subject to the ultimate judgement of GMAAS.

Notification

- 3.6 GMAAS should be provided with as much notice as possible in writing (and certainly not less than one week) of the intention to start work. A copy of the archaeological contractor's risk assessment of the site should accompany the notification.

Documentary Research

- 3.7 Prior to the commencement of fieldwork, the HER should be visited by either the project manager or the site supervisor, to gain an overview of the archaeological/ historical background of the site and environs. In addition to providing a knowledge base for the work in hand, the results of this assessment may be incorporated into the contractor's report where they are considered to contribute to that report, but any extraneous material should be omitted. The results of this exercise should be used to inform the whole project. However, current Covid-19 restrictions make this not possible.
- 3.8 It would be expected that the site supervisor or project manager would check for possible updates with the Greater Manchester HER and familiarise themselves with the archaeological and historical background of the site before fieldwork commences. Due to Covid-19 precautions this is not possible, but the contractor may wish to discuss the site with GMAAS.

4.0 Methodology

Archaeological Watching Brief

Method of Excavation

- 4.1 An archaeological watching brief will be undertaken on the ground remediation works within the site boundary that will fulfil archaeological condition 3.
- 4.2 An archaeological watching brief will be undertaken during the removal of topsoil and overburden down to the first significant archaeological horizon in successive level spits of a maximum 0.2 m. thickness, using an appropriate machine using a wide toothless ditching blade. Any machine work must be carried out under direct archaeological supervision and the machine halted if significant archaeological deposits are encountered. Should archaeology been encountered, then sufficient time and resources should be assigned to allow for its appropriate recording.
- 4.3 The top of the first significant archaeological horizon may be exposed by the machine but must then be cleaned by hand and inspected for features, and then dug by hand. The depth of excavations will be guided by the depths of necessary ground-works along the route of the road unless significant archaeology is revealed.
- 4.4 All archaeological remains will be hand excavated in an archaeologically controlled and stratigraphic manner sufficient to meet the aims and objectives of the project. The complete stratigraphic sequence, down to naturally occurring deposits will be excavated and the work will investigate and record all inter-relationships between features.
- 4.5 All artefacts are to be retained for processing and analysis except for unstratified 20th century material, which may be noted and discarded. Finds will be stored in secure, appropriate conditions following the guidelines in *First Aid for Finds* (3rd edition).

Method of Recording

- 4.6 The area subject to the watching brief will be recorded according to the normal principles of stratigraphic excavation. The stratigraphy of each area is to be recorded, even when no archaeological deposits have been identified.
- 4.7 Drawings (at a minimum scale of 1:20) must include heights AOD. Plans (at a minimum scale of 1:50) must include OD spot heights for all principal strata and any features.
- 4.8 The actual areas of excavation and all archaeological (and possibly archaeological) features should be accurately located on a site plan and recorded by photographs, scale drawings and written descriptions sufficient to permit the preparation of a detailed archive and report on the material. The areas, as excavated, will be accurately surveyed, tied into the OS National Grid and located on an up-to-date 1:1250 Ordnance Survey (OS) map base.
- 4.9 Digital photography is to be supplied, using cameras with a minimum resolution of 10 megapixels. Digital photography should follow the guidance given by Historic England in *Digital Image Capture and File Storage: Guidelines for Best Practice* (July 2015) and the relevant museum's accession policies. Any digital images are to be supplied to Oldham Metropolitan Borough Council on archive quality gold CD and ISO19005-1 compliant PDF/A by the archaeological contractor accompanying the hard copy of the report. They will also be archived on the Archaeological Data Service.

Use of Metal Detectors

- 4.10 Spoil heaps are to be scanned for non-ferrous metal artefacts using a metal detector capable of making this discrimination, operated by an experienced metal detector user (if necessary, operating under the supervision of the contracting archaeologist). Modern artefacts are to be noted but not retained (-19th century material and earlier should be retained).
- 4.11 If a non-professional archaeologist is to be used to carry out the metal-detecting, a formal agreement of their position as a sub-contractor working under direction must be agreed in advance of their use on site. This formal agreement will apply whether they are paid or not. To avoid financial claims under the Treasure Act a suggested wording for this formal agreement with the metal detectorist is: "In the process of working on the archaeological investigation at [location of site] between the dates of [insert dates], [name of person contributing to project] is working under direction or permission of [name of archaeological

organisation] and hereby waives all rights to rewards for objects discovered that could otherwise be payable under the Treasure Act 1996."

Environmental Sampling Strategy

- 4.12 Bulk samples must be taken from all securely stratified deposits using a strategy which combines systematic and judgement sampling, but which also follows the methodologies outlined in the English Heritage (2011) *Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation* (2nd edition) guidance.
- 4.13 Samples for specialist environmental analysis and scientific dating (soil profiles, archaeomagnetic dating, dendrochronology, etc.) should be taken if suitable material is encountered during the excavation.

Conservation Strategy

- 4.14 A conservation strategy must be developed in collaboration with a recognised laboratory. All finds must be assessed to recover information that will contribute to an understanding of their deterioration and hence preservation potential, as well as identifying potential for further investigation. Furthermore, all finds must be stabilised and packaged in accordance with the requirements of the receiving museum. As a guiding principle, only artefacts of a "displayable" quality would warrant full conservation, but metalwork and coinage from stratified contexts would be expected to be x-rayed if necessary, and conservation costs should also be included as a contingency.

Human Remains

- 4.15 Any human remains that are discovered must initially be left *in-situ*, covered and protected. GMAAS will be notified at the earliest opportunity. If removal is necessary the remains must be excavated archaeologically in accordance with the *Guidance for Best Practice for Treatment of Human Remains Excavated from Christian Burial Grounds in England* (English Heritage 2005), a valid Ministry of Justice licence, if appropriate, and any local environmental health regulations.

Treasure Act

- 4.16 The terms of the Treasure Act 1996, as amended, must be followed regarding any finds that might fall within its purview. Any finds must be removed to a safe place and reported to the local coroner as required by the procedures as laid down in the "Code of Practice". Where removal cannot be effected on the same working day as the discovery, suitable security measures must be taken to protect the finds from theft.

Unexpectedly Significant or Complex Discoveries

- 4.17 Should there be unexpectedly significant or complex discoveries made that warrant, in the professional judgement of the archaeologist on site, more detailed recording than is appropriate within the terms of this specification, then the archaeological contractor should urgently contact GMAAS with the relevant information to enable them to resolve the matter with the developer.

Access/Monitoring Arrangements

- 4.18 GMAAS will be afforded access to the site at any reasonable time. It is usual practice that the visit is arranged in advance, but this is not always feasible. GMAAS will be provided with a site tour and an overview of the site by the senior archaeologist present and should be afforded the opportunity to view all trenches, any finds made that are still on site, and any records not in immediate use. It is anticipated that the records of an exemplar context that has previously been fully recorded will be examined. Any observed deficiencies during the site visit are to be made good to the satisfaction of GMAAS.

5.0 Excavation Archives Deposition

- 5.1 Before commencing any fieldwork, the archaeological contractor must contact the relevant district museum archaeological curator to determine the museum's requirements for the deposition of an excavation archive.
- 5.2 Agreement for deposition should be confirmed in writing by the archaeological contractor; this correspondence is to be copied to GMAAS
- 5.3 It is the policy of the relevant museum to accept complete excavation archives, including primary site records and research archives and finds, from all excavations carried out in the district that it serves.
- 5.4 It is the responsibility of the archaeological contractor to endeavour to obtain consent of the landowner, in writing, to the deposition of finds with the relevant museum.
- 5.5 It is the responsibility of the archaeological contractor to meet the relevant museum's requirements regarding the preparation of excavation archives for deposition.

6.0 Post-Excavation Analysis and Reporting

Finds and Samples

- 6.1 On completion of the fieldwork, any samples taken shall be processed and any finds shall be cleaned, identified, assessed/analysed, dated (if possible), marked (if appropriate) and properly packed and stored in accordance with the requirements of national guidelines.
- 6.2 Samples should be processed for the recovery of artefactual material, animal/fish/human bones, industrial residues (such as fuel and fuel waste), shell, molluscs, charcoal and mineralised plant remains, as a minimum. 'Specialist' samples (e.g. monoliths, cores, plant/invertebrate macrofossils, etc.) should be processed separately as appropriate.
- 6.3 Material suitable for scientific dating (e.g. charcoal) should be identified to species and assessed for suitability by an environmental specialist prior to submission to a dating laboratory. Any human remains submitted for C14 dating should also have carbon (delta 13C) and nitrogen isotope analysis carried out by the radiocarbon laboratory.
- 6.4 All finds and biological material must be analysed by a qualified and experienced specialist.
- 6.5 Following identification, finds of 20th century date should be noted, quantified and summarily described, but can then be discarded if appropriate. All finds which are of 19th century or earlier date, should be retained and archived.

Field Archive

- 6.6 A fully indexed field archive shall be compiled, consisting of all primary written documents, plans, sections and digital photographs. Standards for archive compilation and transfer should conform to those outlined in *Archaeological Archives – a guide to best practice in creation, compilation, transfer and curation* (Archaeological Archives Forum [second edition] 2011), *Digital Archives in Archaeology* (Dig Ventures 2021 [online]) and *The Standard and Guide to Best Practice in Archaeological Archiving in Europe* (EAC 2019). The contractor should also take account of any additional requirements imposed by the recipient.
- 6.7 All digital prints, including those presented in the report, must be made on paper and with inks which are certified against fading or other deterioration for a period of 75 years or more when used in combination. If digital printing is employed, the contractor must supply details of the paper/inks used in writing to GMAAS with supporting documentation indicating their archival stability/durability. Written confirmation that the materials are acceptable must have been received from the GMAAS prior to the commencement of work on site.
- 6.8 The original archive is to accompany the deposition of any finds, providing the landowner agrees to the deposition of finds in a publicly accessible archive.

Report Format and Content

- 6.9 It is anticipated that upon (or approaching) completion of fieldwork, a meeting with GMAAS will be arranged by the archaeological contractor, to discuss the results. The developer should also be invited to attend this meeting. The meeting may take the form of a telephone discussion at GMAAS's discretion. Following the meeting, the archaeological contractor will either produce a report to be submitted to GMAAS.
- 6.10 The report should include background information on the need for the project, a description of the methodology employed, and a full description and interpretation of results produced. It is not envisaged that the report is likely to be published, but it should be produced with sufficient care and attention to detail to be of academic use to future researchers.
- 6.11 Location plans should be produced at a scale which enables easy site identification, and which depicts the full extent of the site investigated (a scale of 1:50,000 is not regarded as appropriate unless accompanied by a more detailed plan or plans). Site plans should be at an appropriate scale showing area layout (as dug), features located and, where possible, predicted archaeological deposits.
- 6.12 Artefact analysis is to include the production of a descriptive catalogue, quantification by context and discussion/interpretation if warranted, with finds critical for dating and interpretation illustrated.
- 6.13 Environmental analysis is to include identification of the remains, quantification by context, discussion/interpretation if warranted, and a description of the processing methodology.

Radiocarbon results must be presented in full (laboratory sample number, conventional radiocarbon age, delta C13 value and calibration programme). Copies of the laboratory-issued dating certificates must be included as an appendix to the report.

- 6.14 Details of the style and format of the report are to be determined by the archaeological contractor, but should include a full bibliography, a quantified index to the site archive, and as an appendix, a copy of this specification.

Summary for Publication

- 6.15 A summary sheet should be completed and submitted to the HER. Depending upon the results of the evaluation (and any possible additional excavation), discussions will be held with GMAAS regarding the potential for the publication of the results in a suitable archaeological journal. This will be agreed by all parties in advance of work commencing on any suitable publication.

Publicity

- 6.16 If the project is to be publicised in any way (including media releases, publications, etc.), then it is expected that GMAAS will be given the opportunity to consider whether they wish its collaborative role to be acknowledged, and if so, the form of words used will be at their discretion.

7.0 Report Submission and Deposition with the HER

- 7.1 A digital PDF/A copy of the report is to be supplied directly to GMAAS, in a timely manner, and certainly within a period of two months following completion of fieldwork, unless specialist reports are awaited. In the latter case, a revised date should be agreed with GMAAS. The final version of the report will also be uploaded onto OASIS. Any comments made by GMAAS in response to the submission of an unsatisfactory report will be taken into account and will result in the reissue of a suitably edited report to all parties, within a timescale which has been agreed with GMAAS.
- 7.2 The report will be supplied on the understanding that it will be added to the HER where it will be publicly accessible once deposited, unless confidentiality is explicitly requested, in which case it will become publicly accessible six months after deposition.
- 7.3 In terms of copyright, please note that by depositing the report, the contractor gives permission for the material presented within the document to be used by the Council, in perpetuity, although the contractor retains the right to be identified as the author of all project documentation and reports as specified in the *Copyright, Designs and Patents Act 1988* (chapter IV, section 79). The permission will allow the Council to reproduce material, including for commercial use by third parties, with the copyright owner suitably acknowledged.
- 7.4 The HER supports the Online Access to Index of Archaeological Investigations (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced because of the advent of large-scale developer funded fieldwork. The archaeological contractor must therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. Contractors are advised to contact GMAAS to completing the form. Once a report has become a public document by submission to or incorporation into the HER, the HER may place the information on a website. If appropriate, a note or longer article should also be supplied to the Council for British Archaeology's local Forum publication (please contact the editor or CBA's website for more information).

8.0 General Considerations

- 8.1 All works will be in compliance with the *Health and Safety at Work Act* (1974), applicable regulations and codes of practice, and recommendations of the Standing Conference of Archaeological Unit Managers (SCAUM) *Health and Safety in Field Archaeology* (1986).

Unauthorised Alterations to Specification by Contractor

- 8.2 It is the archaeological contractor's responsibility to ensure that they have obtained GMAAS's consent in writing to any variation of the specification prior to the commencement of on site work or (if required). Unauthorised variations may result in GMAAS being unable to recommend discharge of the archaeological condition to the Local Planning Officer based on the archaeological information available and are therefore made solely at the risk of the contractor.

Technical Queries

- 8.3 Similarly, any technical queries arising from the specification detailed above, should be addressed to GMAAS without delay.

Valid Period of Specification

- 8.4 This specification is valid for a period of one year from date of issue. After that time, it may need to be revised to take into account new discoveries, changes in policy or the introduction of new working practices or techniques.



University of
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MANCHESTER

Archaeological Desk- Based Assessment

Land to the South of
Whitley Road, North of
Winscombe Drive, and
East of Kingsfold
Avenue, Collyhurst,
Manchester

Client:

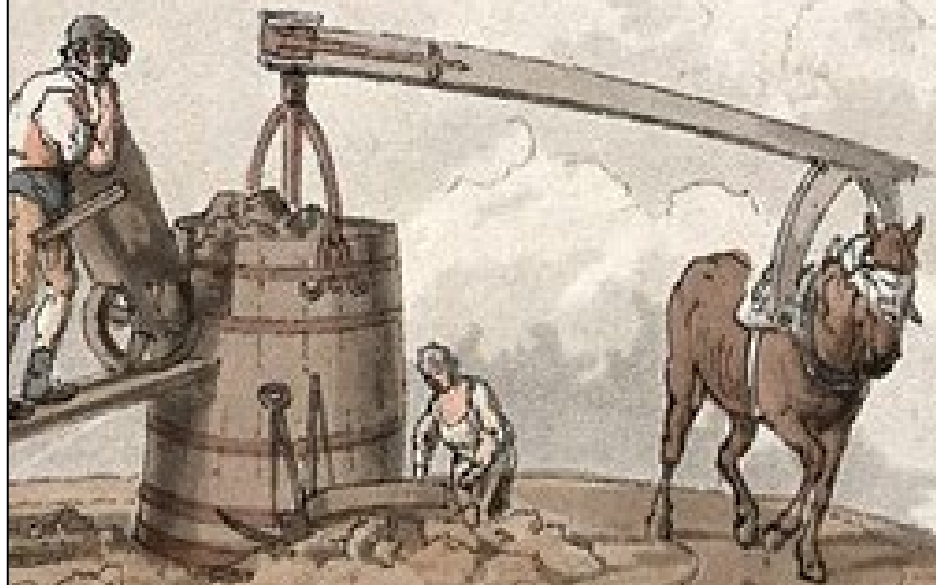
Far East Consortium
International Limited
(FEC) and Manchester
City Council (MCC)

Technical Report:

Ashley Brogan

Report No:

2021/32



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11.4.19

Site Location: The development area is located within Collyhurst, Manchester, and is located to the south of Whitley Road, north of Winscombe Drive and east of Kingsfold Avenue, Collyhurst

NGR: Centred at NGR SJ 85379 99705

Prepared for: Far East Consortium International Limited (FEC) and Manchester City Council (MCC)

Document Title: Land to the South of Whitley Road, North of Winscombe Drive, and East of Kingsfold Avenue, Collyhurst, Manchester

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Date: April 2021

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Signed: 

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Summary

Far East Consortium International Limited (FEC) and Manchester City Council (MCC) have prepared a planning application for the residential development of land to the south of Whitley Road, north of Winscombe Drive and east of Kingsfold Avenue, Collyhurst, Manchester. In order to support the planning application, Salford Archaeology was commissioned 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 proposed development site partially falls within the estate of Collyhurst Old Hall, which was occupied by the Lever family in the eighteenth century, and later the Ryder family. The land was used as brickfields after Collyhurst Old Hall fell out of use in the mid-nineteenth century. During the late nineteenth century, the proposed development site was characterised by a dense network of terraced workers' houses. Other features of the Collyhurst Estate, such as gardens or coal pits, may survive within the proposed development site. These remains would be of local significance.

Archaeological remains associated with the brickfields may survive *in-situ* within the footprint of the proposed development site, which may include remains of clamp kilns associated with brick manufacture. Archaeological research pertaining to the manufacture of bricks during the industrial period has been identified as a legitimate avenue of research within the North-west region's archaeological framework. Therefore, remains indicative of nineteenth-century brick manufacture would be of local significance.

The proposed development has the potential to remove archaeological remains associated with brick manufacture and features associated with the Collyhurst Estate during the ground-breaking phase of development. Investigation is also required to establish how accurately the plan-form of a sample of the nineteenth-century workers' houses represents that indicated on contemporary maps, as well as to investigate a number of those dwellings that were furnished with cellars.

In consultation with Ian Miller of the Greater Manchester Archaeological Advisory Service (GMAAS), the scope of the further archaeological investigation required to mitigate the impact of the development works on the archaeological resource has been agreed. The full scope of the further investigation for mitigation purposes, which entails archaeological excavation and recording of the areas of archaeological potential identified by this assessment, has been set out in a Written Scheme of Investigation (WSI), which has been approved by GMAAS.

1. Introduction

1.1 Planning Background

Far East Consortium International Limited (FEC) and Manchester City Council (MCC) have prepared a planning application for the residential development of land to the south of Whitley Road, north of Winscombe Drive and east of Kingsfold Avenue, Collyhurst, Manchester (referred to herein as 'the Site'). The parcel of land extends to 0.463 ha. The proposed development comprises a 30-unit scheme of 16 apartments and 14 townhouses. The delivery of these proposals will necessitate earth-moving works that have potential to damage or remove any below-ground archaeological remains.

In order to support the planning application, FEC and MCC commissioned Salford Archaeology within the University of Salford to carry out an archaeological desk-based assessment of the Site, which was intended to establish, as far as possible, the nature and significance of the archaeological resource, in order to enable informed recommendations to be made for the future treatment of any surviving remains.

1.2 Government and Local Planning Policies

1.2.1 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 and Local Government, February 2019).

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 184-202), 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 189 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 197 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account in determining a planning application. Paragraph 199 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.

1.2.2 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. 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.

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 encourage where they are considered consistent with the significance of the heritage asset.'

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

2. Method Statement

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site, and comprises a desk-based study and site inspection. 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).

2.1 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 GMAAS;
- The North West England Regional Research Framework;
- 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. The results of the historical and archaeological research will be 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.

2.2 The Document

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

3. The Setting

3.1 Location

The Site (centred on NGR SJ 85379 99705) is situated within the Collyhurst area of Manchester, which lies on the south fringe of the city centre (Fig. 1), and is bounded by Kingsfold Avenue to the north-west, Whitley Road to the north-east, Winscombe Drive to the south-east and a play area to the south-west (Plate 1; Fig. 2). The Site comprises currently undeveloped land and lies at a height of approximately 56m above Ordnance Datum (aOD).



Plate 1: Recent aerial view looking north across the Site

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 the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125).

3.2 Geology

Geologically, the Site is underlain by deposits of Devensian Till. Underlying this is strata of the Pennine Upper Coal Measures Formation of Mudstone, Siltstone and Sandstone (www.bgs.ac.uk/geologyviewer). The Collyhurst sandstone famously

quarried for the use in buildings such as the Roman fort and Chetham's Library is located to the north of the Site.

3.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Scheduled Monuments, listed buildings, or any Registered Parks and Gardens, and it does not fall within a conservation area.

There are, however, three statutory listed buildings and one conservation area within a 750m radius of the Site (Table 1). The Ancoats Conservation Area is located approximately 730m to the south-west of the Site.

HER ID	Description	Grade	NGR
2061.1.0	Victoria Mill	II*	SJ 8590 9926
12144.1.0	Corpus Christi Basilica	II	SJ 8591 9954
11764.1.0	St Patrick's RC Church	II	SJ 8509 9930

Table 1: Summary of listed buildings within a 750m radius of the Site

4. Historical Background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2). Key sites are summarised in the Gazetteer of Sites (Section 5, below).

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
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

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

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 its riverside location (Gregory 2007). These areas are located approximately 2.8km to the south-west of the Site.

Physical indications of human activity are provided by a small number of residual finds. A Neolithic stone hammer and arrow head, for instance, were unearthed in the Castlefield area 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.

4.1.2 Archaeological Potential

There is no known evidence for prehistoric 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.

4.2 *Romano-British Period*

4.2.1 *Archaeological Evidence*

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 3km 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, 9-12). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear. It is possible that, during the construction of late second-century fortifications within Castlefield, the stones were quarried at Collyhurst before being transported downstream along the rivers Irk and Irwell (Lloyd 1994).

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 the Beetham Tower. The Roman road linking Manchester to Castleshaw Roman Fort was located along what is now Bradford Road and Briscoe Lane, approximately 1km to the south of the Site.

4.2.2 *Archaeological Potential*

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

4.3 *Medieval Period*

4.3.1 *Historical and Archaeological Evidence*

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 and Brownbill 1908).

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 eleventh 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.

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, 116), but divided his other newly acquired land into several fiefdoms (Kidd 1996, 13). 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, 116).

By the thirteenth 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, 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*).

Variations of the name Collyhurst emerge in Manorial Rentals for Manchester as early as 1322, these variations include Colehurst and Colyhurst and later Cole-hurst (1459), Colyers (1553), Colyhurst Fould and Colyhurst Foote (1556), Colyhurst (1558) and Colthurste (1579) (Earwaker 1884-1890; Lloyd 1994). It has been suggested that the name derives from two words, *colig*, meaning charcoal copse, and *hyrst*, possibly meaning brushwood (Lloyd 1994, 2; Ekwall 1922). However, the name may also derive from the word *col* meaning hillock and *hyrst*, meaning a wooded place (Swindells 1908).

Many of Manchester's early modern buildings were constructed using Binney sandstone from Collyhurst, including the Cathedral, Cheatham's College and St. Ann's Church. The quarry went out of use approximately 200 years ago, but the remains of the quarry are still visible. During the Industrial Period, the development of canals and rail links allowed for better quality stone to be transported from elsewhere, resulting in the closure of the quarry at Collyhurst (Edensor 2012, 451-2).

4.3.2 Archaeological Potential

Given the location of the Site away from known medieval settlement activity, the potential for buried archaeological remains is considered to be very low. The possibility of medieval finds associated with rural settlement and agricultural activity should not be ruled out completely given the historic landscape, although it is very unlikely that any *in-situ* finds will be recovered due to the intensive development of the Site during the nineteenth century.

4.4 Post-medieval and Industrial Period

4.4.1 Historical Setting

The land at Collyhurst was likely covered by forest until the early-mid sixteenth century, when the trees were cleared by Sir Rowland Mosley and the land was put to use as general pasture for livestock (Lloyd 1994, 5). Much of the land at Collyhurst was brought under cultivation in 1574 and leased for four shillings per acre, with any encroachment offence punishable with a preliminary fine of 25 shillings (*ibid*). Collyhurst Common was also used for practicing archery during the mid-sixteenth century (Swindells 1908).

During the first quarter of the seventeenth century, the Mosley family had enclosed the majority of the land within Collyhurst and had given 6 acres to be used for plague cabins, where plague victims were quarantined, and buried. Sources vary on the circumstances of this acquired land and the burial ground. Aston (1804, 195) noted that *“Rowland Mosley, esq. gave by deed (dated 21st of November, in the 15th of James the first [1618]) a yearly rent of ten pounds out of the Collyhurst Estate, to the poor of Manchester; and also the privilege to the inhabitants of Manchester, at all times when any infection or plague shall happen in the town, a right to erect cabins, &c. for the disposal of infected persons, upon six acres of the Collyhurst Estate, adjoining Manchester”*.

Harland (1864) suggested that by 1618, the Mosley family had *“appropriated, improved, or enclosed about thirty acres, without consent of pasturers”*, leaving fifty acres unenclosed at Collyhurst. An agreement was made between Sir Rowland Mosley as lord, the burgesses and the inhabitants, whereby *“the lord of the manor obtained the power of enclosing the whole, save six acres nearest the town reserved for plague cabins and burials”* (Harland 1864, 75). Swindells (1908) noted that Rowland Mosley had taken over 74 of the 80 acres of Collyhurst by 1605, leaving six acres for *“the accommodation of sufferers from the plague and to be used as a place of interment for those who died from the visitation”*. This would imply that the land for burial was intended for the outbreak of disease during 1605, following a bad harvest in 1604 and unsanitary conditions within Manchester (Lloyd 1994, 6). Therefore, it is unclear exactly when these six acres of land were set aside for burials.

The six acres of land set aside for plague cabins and burials may have been located at Collyhurst Common, or the abutting Collyhurst Clough. In 1806, Rochdale Road was constructed from Manchester to Middleton. The road had previously been a minor thoroughfare and was referred to as ‘Back Lane’. The road was then named St George’s Road after its construction, named after the nearby church of St. George (Swindells 1908). During the construction of Rochdale Road, numerous human remains and a lead coffin were recovered, which were possibly associated with this plot of land dedicated to plague burials (Swindells 1908; Axon 1886).

Collyhurst, like most of Lancashire, remained predominantly agricultural during the eighteenth century (Williams with Farnie 1992, 3), with a scatter of coal pits, mills and quarries across the area. Collyhurst Old Hall is shown on Green’s map of 1787-1794 (Plate 4) to the north of Newton Lane, which was later renamed Oldham Road.

4.5 Collyhurst Old Hall

Collyhurst Hall was situated approximately 2.5km to the north-west of the Manchester City Centre, between the main A62 Oldham road and the A664 Rochdale Road, and approximately 122m to the north of the Site. The hall may have been constructed between 1649-81, as a feoffment (where the possession of property is granted perpetuity) made in c. 1681 states that Robert Lever, who held the Manor at Alkrington, also owned three halls: Gorton, the Old Hall of Heaton and Collyhurst (Lloyd 1994, 11).

It is likely that Collyhurst Old Hall was located on the site of an earlier moated dwelling, as remnants of a moat can be seen on the historic mapping, including the Plan of the Collyhurst Estate, 1752 (Plate 2; GB127.MICS/1053), and Green's map of 1787-1794 (Plate 4). The 1752 plan shows an area to the west and south of the hall labelled "The Fish", indicating a fishpond, which may be the remains of a moat reused as a fishpond. The 1752 plan shows the hall with a large gate directly to the north, and two buildings to the east. Two other smaller buildings can be seen along the fishpond, within the gardens of the hall.



Plate 2: Extract from the Plan of the Collyhurst Estate, 1752, showing Collyhurst Old Hall (GB127.MICS/1053)

Green's 1787-1794 map (Plate 3) shows the pond to the south of the main hall structure, which, again, may represent remains of a moat from an earlier phase.



Plate 3: Collyhurst Old Hall as depicted on Green's map of 1787-94

An article from the *Manchester Courier and Lancashire General Advertiser* stated that “John, the brother of Nathaniel Oldham, was born in 1728, and resided at Collyhurst Hall, an ancient seat of the Mosleys. He held the office of steward to the Levers, of Alkrington.” (*Manchester Courier and Lancashire General Advertiser* 22 January 1867). An article from 1899 also names previous tenants of the hall, stating that the hall was “the residence of the Thackerays, the stewards of the Mosleys” (*Manchester Evening News* 17 April 1899). The article, however, does not give a date for the occupation of the hall by the Thackerays.

The Plan of the Collyhurst Estate, 1752 (GB127.MICS/1053) named the owner of the property as Ashton Lever. A later inscription at the bottom of the Plan reads “1797 Now the property of Charles Rider”. Green's map of 1787-1794 (Plate 3) indicates that the majority of the land surrounding the hall was owned by Messrs Norman & Co. The map details the hall and its gardens, as well as a coal pit within “Coal Pit Meadow” to the south of the hall. This suggests that the Lever (or Leaver) family held the hall from the seventeenth century until the second half of the eighteenth century.

Charles Ryder was a respected man within Manchester and was known for his association with the hall. Ryder was a well-known cotton manufacturer, however, he also appeared to have owned coal mines, as a report from 1798 reports the death of a worker “by the damp in the coal mines of Mr. Charles Ryder, at Collyhurst” (*Manchester Mercury* 10 July 1798). Coal mines had already been established within the Collyhurst Estate, which were taken over by Ryder after his occupation of the land. During the Manchester Riots of 1819, Charles Ryder of Collyhurst was included in a list of “respectable gentlemen” who were reportedly forced to the ground by the cavalry (*Stamford Mercury* 27 August 1819).

An illustration of the hall, dated 1830, shows a three-storey, Georgian-style building of local sandstone. The hall was situated on a raised eminence and the front entrance had a four-columned porch (Plate 4; Lloyd 1994, 11).



Plate 4: The Georgian Hall as depicted in the 1830 Estate Plan and Street Plan of the Collyhurst Land – Property of Charles Ryder

A description of the hall was given in the *Manchester Times* in 1890, which stated:

“Collyhurst Hall was situated in Collyhurst-street, on the site of the present Wesleyan chapel, at the corner of Percival-street and adjoining the Lancashire and Yorkshire railway. It was formerly the seat of the Mosleys and, at another period, of the Levers. The hall rose majestically above the Irk, with its wooded dingle in front and spacious lawn behind, whilst before it the deep dell of Collyhurst stretched its leafy shade, almost from Chetham College to Blackley” (*Manchester Times* 12 April 1890)

Collyhurst Hall was advertised for rent in 1830, and described as a well-known residence, with a small meadow (Plate 5; *Manchester Courier and Lancashire General Advertiser* 22 May 1830).

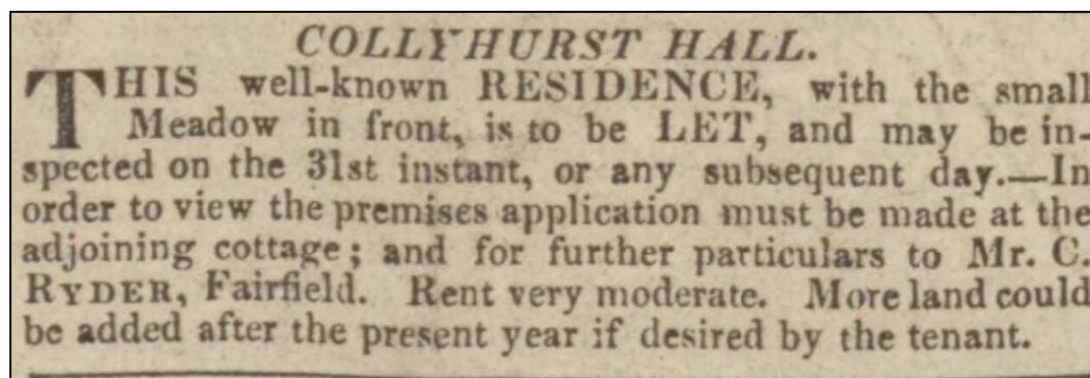


Plate 5: Collyhurst Hall to let, *Manchester Courier and Lancashire General Advertiser* 22 May 1830

The hall is shown on Bancks & Co.'s map of 1831 (Plate 6), with additional buildings erected between the Hall and the buildings to the east. Remnants of the former moat were still depicted on the 1831 map. An illustration, dating from c 1842, depicts one of these the buildings, described as a coach house, at Collyhurst Hall (Plate 7).



Plate 6: Extract from Bancks & Co.'s map of 1831, showing Collyhurst Old Hall



Plate 7: Illustration of a building at Collyhurst Old Hall, described as coach house c 1842

In April 1844, an advertisement for the sale of building materials at the Collyhurst Hall Estate appeared in the *Manchester Times*. Building materials included “*millions of very excellent common bricks*” along with other types of brick, including chimney, column, plinth bricks. Draining bricks were also advertised within the article (*Manchester Times* 06 April 1844).

The 1850 OS map shows that the hall had been demolished but records the “Site of Collyhurst Old Hall” (Plate 8). Therefore, it is likely that the advertisement of 1844 represented the dismantlement of the hall and the selling of the associated building materials. One of the buildings to the east, possibly a coach house, and the later building shown on Bancks & Co.’s map of 1831 remained extant on the 1850 OS map.

One of the last occupants of Collyhurst Hall was Charles Ryder, a cotton manufacturer, whose warehouse was located at Cannorn Street. Ryder was an advocate of Sunday Schools and encouraged children of all denominations to gain an education (Swindells 1908). Ryder vacated the hall in 1829 and advertised the property to let in 1830. Ryder then lived in the Moravian Settlement in Droylsden and later moved to Leamington, where he died in 1854 (Turner 1975; Lloyd 1994). A woman named Hannah Ryder was mentioned in Baines’ 1825 directory and was described as “a gentle-woman of Collyhurst Hall, one and a quarter miles NE of Manchester”. Hannah was likely a relation of Charles’ possibly his sister. Ryder Street remains close to the site of Collyhurst Old Hall, approximately 150m to the north-east of the Site.

No concise history of the hall exists, and excavations undertaken during 2017 failed to recover remains of the building (Whittall 2017), possibly due to the use of the land as brick fields after the demolition of the hall, furthered by development on the site of the hall during the mid-late nineteenth century.

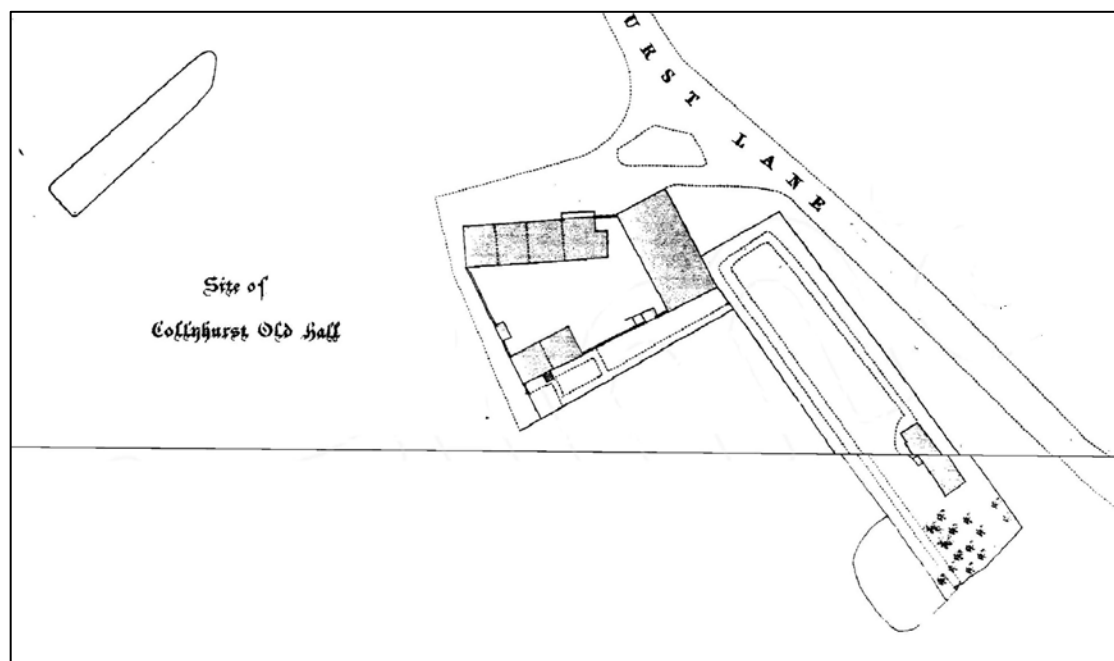


Plate 8: Site of Collyhurst Old Hall on the 1850 OS map

4.6 Development of the Site

The development of the Site can be traced from the sequence of available historic mapping. A plan produced in 1752 (Plate 9) shows the Collyhurst Estate of Ashton Lever (GB127.MISC/1053). The Site was located within Great Meadow, south-west of Collyhurst Old Hall, and extended across the western boundary of the estate. Various coal pits and stone quarries are shown within the estate, with the names of the fields surrounding the hall. A note at the bottom of the estate plan states that by 1797, the estate belonged to Charles Rider (Plate 10).

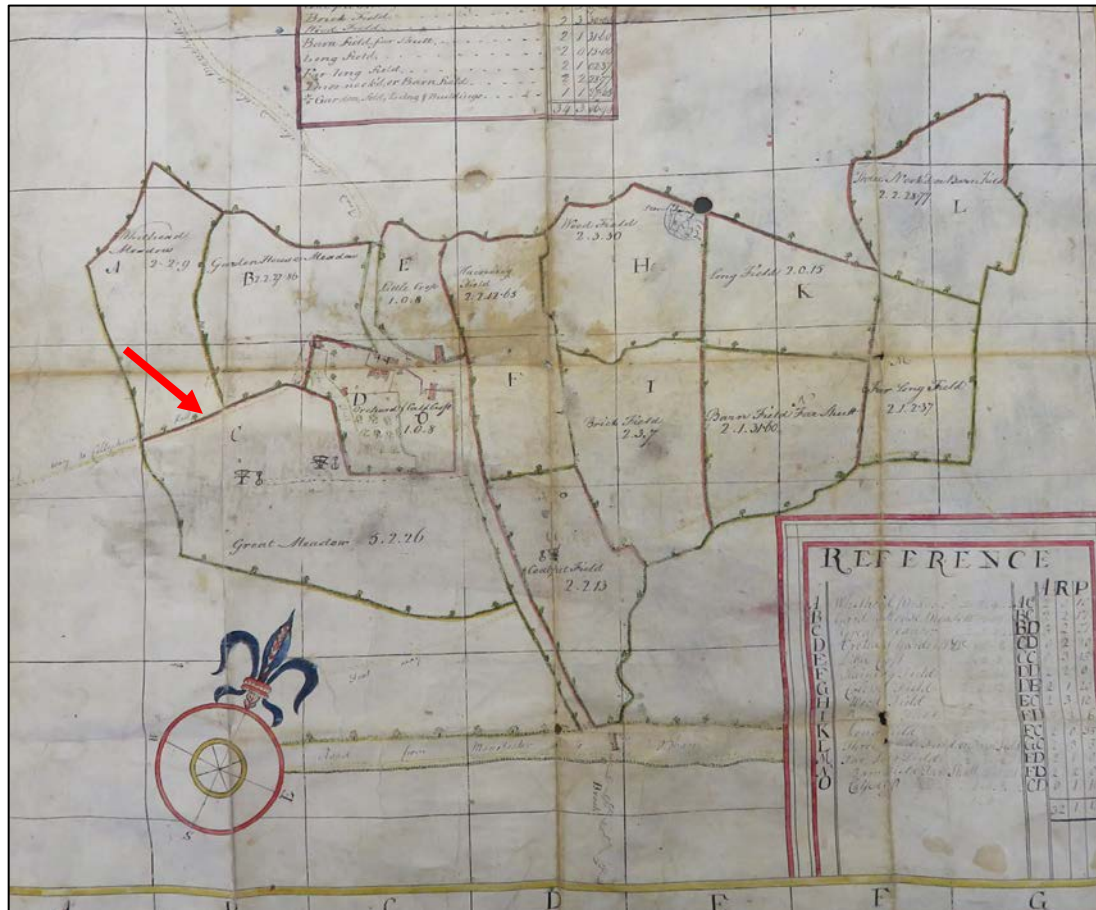


Plate 9: Plan of Estate in Collyhurst, property owned by Ashton Lever esq. drawn up by James Fletcher, 1752, with the approximate location of the Site shown



Plate 10: Note added to the plan stating that the estate had changed hands from Ashton Lever to Charles Rider in 1797

[illegible]

Green's map shows the entrance to a coal pit to the north of the Site, and the name of the meadow had changed from "Great Meadow" on the 1752 plan, to "Coal Pitt Meadow". Footpaths can be seen running through the fields surrounding the hall, including one to the south of the field boundary to the south-east of the Site (Plate 11).

Swire's 1824 *Map of Manchester and the Environs* shows that the gardens of Collyhurst Old Hall had extended towards the Site by this time (Plate 12). The garden was rectangular in plan and had a path running across the centre, aligned approximately east-west. By the time that Bancks & Co.'s map was published in 1831, the garden had evidently been replaced by what appear to have been a series of allotments (Plate 13).

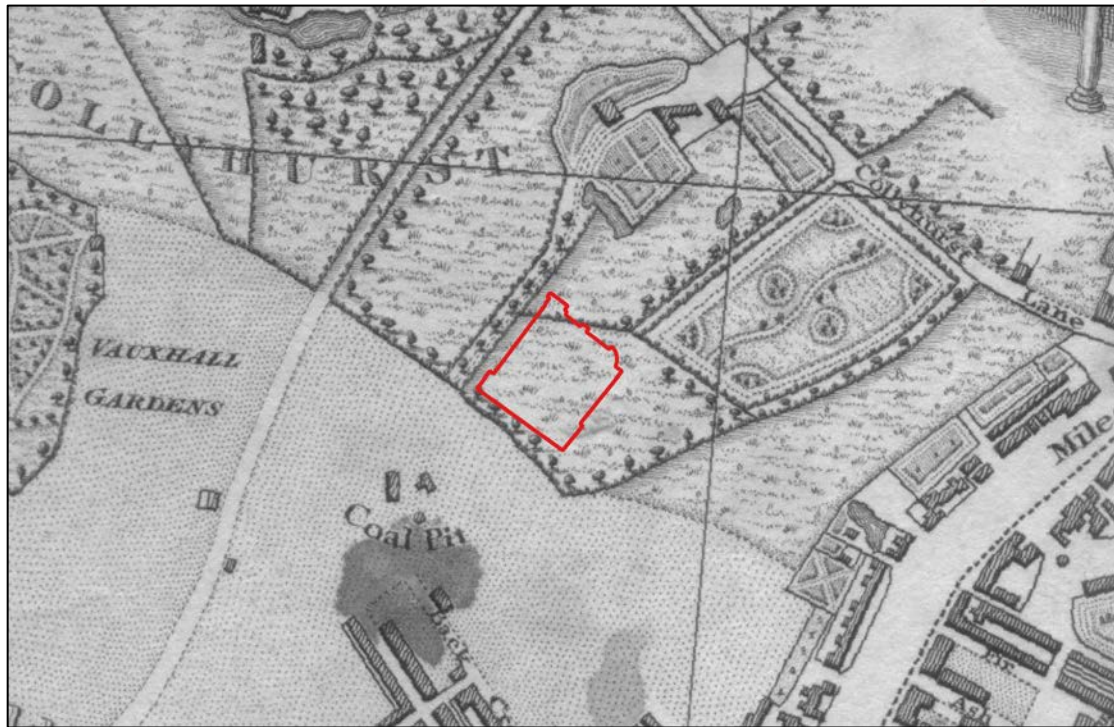


Plate 12: Extract from Swire's 1824 Map of Manchester and the Environs showing the Site



Plate 13: Extract from Banck's & Co.'s 1831 Map of Manchester showing the Site

By 1850, an area of land incorporating the Site was being exploited for brick making. The 1850 OS map (Plate 14; Fig. 3) shows that Collyhurst Old Hall, along with the gardens and/or allotments, had been mostly removed, however, one of the buildings fronting Collyhurst Lane appears to have been retained.

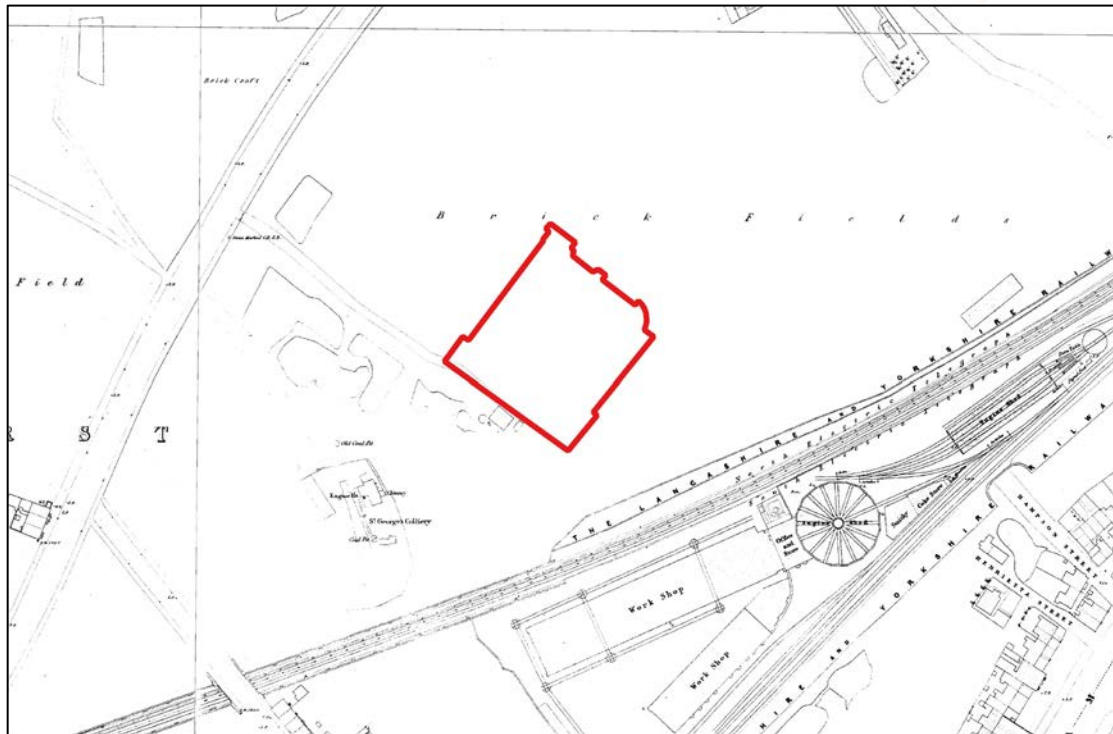


Plate 14: Extract from the 1850 OS map showing the Site

Brickfields were areas where the topsoil of the field was removed to allow access to the clay beneath, which was then used to create bricks. Brickfields were often located nearby large towns in this period to cater for the demand in bricks during this industrial revolution. Some mills required hundreds of thousands, if not millions, of bricks to construct.

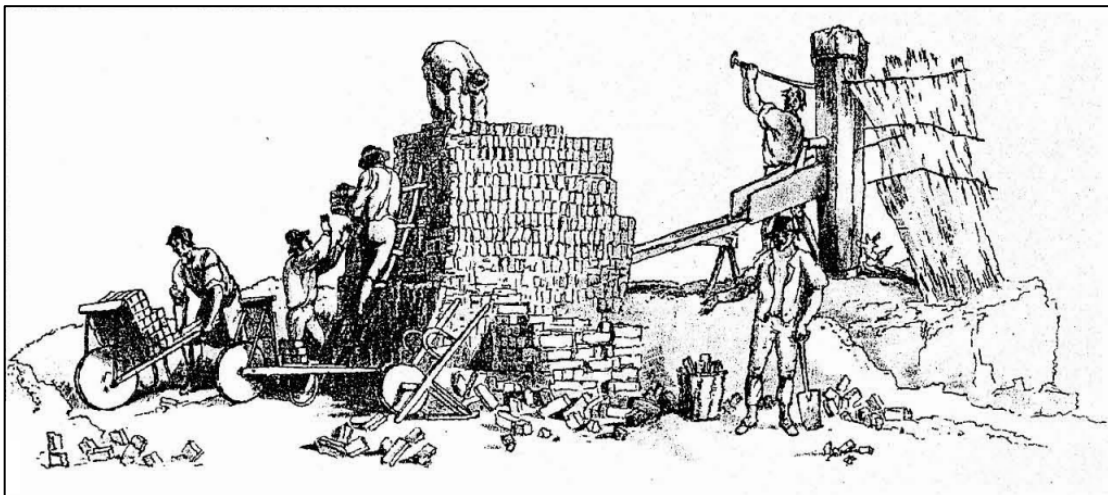
Clay extracted from brickfields was then placed into moulds, dried and stacked for firing. Approximately 4 acres of land was needed for brickmaking to accommodate a clay pit, piles of top earth, drying hacks and clamps for firing bricks. Clay deposits across England varied, however, it has been estimated that in 1798, 1 million bricks per acre could be made for every foot in depth of the clay. Labourers often worked in groups of 6 to 8 individuals, who, throughout late Spring and Summer, could produce around 1 million bricks (Cox 1997, 62).

William Pyne's illustrations show brickmakers in the early 1800s. One illustration shows a young woman taking clay to a vat (Plate 15). The horse in the background is powering a stirring mechanism to mix the clay before it is shaped into bricks (Pyne 1808, 218). A second illustration shows a clamp kiln being unloaded (Plate 16). Anywhere up to 250,000 bricks could be fired in a single clamp. In the London area, for example, most clamp kilns comprised between 60,000 and 120,000 bricks (Beswick 1993, 49). The clamp kilns would then take three to six weeks to fire and cool enough for unloading. Approximately 10 per cent of the bricks fired in the clamp kilns would be unusable due to being under or overburnt (Dobson 1850, 37).

It is unclear how long the brickfields at Collyhurst were in use, however, following the extraction of clay and manufacture of bricks, the land within and surrounding the Site became developed.



Plate 15: Brickmaking illustration, by William Pyne, showing a young woman taking clay to a vat and a horse in the background powering a stirring mechanism to mix the clay before it is shaped into bricks



*Plate 16: Brickmaking c.1800 A clamp is being unloaded and characteristic single-wheeled barrows are being used to move bricks around the yard. Top right a man is pumping water out of a clay pit (W.H. Pyne, *Microcosm*, 1808, p.218)*

The 1891 OS map (Plate 17; Fig. 4) shows that significant development had taken place across the former brick fields during the second half of the nineteenth century. A street grid had been laid out, fronted by terraced housing. Within the Site was Francisco Street, with houses fronting Whitley Street, Elizabeth Ann Street and Hamilton Street also falling within the Site. The Vauxhall Iron Works bounded the Site to the south-west during the late nineteenth century.

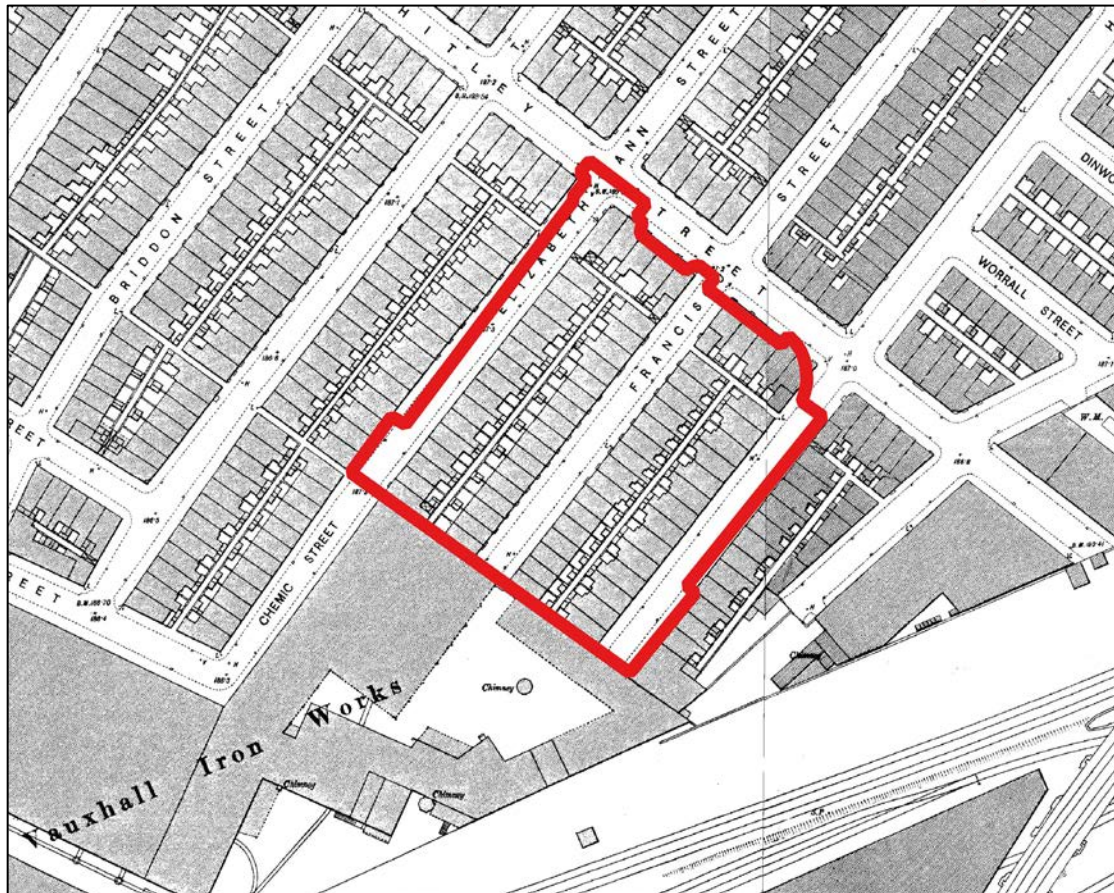


Plate 17: Extract from the 1891 OS map showing the Site

The 1908 OS map (Plate 18; Fig. 5) and 1922 OS map (Fig. 6) appear largely similar to the 1891 OS map. The houses of Francisco Street, Whitley Street, Elizabeth Ann Street and Hamilton Street appear unaltered on the 1908 OS map. The 1911 census return lists 46-48 Whitley Street, located within the Site at the junction between Elizabeth Ann Street and Whitley Street, as a beerhouse. The occupant of the beerhouse was listed as James Watson, a beerhouse keeper.

The 1949 OS map (Plate 19; Fig. 7) shows the house numbers of the properties formerly located within the Site boundary. The map also shows that the Vauxhall Iron Works had become a warehouse by the mid-twentieth century. The beerhouse at 46-48 Whitley Street appears to have expanded into a larger public house by 1949.

By 1960, the majority of the houses within the Site had been demolished, with only those fronting Whitley Street (numbers 46 to 54 Whitley Street) remaining (Plate 20). By 1970s, Whitley Street had been renamed Whitley Road and Hamilton Street was renamed Winscombe Drive. The remaining houses shown on the 1960 OS map were demolished by 1970 and replaced by two rows of terraced houses (Plate 21; Fig. 8).

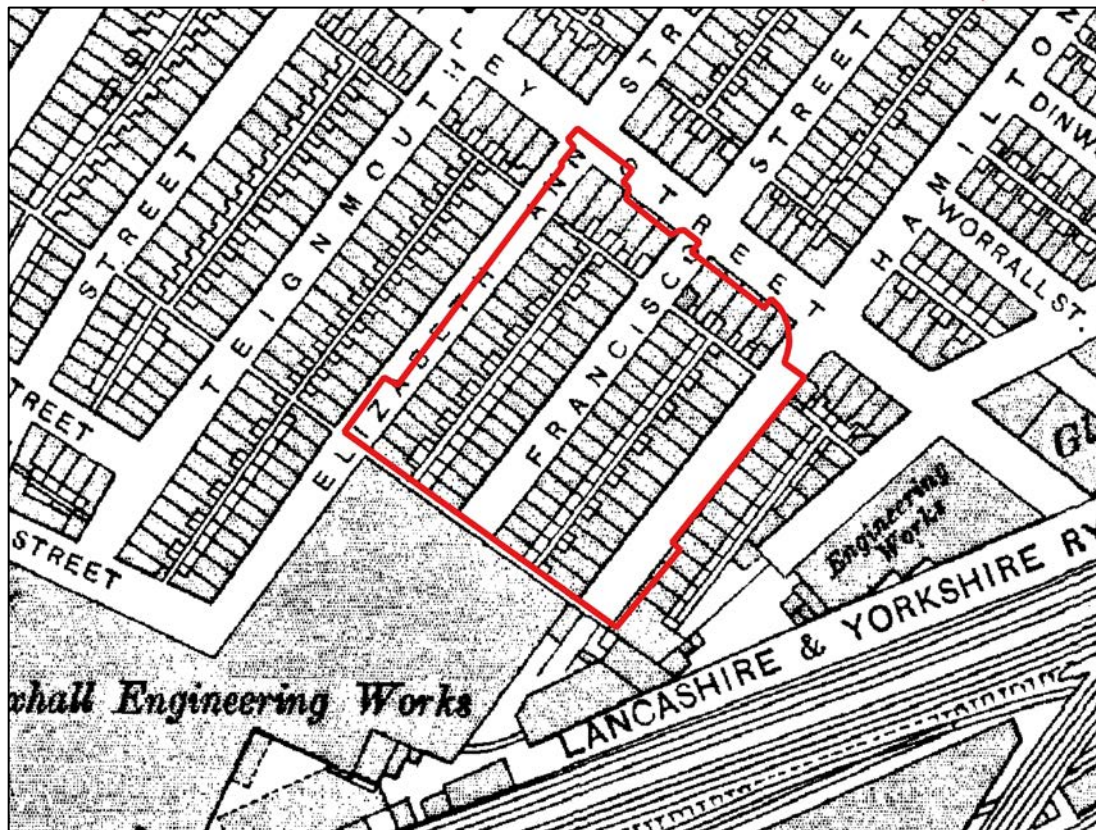


Plate 18: Extract from the 1908 OS map showing the Site

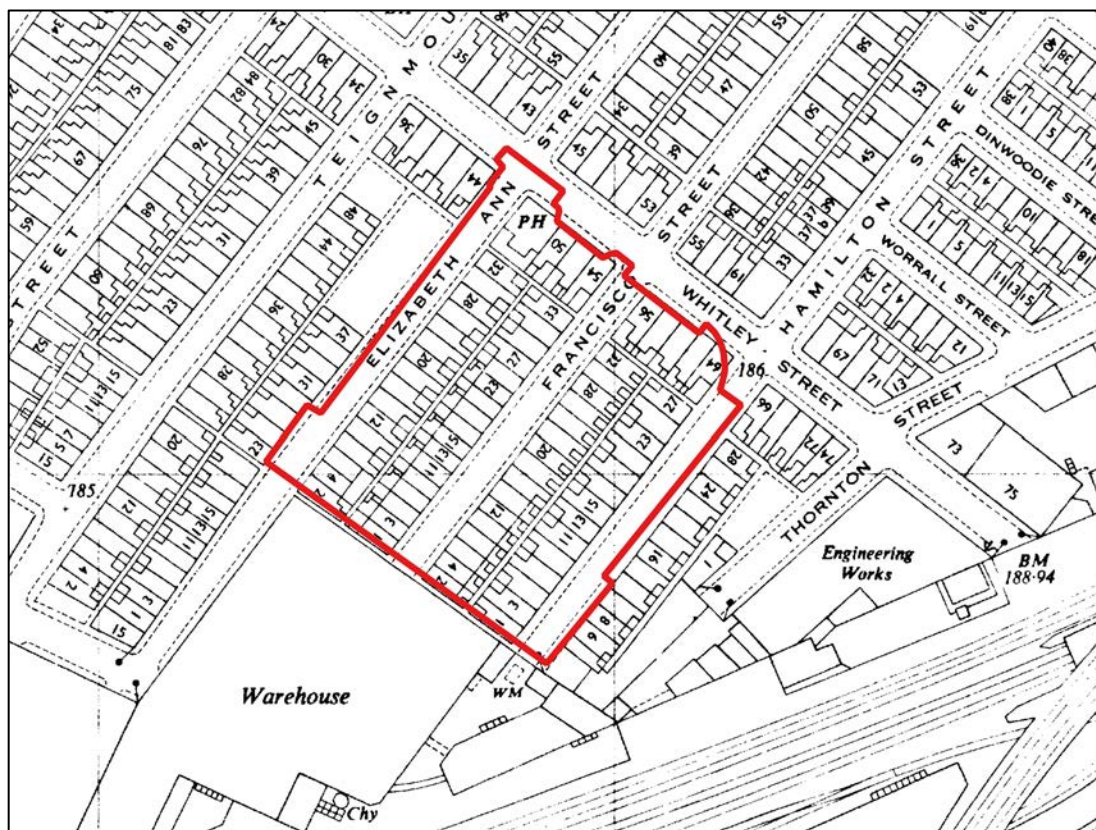


Plate 19: Extract from the 1949 OS map showing the Site

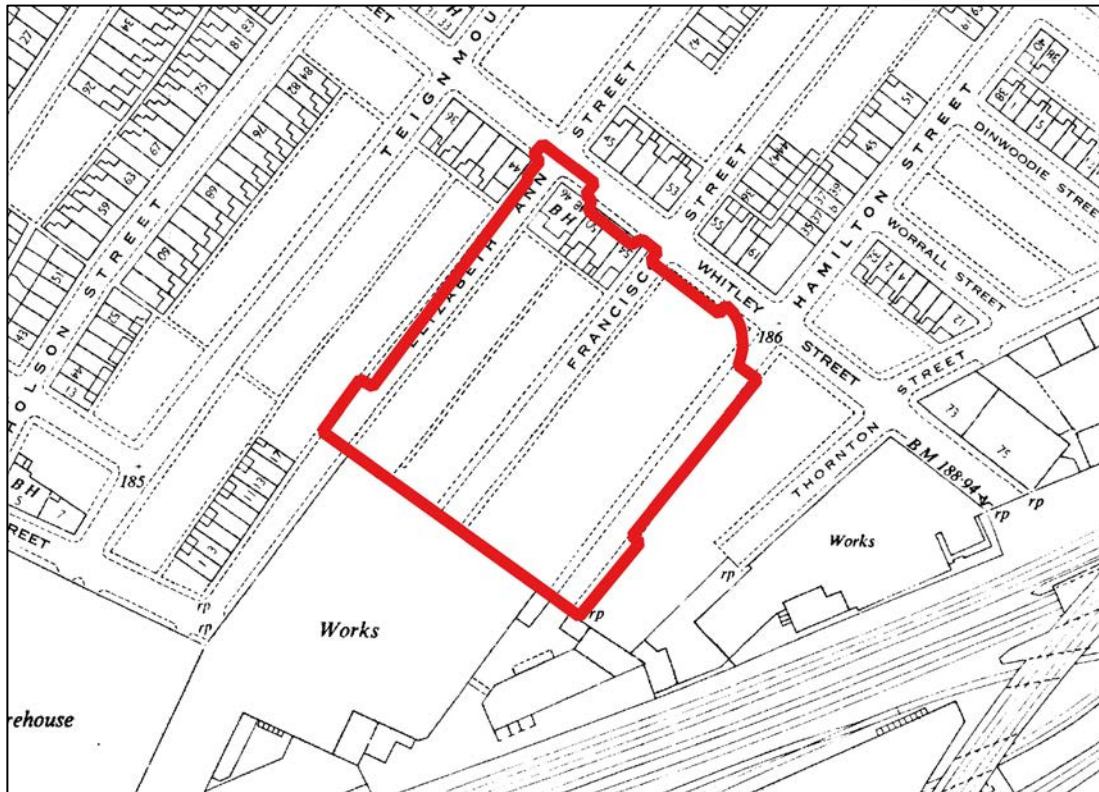


Plate 20: Extract from the 1960 OS map showing the Site

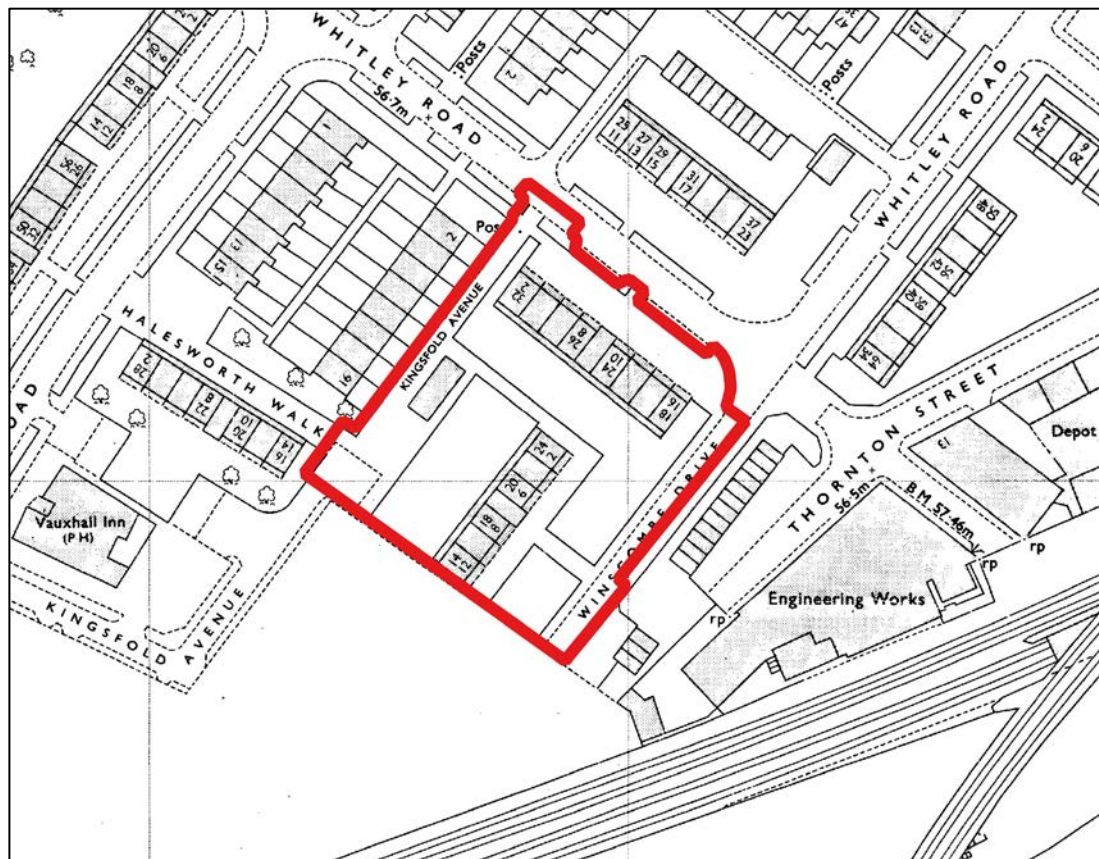


Plate 21: Extract from the 1970 OS map showing the Site

5. Gazetteer of Sites

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Site. The identification of these non-designated heritage assets is drawn primarily from the map regression analysis.

Gazetteer Entry 01

Site Name	The Collyhurst Estate (site of)
Designation	No designation
HER Number	-
Site Type	Estate
Period	Nineteenth century
NGR	385527, 399745
Source	Swire 1824; Bancks & Co. 1831
Description	During the early nineteenth century, the Site was located within a field owned by the Collyhurst Estate and to the south of Collyhurst Old Hall (Plate 22). The six acres of land set aside for plague cabins and burials within the Collyhurst Estate. In 1806, Rochdale Road was constructed from Manchester the Middleton. During the construction of Rochdale Road, numerous human remains and a lead coffin were recovered, which were possibly associated with this plot of land dedicated to plague burials. The Site is located within the former estate grounds. The estate also contained several short-lived coal mines during the eighteenth century.
Assessment	Buried remains relating to the Collyhurst Estate are unlikely to survive due to the later use of the land as a brickfield and intensive residential development during the nineteenth century.

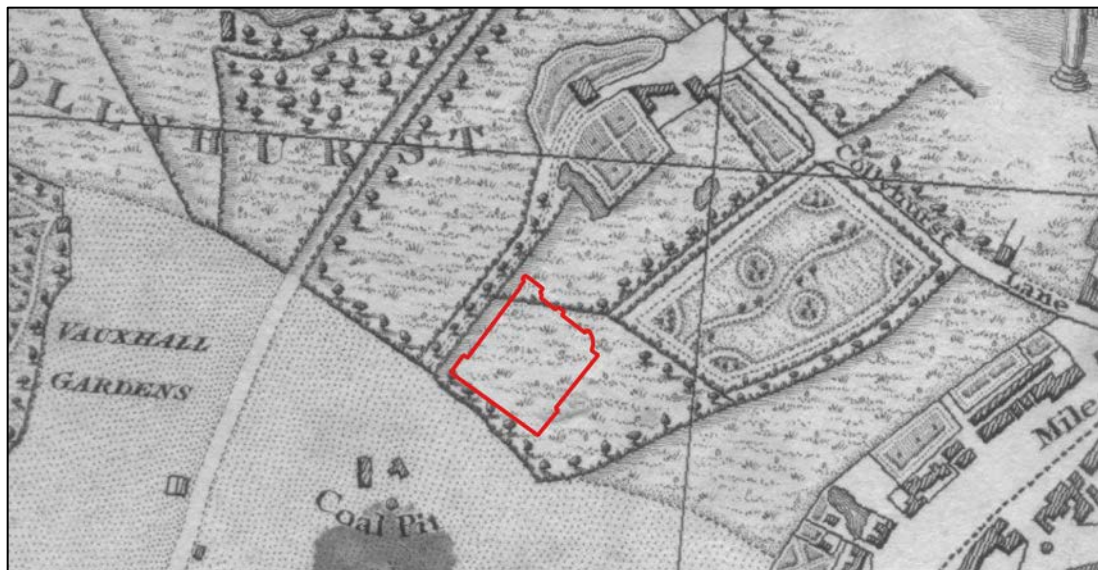


Plate 22: Extract from Swire's 1824 Map of Manchester and the Environs showing the Site, with the gardens of Collyhurst Hall to the north-east

Gazetteer Entry 02

Site Name	Brick Field (site of)
Designation	No designation
HER Number	9813.1.0
Site Type	Brickfield
Period	Nineteenth century
NGR	38538 39975
Source	OS mapping; HER
Description	During the mid-nineteenth century, the Site was located within a brickfield. Brickfields were areas of land where the clay beneath the topsoil was found to have sufficient brick-earth to warrant exploitation. The topsoil would be removed, and the clay extracted below. Features are shown on the 1850 OS map along the southern boundary of the Site, which may have been associated with the brick-manufacturing process.
Assessment	Remains of kilns associated with the brickfield may survive within the Site boundary.

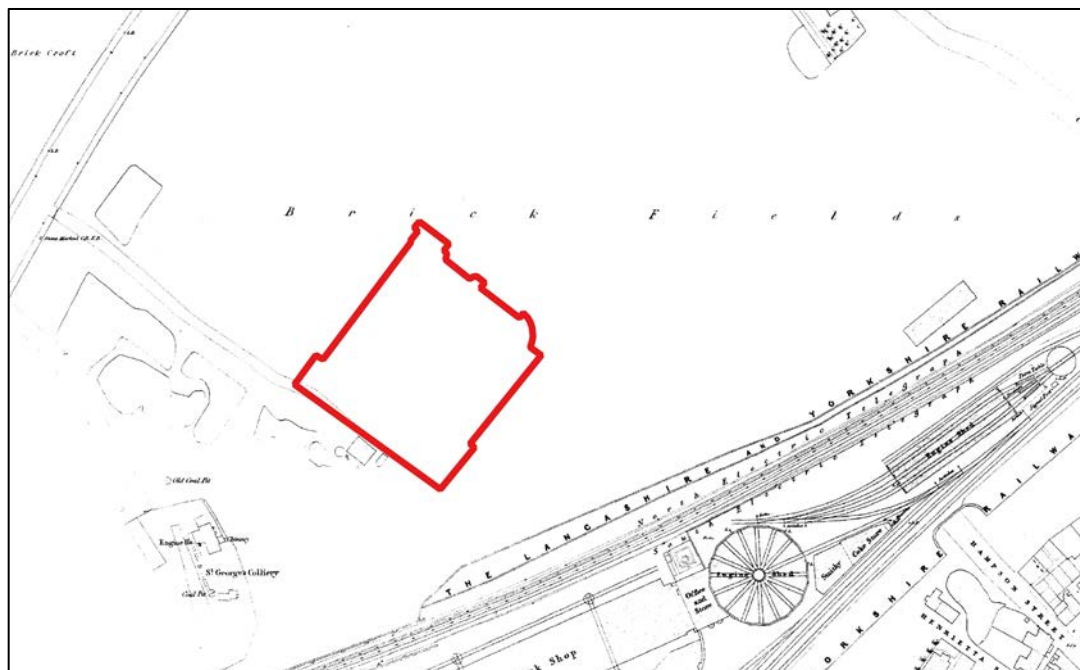


Plate 23: Extract from the 1850 OS map showing the Site and the area labelled as "Brick Fields"

Gazetteer Entry 03

Site Name	Houses of Francisco Street and Surrounding Streets (site of)
Designation	No designation
HER Number	-
Site Type	Housing
Period	Nineteenth century
NGR	385385, 399713
Source	OS mapping; 1911 census return
Description	The houses addressed 1-33 and 2-32 Francisco Street were formerly located within the Site, along with 10-32 Elizabeth Ann Street, 1-27 Hamilton Street and 46-64 Whitley Street. The terraced houses were constructed during the second half of the nineteenth century and comprised double-depth houses with yards to the rear. The 1911 census return lists 46-48 Whitley Street, located within the Site at the junction between Elizabeth Ann Street and Whitley Street, as a beerhouse. The occupant of the beerhouse was listed as James Watson, a beerhouse keeper. The Town Plan of 1891 depicts pavement lights against some of these houses, suggesting that they may have incorporated cellars. The houses of Hamilton Street, Elizabeth Ann Street and some of the houses on Francisco Street do not appear to have been cellared (Plate 24).

Assessment Some of the houses do not appear to have had cellars, therefore, archaeological remains of these buildings are less likely, however, the footings of the houses may remain *in-situ*.



Plate 24: Extract from the 1891 OS map showing the houses depicted with and without cellars

Gazetteer Entry 04

Site Name	Field boundaries of the Collyhurst Estate
Designation	No designation
HER Number	-
Site Type	Field boundary
Period	Eighteenth and nineteenth centuries
NGR	385486, 399716
Source	Green 1787-94; Swire 1824
Description	A field boundaries separated the parcels of land within the Collyhurst Estate, focused around Collyhurst Old Hall, from other parcels of land within and outside of the estate. On Green's map 1787-94 a boundary can be seen dividing Norman & Co.'s land from Thomas Stretfield's land to the south-west. The boundary is also shown on the 1752 Plan of the Collyhurst Estate. A field boundary separating land within the estate is shown on Swire's map of 1824 within the northern area of the Site.

Assessment The field boundaries are not expected to survive as below-ground remains due to the use of the land as a brickfield during the nineteenth century. Furthermore, development took place across the Site during the late nineteenth and twentieth centuries, which also would have removed any in-situ remains of the former boundaries.

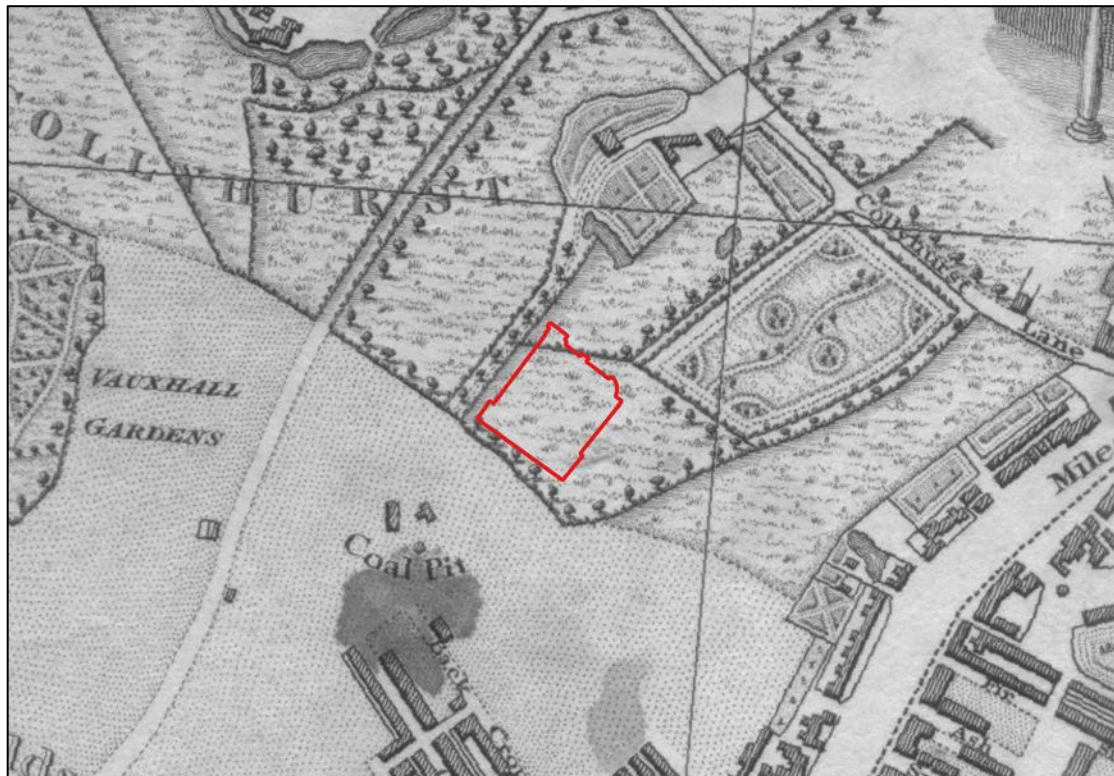


Plate 25: Extract from Swire's 1824 Map of Manchester and the Environs showing the Site

Gazetteer Entry 05

Site Name	St George's Colliery
Designation	No designation
HER Number	-
Site Type	Colliery
Period	Nineteenth century
NGR	385299, 399635
Source	OS mapping
Description	St George's Colliery was located to the south-west of the Site. The colliery is shown on the 1850 OS map (Plate 26).
Assessment	The colliery was located to the south-west of the Site boundary and so remains associated with the colliery are unlikely to exist within the Site boundary.

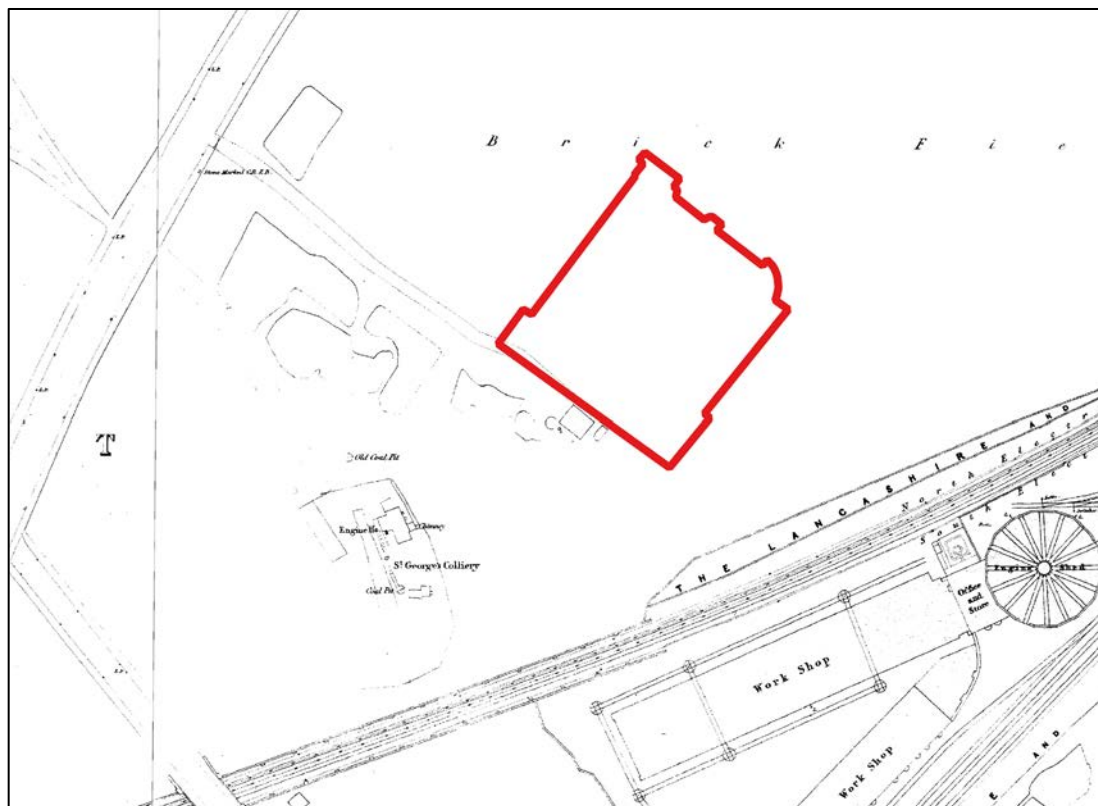


Plate 26: Extract from the 1850 OS map showing the Site and St George's Colliery

6. Significance

6.1 The Policy Context of 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.

6.2 Assessment Methodology and Significance Criteria

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 March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

6.3 *Historic and Archaeological Significance*

6.3.1 *Archaeological Interest*

Any archaeological remains of brick manufacture within the Site would hold archaeological interest as remains of this industry seldom survive in-situ. Although brickfields are often labelled on maps, details of the processes taking places and the locations of kilns are rarely recorded.

The Manchester Coalfield is known to have been exploited in this area since the early seventeenth century. The coal pits shown on Green's map of 1787-94 were likely short-lived, as it would not have been possible to dig these pits deep due to flooding. Once a pit had been exploited, the colliers would have moved along the seam to sink another pit. Other remains associated with the Collyhurst Estate, such as field boundaries or gardens, would also be of archaeological interest.

6.3.2 *Historical Interest*

The Collyhurst Estate and its associated lands and gardens are of historical interest.

6.4 *Baseline Significance Conditions*

6.4.1 *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 most likely remains to be encountered within the Site would date to the industrial period, which would include the remains associated with the brickfield and the late nineteenth-century houses. The Collyhurst Estate was located to the north of the Site. Any remains associated with Collyhurst Old Hall, such as field boundaries (GE04) or gardens (GE01), would be considered significant due to period.

6.4.2 *Rarity*

Archaeological remains associated with the manufacture of bricks, such as clamp kilns, would be considered significant due to rarity, as remains of this industry seldom survive. Similarly, remains of eighteenth-century field boundaries or gardens would also be considered rare. The houses within the Site (GE03) are typical of mid-late nineteenth-century terraced housing and may therefore not be considered rare, as many of these buildings remain standing.

6.4.3 *Documentation*

The historical development of the Site from the late eighteenth century 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.

6.4.4 *Group Value*

The potential archaeological remains within the Site do not share a group association and therefore do not hold group value.

6.4.5 Survival / Condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. Some of the nineteenth-century houses (GE03) do not appear to have been cellared, which increases the possibility for remains associated with brick manufacture to survive within the Site.

6.4.6 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.

6.4.7 Diversity

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

6.4.8 Potential

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

It is likely that a medieval moated site was located approximately 165m to the north of the Site, which later evolved to become the post-medieval Collyhurst Old Hall. The potential for archaeological remains dating to the medieval and post-medieval periods within the Site is considered to be low due to nineteenth-century development.

There is some potential for remains associated with the brickfield to survive within the Site (Plate 27; Fig. 9). These may include remains of discarded bricks and clamp kilns. The study of brickfields and brick manufacture has been recognised as a legitimate avenue of research. This is articulated in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/>), which identified several initiatives that should be prioritised for archaeological research of the industrial period, including *Initiative 7.38*:

“Undertake sourcing studies of the products of brick and tile kilns and establish typologies”

The *Archaeological Research Framework for North West England* also states that:

“Early brickfields seldom survive but the below-ground investigation of such sites, as well as surveys of later extant brickworks, should be a priority to understand the technological development of the industry within the region”.

There is also the potential for the Site to contribute to wider research questions posed in the framework, including *Research Question Ind08 and Ind33*:

“To what extent were post-medieval geometric garden landscapes swept away by post-1750 landscaping?”

“How well studied and understood are the back yards of workers housing and what is their significance?”

The greatest potential for buried archaeological remains lies in the Industrial period, which would include remains of the nineteenth-century cellared houses (Plate 27; Fig. 9). Remains associated with St George’s colliery are unlikely to be located within the Site boundary, however, remains of small-scale mining should not be dismissed given the coal pits marked in the immediate vicinity on eighteenth-century mapping.



Plate 27: Areas of archaeological potential

6.5 Significance of Below-Ground Archaeological Remains

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest and has the potential to contain remains of the brick manufacturing process (GE02), remains associated with the Collyhurst Estate (GE01) and field boundaries of the Collyhurst Estate (GE04).

Using the above criteria, the Site most likely contains non-statutory remains of local significance. Remains associated with the brickfields would hold archaeological significance and would be of high local significance. Remains associated with the Collyhurst Estate (GE01) or the eighteenth-century field boundaries of the Collyhurst Estate (GE04) would be of high local significance and could provide palaeo-environmental evidence of the post-medieval landscape. Remains of nineteenth-century workers’ houses (GE03) would be of low local significance.

7. Impact of Development

7.1 Development Proposals

The proposed development comprises a total of 30 dwellings at the Site. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

7.2 Impact of Development on Below-Ground Remains

The assessment has taken into consideration the effect of the proposal on non-designated heritage assets, in line with Paragraph 197 of the NPPF.

This assessment has demonstrated that the Site has undergone extensive development over the last two centuries, however, there is some potential for the Site to retain buried remains of associated with the brickfield (GE02), the remains of field boundaries of the Collyhurst Estate (GE04), remains, such as gardens and coal pits, associated with the Collyhurst Estate (GE01), and remains of nineteenth-century houses (GE03). Without a programme of mitigation, the scheme could damage or destroy these remains.

8. Further Investigation

8.1 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.

The assessment has demonstrated that there is the potential for the remains of nineteenth-century brickfield (GE02) and eighteenth-century features associated with the Collyhurst Estate (GE01; GE04) to survive *in-situ*, which would merit preservation 'by record' (see Plate 27, Page 32; Fig. 9). Furthermore, a sample of the workers' housing remains (GE03), should they survive within the Site, would also likely warrant preservation 'by record'.

8.2 Further Investigation

The requirement for any further archaeological investigation in advance of, or during, development works 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 further archaeological investigation via an archaeological strip, map and record evaluation may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance. This should be focused on the area that is most likely to contain features associated with the brickfield and the Collyhurst Estate (and therefore areas outside of the nineteenth-century cellared housing). The evaluation may also be required to establish how accurately the plan-form of a sample of the nineteenth-century workers' houses represents that indicated on contemporary maps, as well as to investigate a number of those dwellings that were furnished with cellars.

Should significant archaeological remains be encountered during the 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.

Sources

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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 60": 1 mile map of 1850
- Figure 4: Site boundary superimposed on the Ordnance Survey 1: 500 Town Plan of 1891
- Figure 5: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1908
- Figure 6: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1922
- Figure 7: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1949
- Figure 8: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1970
- Figure 9: Areas of archaeological potential



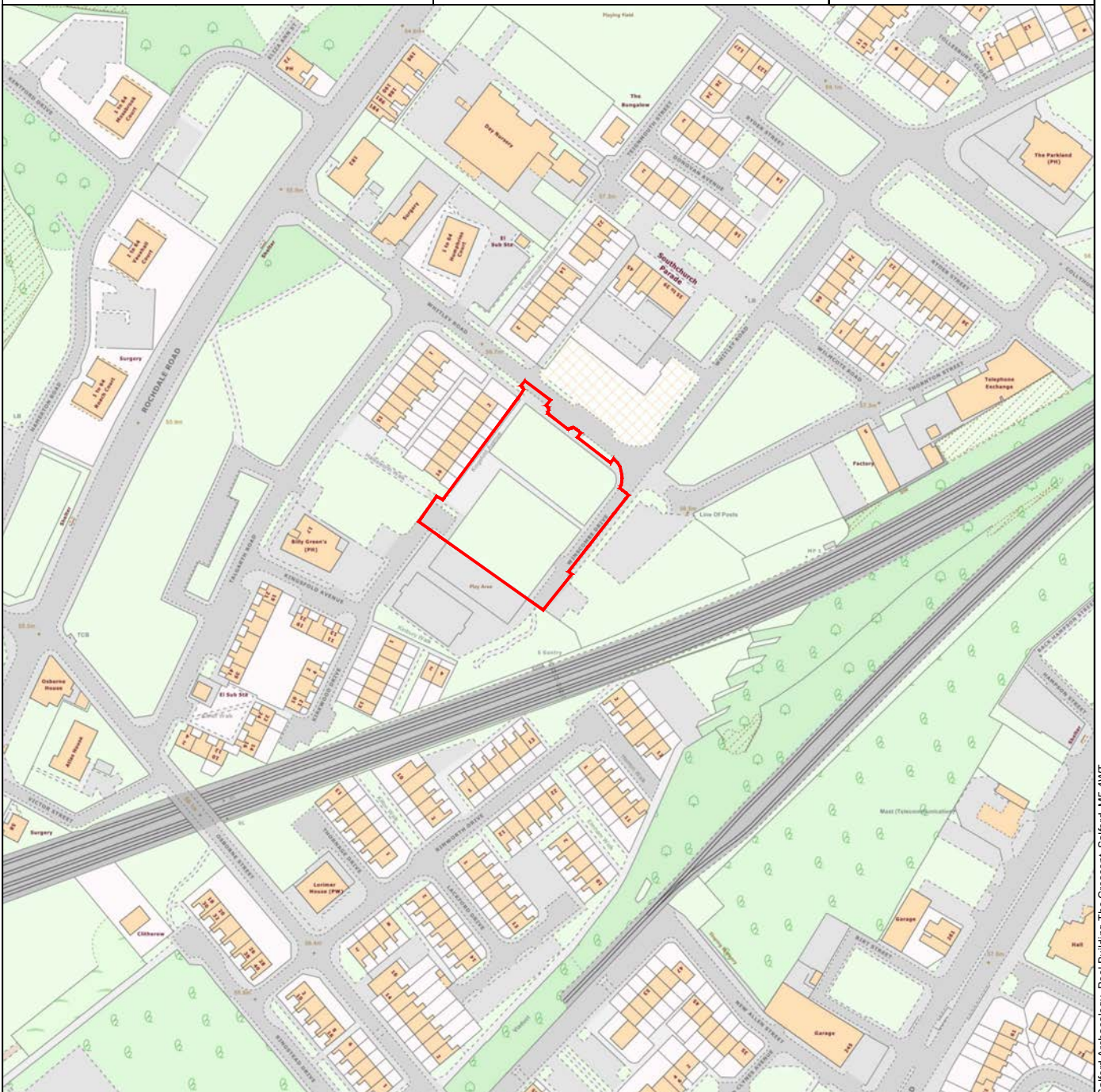
Figure 1:

Site Location

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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 1:750

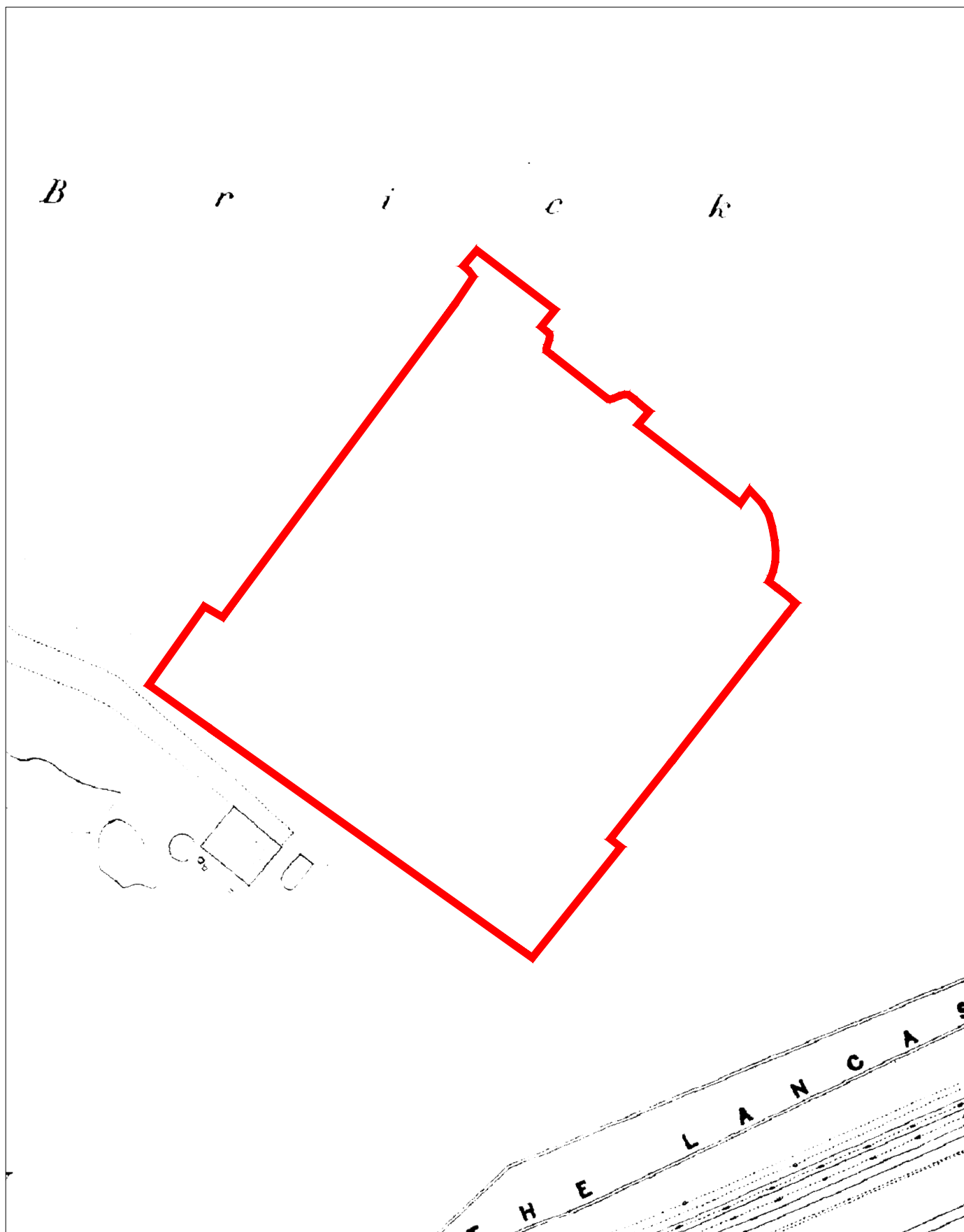


Figure 3:

Site Boundary Superimposed 1:1056 Town Plan of 1850

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Key:

— Site Boundary



SALFORD
ARCHAEOLOGY

0

50 m



Scale at A4 1:750



Figure 4:

Site Boundary Superimposed 1:500 Town Plan of 1891

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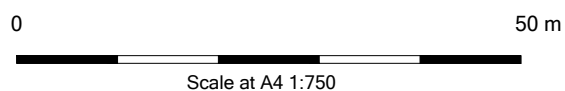


Key:

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SALFORD
ARCHAEOLOGY



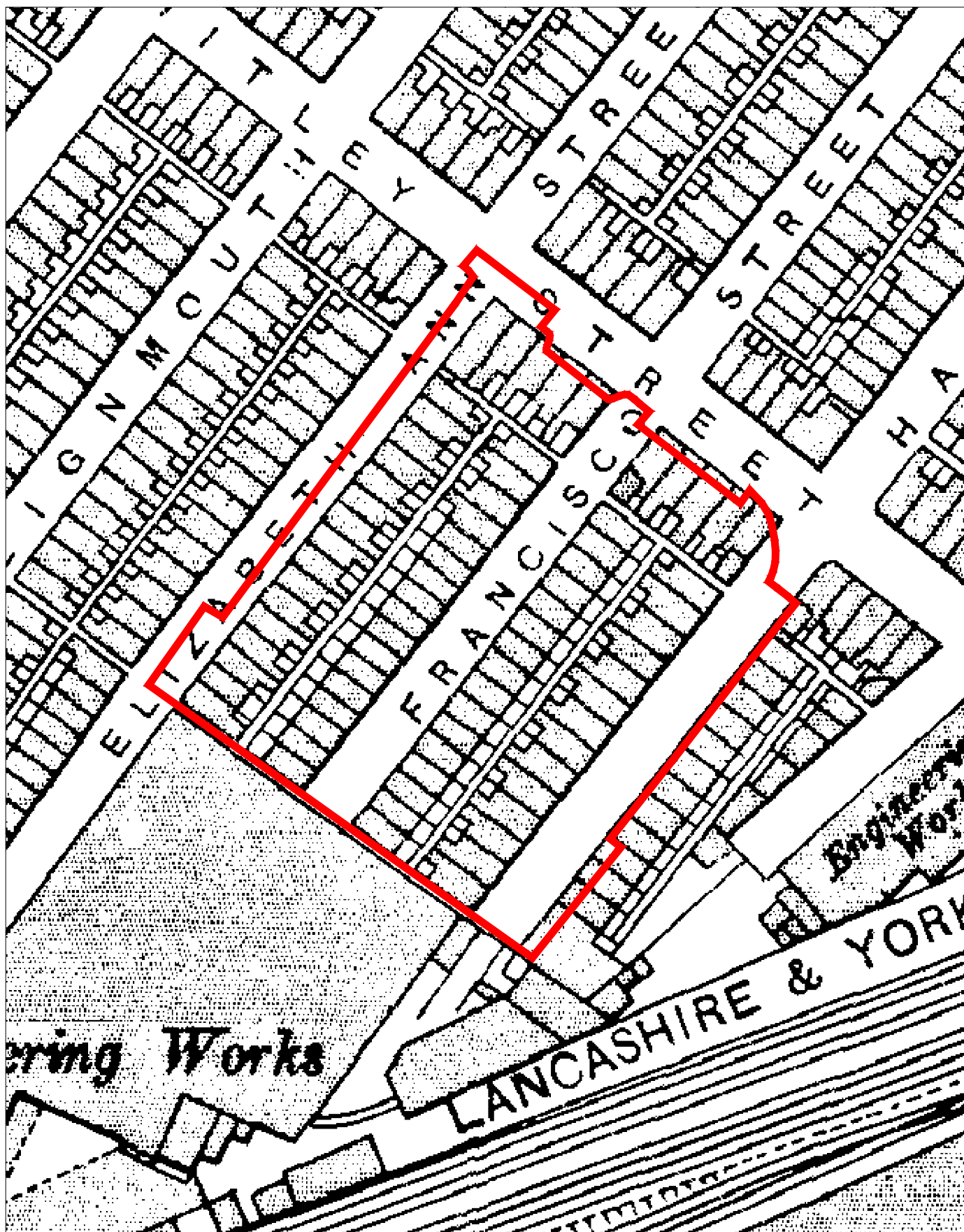


Figure 5:

Site Boundary Superimposed 1:2500 County Series Map of 1908

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Key:

— Site Boundary



**SALFORD
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0

50 m



Scale at A4 1:750



Figure 6:

Site Boundary Superimposed 1:2500 County Series Map of 1922

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Key:

— Site Boundary



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0

50 m



Scale at A4 1:750



Figure 7:

Site Boundary Superimposed 1:1250 National Grid Map of 1949

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Key:

— Site Boundary



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0



50 m

Scale at A4 1:750



Figure 8:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1970

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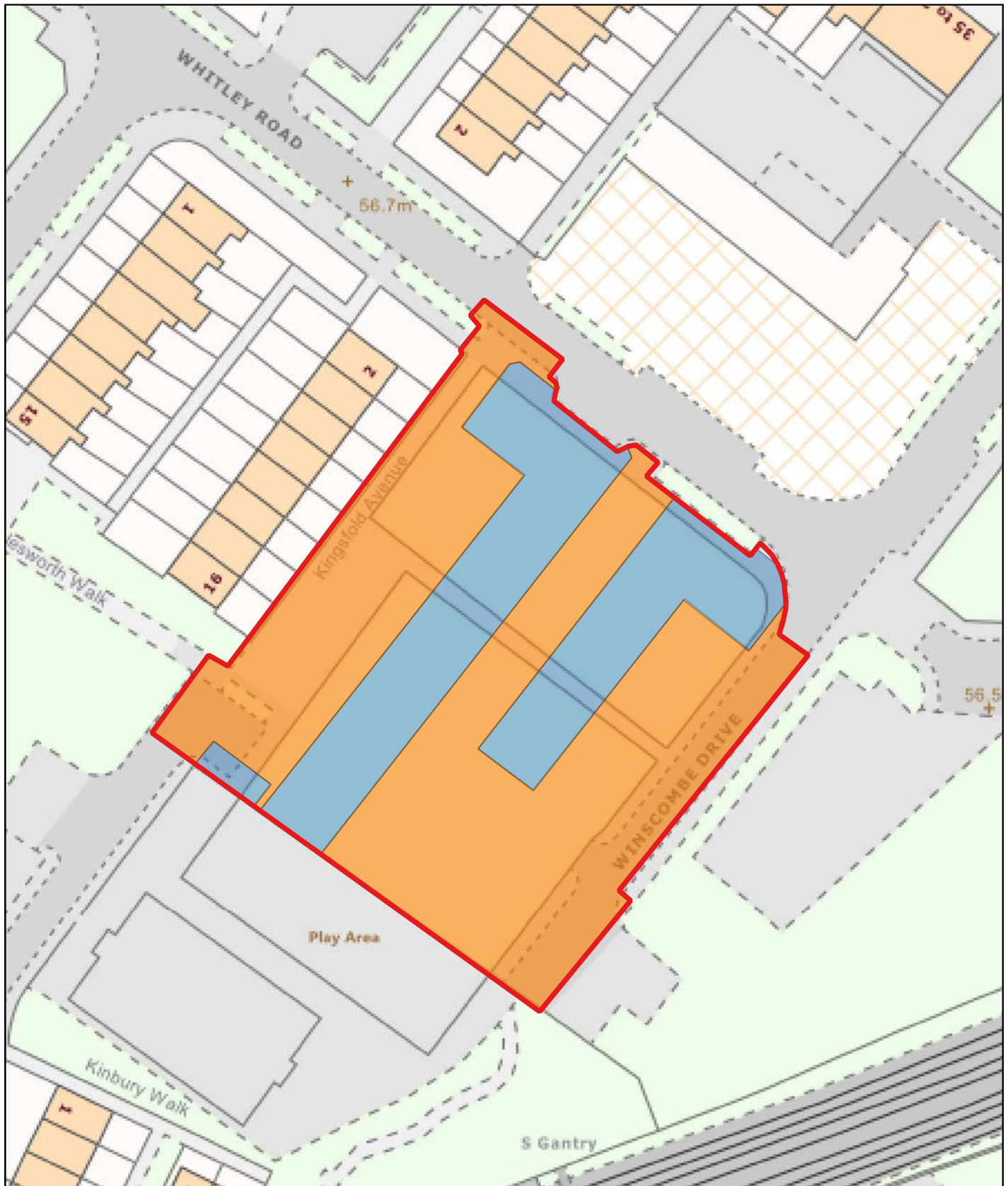
Key:

— Site Boundary



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0 20 m
Scale at A4 1:500



Key:



Site boundary



Potential for nineteenth-century cellars (GE03)



Other archaeological potential (GE01, GE02 and GE04)



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Figure 9:

Areas of archaeological potential

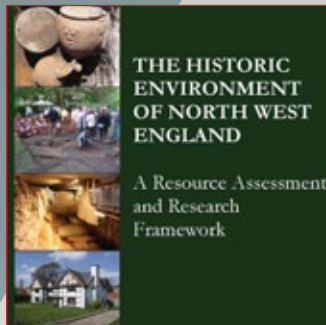
Contains Ordnance Survey data © Crown copyright and database right 2020

0 15 30 m

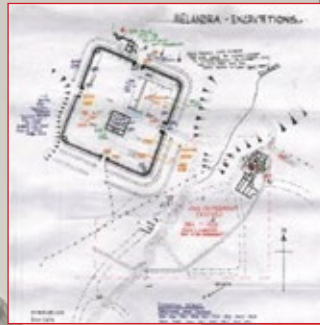




CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



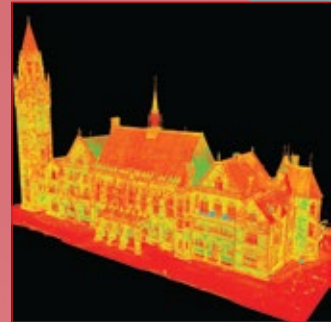
EXCAVATION



BUILDING SURVEY



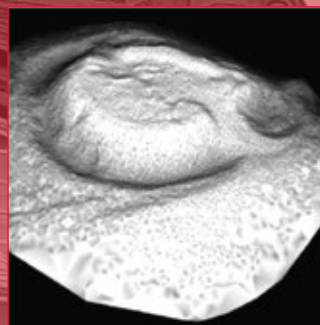
3D LASER SCANNING



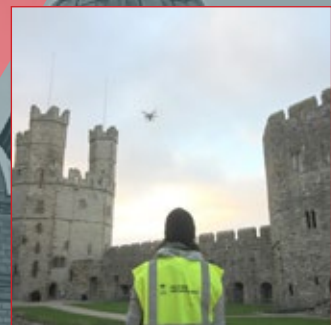
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



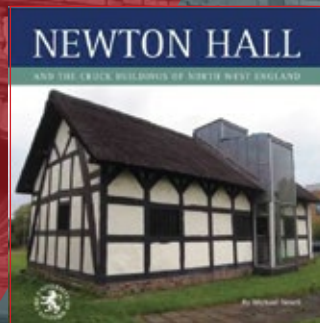
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



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