

Desk-Based Archaeological Assessment

Atlas Business Park, Simonsway, Wythenshawe,
Manchester M22 5PR

Presented to: Ridge and Partners LLP c/o AVIVA
Investors

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Delta-Simons Contact	Edward Carr (Edward.Carr@deltasimons.com)

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				Jim Bonnor Senior Consultant	Nansi Rosenberg Principal Consultant	Simon Johnson Unit Director

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Executive Summary

Delta-Simons Limited ("Delta-Simons") was instructed by Ridge and Partners LLP on behalf of AVIVA Investors ("the Client") to undertake the preparation of a Desk-based Archaeological Assessment to support a full planning application for redevelopment to provide c.411,300sq. ft of B8 type use with ancillary offices, associated parking, vehicular access, landscaping and associated works at Atlas Business Park, Simonsway, Wythenshawe, Manchester M22 5PR.

The study area contains 37 Historic Environment Records (HERs) entries, the majority of which are post-medieval in date. The study area also contains three events comprising a desk-based assessment and a trial trench evaluation based on Peel Hall, and a watching brief on Shadowmoss Road.

There are four designated assets within the study area and none within the Site itself and so there will be no direct effect on designated heritage assets.

There is no evidence for prehistoric or Roman activity within the study area. Archaeological sites dating from these periods are known from the wider area and the absence of evidence in the vicinity of the Site may be due to the lack archaeological fieldwork preceding much of the development in the area, the majority of it taking place in the 1960s: archaeological work in advance of the construction of the Manchester Airport second runway illustrates the potential for remains of this period to survive locally. On this basis it is difficult to rule out the possibility of remains of this date being present in the Site, though there is no reason to believe any such remains would be greater than Regional importance.

There is no evidence for medieval settlement or industrial activity within the Site. The Site is an area most likely to have been open fields or common at this time and remained as agricultural land into the post-medieval period. Remnants of the previous agricultural use of the land may survive (and there is evidence that trees of the enclosure landscape survive) though this would be of Negligible importance.

While it is clear that the western half of the Site will have been significantly impacted by the construction of the Ferranti Works, the level of disturbance on the eastern half appears to have been minimal.

It is recommended that the archaeological potential of the Site is clarified through field evaluation. The overgrown nature of the Site and uneven ground means that geophysical survey will not be feasible and so it is suggested that a programme of trial trenching is undertaken prior to commencement of development and that any significant archaeological remains revealed by this work are appropriately recorded and sampled. All work should be undertaken in accordance with a Written Scheme of Investigation approved by the Greater Manchester Archaeological Advisory Service. This is in accordance with the NPPF guidelines.

This report has been prepared by Prospect Archaeology Ltd on behalf of Delta-Simons.

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1.0 Introduction

1.1 Appointment

- 1.1.1 Delta-Simons Limited ("Delta-Simons") was instructed by Ridge and Partners LLP on behalf of AVIVA Investors (the "Client") to undertake the preparation of a Desk-based Archaeological Assessment to support a full planning application for redevelopment to provide c.411,300sq. ft of B8 type use with ancillary offices, associated parking, vehicular access, landscaping and associated works at Atlas Business Park, Simonsway, Wythenshawe, Manchester M22 5PR (the "Site").
- 1.1.2 This report was prepared by Prospect Archaeology Ltd on behalf of Delta-Simons.

1.2 Context and Purpose

- 1.2.1 The aim of this assessment is to provide:
- An assessment of the potential for heritage assets to survive within the area of study;
 - An assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
 - Strategies for further evaluation, whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined; and
 - Strategies to conserve the significance of heritage assets.

1.3 Scope of Works

- 1.3.1 The assessment of existing conditions has been based on a 'study area' extending 1000m from the boundary of the proposed development. This enables the significance of existing and potential heritage features to be considered in their local, regional, and national context. Further detail on the methodology is given in Section 3 below.

1.4 Limitations

- 1.4.1 The standard limitations associated with this assessment are presented in Appendix A.

2.0 Site Description

2.1 Site Location

- 2.1.1 Wythenshawe is about 8 miles south of Manchester City Centre. The Site is situated south of Simonsway, about 1.5km southeast of Wythenshawe civic centre, at National Grid Reference SJ 8385 8601.
- 2.1.2 The Site is c.9.8 ha in size, bounded to the north by Simonsway, to the South by Manchester Airport carparking, to the east by Styal Road and to the west by the Atlas Business Park.

2.2 Existing Site

- 2.2.1 The site of a former Ferranti Laboratory Works on the west side and a sports field in the east. The works is currently predominantly demolished: the gate house still stands and concrete roads and foundations can still be seen within the western half. In the eastern half the area is long grass with brambles and mature trees on the periphery. Saplings have taken over much of the Site.

2.3 Geology and Topography

- 2.3.1 The Site is largely flat at between 68-72m AOD.
- 2.3.2 It is situated in Bollin Mudstone Member in the east and Helsby Sandstone Formation in the west, all overlain on Devensian Till.

3.0 Legislation and Planning Policy Context

3.1 Legislative Framework

Ancient Monuments and Archaeological Areas Act 1979 (AMAAA)

- 3.1.1 The Act is the primary legislation protecting archaeological remains within the United Kingdom. It identifies as a duty of the Secretary of State the need to compile and maintain a schedule of ancient monuments of national importance, to allow for their preservation, so far as possible, in their current (at the time of scheduling) state.
- 3.1.2 A statement setting out current Government policy on the identification, protection, conservation and investigation of nationally important (both scheduled and nationally important non-scheduled) ancient monuments was published in October 2013 (DCMS 2013).
- 3.1.3 Where works to scheduled monuments are proposed for development-related purposes, the Secretary of State has particular regard to the following principles:
- Only in wholly exceptional cases will consent be granted for works could result in substantial harm to, or loss of, the significance of a Scheduled Monument; and
 - In cases that would lead to less than substantial harm to the significance of a Scheduled Monument the harm will be weighed against the public benefits of the proposal (DCMS 2013, para 20).
- 3.1.4 This legislative position is directly reflected in the National Planning Policy Framework (NPPF) which states that *"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss..."* (NPPF, para 195), and *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"* (NPPF, para 196).
- 3.1.5 Where consent is granted for works that could result in harm to, or loss of, the significance of a Scheduled Monument, conditions are expected to be imposed that provide for recording of information that adds to our understanding of the significance of that monument. Those conditions are likely to be designed to ensure that:
- The project design seeks to further the objectives of relevant international or national research frameworks;
 - Use is made of appropriately skilled teams with the resources to fully implement the project design to relevant professional standards (such as those published by the Institute for Archaeologists);
 - The project design provides for the full analysis, publication and dissemination of the results, including the deposition of reports in the relevant Historic Environment Record (HER), to a set timetable; and
 - Provision is made in the project design for the conservation and deposition of the site archive with a local museum or other public depository willing to receive it (DCMS 2013, para 21).

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1.6 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

3.1.7 In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

3.1.8 *"With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".*

The National Planning Policy Framework (NPPF) 2021

3.1.9 This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and revises the NPPF 2019.

3.1.10 Section 16 provides policy on 'Conserving and enhancing the historic environment'. Planning decisions have to be made from a position of knowledge and understanding with respect to the historic environment. Paragraph 194 states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impacts 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".

3.1.11 In paragraph 190, it is made clear that a balance must be sought, on the one hand sustaining and enhancing the significance of heritage assets and the positive contribution that they can make to communities, and on the other in considering the positive contribution that a new development could make to local character and distinctiveness.

3.1.12 The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. Any harm to, or loss of, the significance of a designated asset should require clear and convincing justification. Where substantial harm or loss is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be 'wholly exceptional' (para 200). In all cases the harm must be weighed against the public benefit (para 201/202).

3.1.13 As a footnote to para 200 the NPPF states that:

"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."

3.1.14 As is reflected in the DCMS 2013 statement on Government policy, it is made clear that undesignated heritage assets of national importance should be afforded the same consideration as designated assets of equivalent significance:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset" (para 197);"

3.1.15 In addition para 192 states that:

"Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment;
and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future."*

National Planning Practice Guidance (2014, updated 2019)

3.1.16 The National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in March 2014, updated in 2019 and provides guidance for planners and communities which will help deliver high quality development and sustainable growth in England. In terms of heritage, guidance entitled 'Conserving and enhancing the historic environment' sets out information with respect to the following:

- The recognition of the appropriate conservation of heritage assets forming one of the 'Core Planning Principles' that underpin the planning system;
- What the main legislative framework for planning and the historic environment is (Planning (Listed Buildings and Conservation Areas) Act 1990; Ancient Monuments and Archaeological Areas Act 1979; and Protection of Wrecks Act 1973);
- A definition of 'significance';
- Why significance is important in decision-taking;
- The considerations of designated and non-designated assets;
- The identification of non-designated heritage assets; and
- The considerations for when applications for planning permission are required to consult or notify English Heritage.

Non-Statutory Guidance

3.1.17 English Heritage Conservation Principles Policies and Guidance (EH 2008) defines the setting of historic assets as:

"the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape"

3.1.18 English Heritage (EH) draws a distinction between 'setting' and 'context' (paragraphs 76 and 77) and the document makes it clear that whereas 'setting' involves a localised area, 'context' is a wider concept involving *"any relationship between a place and other places, relevant to the values of that place"*.

3.1.19 Heritage values are considered under four main headings:

- Evidential Value derives from the potential for a place to yield evidence about past human activity.
- Historical Value derives from the ways in which past, people and events can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it.

3.2 Local Policy Guidance

- 3.2.1 Manchester's Local Development Framework Core Strategy Development Plan Document, Adopted 11th July 2012 contains the following relevant policy:

Policy EN 3 Heritage

- 3.2.2 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.

- 3.2.3 The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council on 21 July 1995. Manchester's Core Strategy was adopted on 11 July 2012 and replaces significant elements of the UDP as the document that sets out the long term strategic policies for Manchester's future development. Extant text of the UDP include the following policies:

20. Archaeology

- 3.2.4 DC20.1 The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

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

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

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

19. Listed Buildings

- 3.2.5 DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. Not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. Not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

- d. Seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract; and
- f. Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

4.0 Assessment Methodology and Significance Criteria

4.1 Buried Heritage

- 4.1.1 The study area is defined by a 1000m radius from the Site boundary. This was determined following an initial review of online resources, the current landscape character and consultation with Greater Manchester (GM) Environment Record (HER).
- 4.1.2 A search of the GM HER was undertaken to identify all non-designated assets, including archaeological sites, findspots, historic buildings and previous archaeological works. This statement reviews records of previous archaeological work within the study area.
- 4.1.3 A search has been undertaken of several online sources including Heritage Gateway, Magic Map, British Geological Survey (BGS) Geology of Britain Viewer and Old-Maps.
- 4.1.4 The historical development of the Site has been established through reference to these sources and is described in the Baseline Conditions section of this report. This has been used to identify areas of potential archaeological interest. Each area of archaeological potential has been assessed for its archaeological significance in geographical terms, although it should be noted that despite the national policy guidance's reliance on geographical significance, there is no statutory definition for these classifications:
- International – cultural properties in the World Heritage List, as defined in the operational guidelines for the implementation of the World Heritage Convention.
 - National – sites or monuments of sufficient archaeological/historical merit to be designated as Scheduled Ancient Monuments. Other sites or monuments may also be considered of national importance but not appropriate for scheduling due to current use(s) or because they have not yet been fully assessed.
 - Regional – sites and monuments of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.
 - Local – sites and monuments of archaeological or historical interest but that are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
 - Negligible – areas of extremely limited or no archaeological or historic interest. These commonly include areas of major modern disturbance such as quarries, deep basements etc.
- 4.1.5 The most recent guidance provided on assessing cultural heritage impacts, Principles of Cultural Heritage Impact Assessment in the UK (IEMA, IHBC and CIFA, 2021), emphasises the importance of and difference between describing a cultural heritage asset and understanding its significance in order to attribute importance and make informed judgements on potential harm.
- 4.1.6 The concluding chapter of this document summarises the findings and provides an opinion on the potential for archaeological remains to be identified, the likely importance of such remains should they exist and the likely impact of the proposed development. Recommendations for further work are provided.

5.0 Baseline Conditions

5.1 Study Area

- 5.1.1 The assessment of existing conditions has been based on a 'study area' extending 1000m from the boundary of the proposed development. Where significant local assets beyond the study area are known to have an extended setting, these assets have been included in the assessment. This enables the significance of existing and potential archaeological features to be considered in their local, regional and national contexts.
- 5.1.2 The assets (Figure 2; Appendix B) noted in the following text are collated from the GM HER and the National Heritage List for England and have been given the prefixes HER and NHL respectively. Archaeological events are prefixed EGM. Known and suspected archaeological remains are summarised and discussed in the following sections.

5.2 Designated Heritage Assets

- 5.2.1 There are four designated assets within the study area. Located just over 600m to the northwest of the Site is a scheduled monument defining the site of Peel Hall Moated Site (NHL1017861) and the Bridge of Approach over Moat to Former Peel Hall (NHL1246662), which is a Grade II listed building. Just across Simonsway to the north is the Grade II listed Chamber Hall (NHL1254685) and Barn Approximately 5m South of Farmhouse at Chamber Hall (NHL1254686), which is also Grade II.

Table 1: Designated Assets

Reference	Name/Description	Grade
NHL1017861	Peel Hall Moated Site	Scheduled monument
NHL1246662	Bridge of approach over Moat to former Peel Hall	Listed Building (LB) Grade II
NHL1254685	Chamber Hall	LB Grade II
NHL1254686	Barn Approximately 5m South of Farmhouse at Chamber Hall	LB Grade II

5.3 Undesignated Heritage Assets

- 5.3.1 The study area contains 37 HER entries, the majority of which are post-medieval in date. The study area also contains three events comprising a desk-based assessment (EGM3831) and a trial trench evaluation (EGM3901) based on Peel Hall, and a watching brief on Shadowmoss Road (EGM4731).

Prehistoric - Roman (10,000BC - 410AD)

- 5.3.2 There is no evidence for prehistoric or Roman period activity within the study area.
- 5.3.3 While the archaeology of the prehistoric periods is not well understood beyond the upland zone in Greater Manchester (Radford 2019), there is some evidence. Mesolithic activity has been observed at Chat Moss in Salford and along the Mersey Valley. Notable concentrations of early prehistoric material are known from Manchester City Centre, Cheetham Hill and Moss Side (GMAU 2011).
- 5.3.4 Neolithic lithic material appears concentrated on the river terrace gravels and higher ground along the Mersey, Goyt and Thame valleys (GMAU 2011). Excavations ahead of the construction of the second runway at Manchester Airport revealed the remains of houses and associated



structures and pits containing Neolithic and early Bronze Age pottery (GMAU 2009). Bronze Age barrows are located on hilltops around Stockport.

- 5.3.5 Iron Age and Roman period sites are known from excavations and other evidence elsewhere in Greater Manchester: excavations at Mellor identified a multi-period site (GMAU 2008), featuring a peak in settlement activity in the Iron Age and Roman periods. Based on such evidence it can be anticipated that further late prehistoric and Roman remains exist in the Stockport area (GMAU 2011). There are Roman forts known near Stockport and in Manchester; rural settlement activity in this southern area of Greater Manchester is mostly restricted to isolated farmsteads in the various valleys (Radford 2019), though only limited excavation has taken place: in Bramhall and there is a cluster of finds, including coins, and a probable road alignment suggest a Romano-British settlement site at Cheadle (GMAU 2011).

Early Medieval & Medieval (5th - mid-16th centuries)

- 5.3.6 There is no evidence for Early Medieval activity in the study area. The name Wythenshawe is from the Old English words *wīðign* and *sceaga* meaning 'willow copse'¹.
- 5.3.7 The Site is within the township of Northern Etchells which, combined with the townships of Baguley and Northenden, made up the modern rural district of Wythenshawe, established in 1931 when this part of Cheshire was merged with Manchester. Although the district is a modern creation, the name Wythenshawe is first mentioned in a charter of 1316 in relation to Wythenshawe Hall and park over to the northwest (Shercliff, 1974), although Ormerod offers c.1290 for the first reference².
- 5.3.8 In the Domesday Book the manor of Northenden was held by Wulfgeat prior to 1066 and given to Bigot of Les Loges and Ranulf after the conquest at which time it had been reduced to waste, presumably as part of King William's subjugation of the northern revolts in 1070. Northern Etchells township was part of Bigot's lands and came to be known as the manor of Etchells (the first use of the name Etchells is in 1154), which included the Stockport Etchells township, the boundary between the two being the Gatley Brook. Ownership of the two elements of the manor eventually descended to the Ardernes of Aldford in 1349 and then, after several changes of ownership, to the Tatton family in 1556/7 who also held the Northenden manor to the north (Shercliff 1974).
- 5.3.9 The Etchells manor house was at Peel Hall (NHL1017861), constructed by John de Arderne in the mid-14th century. The hall was partially demolished in 1809 and the remainder used as a farmhouse, within which it is reported that medieval fabric remained (HER13878.1.0). A stone bridge (probably 17th century in date but on the site of a medieval predecessor) survives giving access to the central platform of the moat (NHL1246662).

Post-medieval - Modern Periods (mid-16th - present)

- 5.3.10 The remaining portion of Peel Hall known as Peel Hall Farmhouse (HER13878.1.0) was a structure largely of 17th century date with extensions added in the late 19th and early 20th centuries. Historic mapping of the 1830s onwards shows the farmhouse was surrounded by a complex of outbuildings, some within the moat (HER13879.1.0) and some beyond (HER13880-3.1.0, 13885-7.1.0). There was also a well/tank (HER13884.1.0) and a couple of ponds (HER13888-9.1.0).
- 5.3.11 Chamber Hall (NHL1254685) was built c.1703; the door and stone lintel suggest it replaced an earlier house. The barn (NHL1254686) to the south also bears the same date. The hall is shown on Burdett's map of Cheshire on which the settlement of Heald Green is shown, labelled 'Green' (HER13024.1.0). There are cottages, possibly 18th century, on Daisy Bank Lane (HER13074.1.0 and HER13073.1.0) and several other buildings can be traced in the surrounding settlements on 19th century mapping: two large buildings are shown on Styal Road in 1841 (HER13021.1.0); Daisy Bank Farm, a farm and outbuildings of the 18th century (HER13072.1.0). Further to the east are the site of Motcombe Farm, possibly 18th century (HER13022.1.0); the site of The Meadows

¹ <https://epns.nottingham.ac.uk/browse/Cheshire/Northenden/53283644b47fc408560011a1-Wythenshawe>

² <https://epns.nottingham.ac.uk/browse/Cheshire/Northenden/53283644b47fc408560011a1-Wythenshawe>

(HER13023.1.0), also possibly 18th century; the site of Tanyard and Bark Mill/Brook House and Beech House (HER13039.1.0); and the site of the 19th century Kelsal House (HER13038.1.0).

- 5.3.12 A group of buildings at Moss Nook (HER2029.1.0) is also shown on Burdett's map in an area labelled 'Shadow Moss'. In the vicinity, historic mapping shows several structures existing in 1819: Shadow Moss Farm (HER8391.1.0); a house and barn (HER2222.1.0); Rose Cottage and Cherry Tree Cottage (HER2223.1.0); Shadow Moss Cottage (HER2220.1.0); Moss Side and Stable Meadow (HER2218.1.0); Primrose Cottage (HER2209.1.0); Smithy Farm (HER2207.1.0). The Tatton Arms Public House (HER9034.1.0) is shown on a map of 1830 and a house at Moss Nook (HER2208.1.0) is shown on the 1831 map.
- 5.3.13 A field name, 'Smithy Croft' is noted on the Tithe Map of 1841 to the southeast of Heald Green, suggesting a smithy close by (HER15234.1.0). To the southeast the tithe map records the name 'kiln field' (HER13053.1.0) and another to the east of Moss Nook (HER2205.1.0).
- 5.3.14 There is nothing to suggest that the Site was used for anything other than agriculture through the post-medieval period. The map of the Tatton Estate of 1830 (Fig. 5) shows the majority of the Site was not within the estate and had presumably been sold off at an earlier date. The Tithe Map of 1841 confirms this pattern of ownership and records the owners, tenants and field names for the Site as follows:

Plot No.	Landowner	Tenant	Field Name	Crop
160	John Walker	Himself	Barn Field	Meadow
161	John Walker	Himself	Nearer Mean Field	Meadow
162	John Walker	Himself	Farther Mean Field	Meadow
163	John Walker	Himself	Farther Hey	Meadow
164	John Walker	Himself	Nearer Hey	Meadow
185	Thomas Tatton	John Simpson	Long Croft	Meadow
349	Thomas Tatton	John Simpson	Cow Lane	-
351	Thomas Tatton	John Simpson	Alder Croft	Arable
352	Thomas Tatton	John Simpson	Lambs Field	Arable
353	Thomas Tatton	John Simpson	Barn Field	Pasture
357	Thomas Tatton	John Simpson	Bolshaw	Meadow

- 5.3.15 In 1909 the Heald Green Station (HER13047.1.0) was opened on the London and North Western Railway, east of Heald Green.
- 5.3.16 Planning for the Ferranti Laboratory works began in 1950. The laboratory was opened in June 1954³ and was used in the development of guided weapons systems⁴. Ferranti filed for bankruptcy in 1993 and the buildings of the Wythenshawe works were demolished by 2016.

³ <https://www.mainstreammodern.co.uk/CaseStudies.aspx/Detail/133/ferranti-laboratories>

⁴ <https://www.28dayslater.co.uk/threads/ferranti-wythenshawe-atlas-business-centre-manchester-december-2011.67435/>

5.4 Map Regression

Burdett's Map of Cheshire, 1777 (Fig. 4)

- 5.4.1 The Site can only be located approximately. Chambers Hall is shown and Heald Green is labelled 'Green'.

Plan of the Estates belonging to Thomas Tatton, 1830 (Fig. 5)

- 5.4.2 The map is a photographic copy of the original and so the text is difficult to make out. Several fields within the Site are not within the Tatton estate and are ascribed to ?Thomas Massey.

Etchells Tithe Map, 1841 (Fig. 6)

- 5.4.3 The pattern of ownership displayed in the 1830s map is replicated here. The fields are agricultural, split between meadow, pasture and arable. The two Barn fields (Plots 160 and 353) are each located adjacent to existing buildings. A pond is located in the very southeast corner. The lane in the southwest corner is referred to as Cow Lane on the apportionment.

Ordnance Survey, 1882 1:10,560 (Fig. 7)

- 5.4.4 Cow Lane has largely disappeared, though a remnant is preserved in a track that extends north-south through the western half of the Site. Plantations have appeared in the centre of the Site and on the southern boundary.

Ordnance Survey 1887 1:2500 (Fig. 8)

- 5.4.5 Cow Lane has reappeared as a wide driveway on the western boundary.

Ordnance Survey 1898 1:2500 (Fig. 9)

- 5.4.6 Cow Lane is shown as reduced again.

Ordnance Survey 1909 1:2500 (Fig. 10)

- 5.4.7 No significant change.

Ordnance Survey 1911 1:10,560 (Fig. 11)

- 5.4.8 No significant change.

Ordnance Survey 1934-5 1:2500 (Fig. 12)

- 5.4.9 No significant change.

Ordnance Survey 1954 1:10,000 (Fig. 13)

- 5.4.10 No significant change.

Ordnance Survey 1961-3 1:2500 (Fig. 14)

- 5.4.11 The Site and locality have undergone a significant transformation. The rural character has been replaced by housing and industrial buildings along with the construction of Simonsway. The Site is now occupied by the Ferranti Works buildings over its western half and a sports field to the east, including tennis courts in the northeast corner. In places, old field boundaries can be picked out in the line of remaining trees. The pond in the southeast corner is no longer shown.

Ordnance Survey 1967 1:10,000 (Fig. 15)

- 5.4.12 No significant change.

Ordnance Survey 1977 1:10,000 (Fig. 16)

- 5.4.13 A small building has been added to the works.

5.5 Aerial Imagery and Historic Landscape Characterisation

- 5.5.1 Satellite imagery shows that between 2013 and 2016 the Ferranti Works buildings were demolished to slab level and the rubble stockpiled on the western half of the Site. Since then, vegetation has spread across much of the Site.
- 5.5.2 Historic Landscape Characterisation describes the western side of the Site as certain post-medieval piecemeal enclosure and the eastern side as probable piecemeal enclosure.

5.6 Site Conditions

- 5.6.1 A Site visit was undertaken on 15th September 2022. The Site presented as on satellite images: on the western part of the Site the gatehouse at the main entrance and a power control room were still standing near to Simonsway. Roadways and floor slabs were still visible, but the rest of the buildings had been removed with only a few low walls surviving in carparking areas. The rubble had been piled in a main dump about 2m high and also spread around the surrounding area. The eastern half of the Site was long grass and very uneven underfoot. Around the periphery were thick areas of undergrowth. Some particularly mature trees were evident in the northeast corner of the Site, probably representing survivors from the enclosure field boundaries, but the Site was also strewn with saplings.

6.0 Assessment

6.1 Archaeological Potential

- 6.1.1 There is no evidence for prehistoric or Roman activity within the study area. Archaeological sites dating from these periods are known from the wider area and the absence of evidence in the vicinity of the Site may be due to the lack archaeological fieldwork preceding much of the development in the area, the majority of it taking place in the 1960s: archaeological work in advance of the construction of the Manchester Airport second runway illustrates the potential for remains of this period to survive locally. On this basis it is difficult to rule out the possibility of remains of this date being present in the Site, though there is no reason to believe any such remains would be of greater than Regional importance.
- 6.1.2 There is no evidence for medieval settlement or industrial activity within the Site. The Site is an area most likely to have been open fields or common at this time and remained as agricultural land into the post-medieval period. Remnants of the previous agricultural use of the land may survive (and there is evidence that trees of the enclosure landscape survive) though this would be of Negligible importance.
- 6.1.3 The works itself is almost completely demolished and the surviving buildings of Negligible heritage interest. The previous development of the Site will have had a significant impact on any archaeological remains and as such the western half of the Site holds little potential.

6.2 Effects of Proposed Development

Description of Development

- 6.2.1 The proposal is to erect five new warehouse and office units, representing c. 411,300sq feet, with associated carparking and access, services and drainage. Ecological zones are proposed around the periphery, most notably in the north and southeast corners.

Archaeological Impact

- 6.2.2 It is expected that the works will have a significant impact on any surviving archaeology within the Site through the stripping of topsoil and excavation of foundations for buildings, services and drainage.

7.0 Conclusions and Recommendations

- 7.1.1 There will be no direct effect on designated heritage assets.
- 7.1.2 While it is clear that the western half of the Site will have been significantly impacted by the construction of the Ferranti Works, the level of disturbance on the eastern half appears to have been minimal. No evidence can be presented for anything but a Negligible potential for significant remains of the medieval periods and later, however the potential for earlier remains is unknown, due largely to a dearth of archaeological work undertaken in advance of development from the 1960s onwards in this area of Manchester. On this basis, it is not possible to dismiss the potential for prehistoric and/or Roman archaeology.
- 7.1.3 It is recommended that the archaeological potential of the Site is clarified through field evaluation. The overgrown nature of the Site and uneven ground means that geophysical survey is not feasible and so it is suggested that a programme of trial trenching is undertaken prior to the commencement of development and that any significant archaeological remains revealed by this work are appropriately recorded and sampled. All work should be undertaken in accordance with a Written Scheme of Investigation approved by the Greater Manchester Archaeological Advisory Service. This is in accordance with the NPPF guidelines.

8.0 References

8.1 Published Documentary Sources

- Williams, A., & Martin, G., (Eds) 1992 Domesday Book: A Complete Translation
- GMAU, 2009 Greater Manchester Urban Historic Landscape Characterisation Manchester District Report, Greater Manchester Archaeology Unit
- GMAU, 2011 Greater Manchester Urban Historic Landscape Characterisation Stockport District Report, Greater Manchester Archaeology Unit
- GMAU, 2008 Excavations at the Old Vicarage, Mellor, Stockport. An Interim Report on the 2007 Season Greater Manchester Archaeology Unit
- Ormerod, G, 1882, The History of the County Palatine and City of Chester
- Radford, A, 2019, Archaeological Strip Map and Record, Thorley Lane, Wythenshawe, Manchester, Salford Archaeology Report No: SA/2019/68
- Shercliff, W, H, 1974 Wythenshawe. A History of the Townships of Northenden, Northern Etchells and Baguley Volume 1: to 1926 Northenden Civic Society

8.2 Cartographic / Archival Sources

- 1882 Ordnance Survey Edition
- 1887 Ordnance Survey edition
- 1898 Ordnance Survey edition
- 1909 Ordnance Survey edition
- 1911 Ordnance Survey edition
- 1934-5 Ordnance Survey edition
- 1954 Ordnance Survey edition
- 1961 Ordnance Survey edition
- 1967 Ordnance Survey edition
- 1977 Ordnance Survey edition
- Burdett's Survey of the County of Cheshire 1777
- Etchells Tithe Map 1841
- Plan of the estates belonging to Thomas William Tatton, Esq. in the township of Etchells in the parishes of Northenden and Stockport. 21" = 1 mile. William Nevil, surveyor, Knutsford, 183001

8.3 Digital Sources

- <http://kepn.nottingham.ac.uk/>
- <https://epns.nottingham.ac.uk/browse/Cheshire/Northenden/53283644b47fc408560011a1-Wythenshawe>
- www.bgs.ac.uk



- www.british-history.ac.uk
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- www.domesdaybook.net/
- www.heritagegateway.org.uk
- www.magic.gov.uk
- www.mainstreammodern.co.uk
- www.nationalarchives.gov.uk
- www.old-maps.co.uk
- www.pastscape.org.uk
- www.visionofbritain.org.uk

9.0 Figures



Figure 1 Location Map (OS opendata)

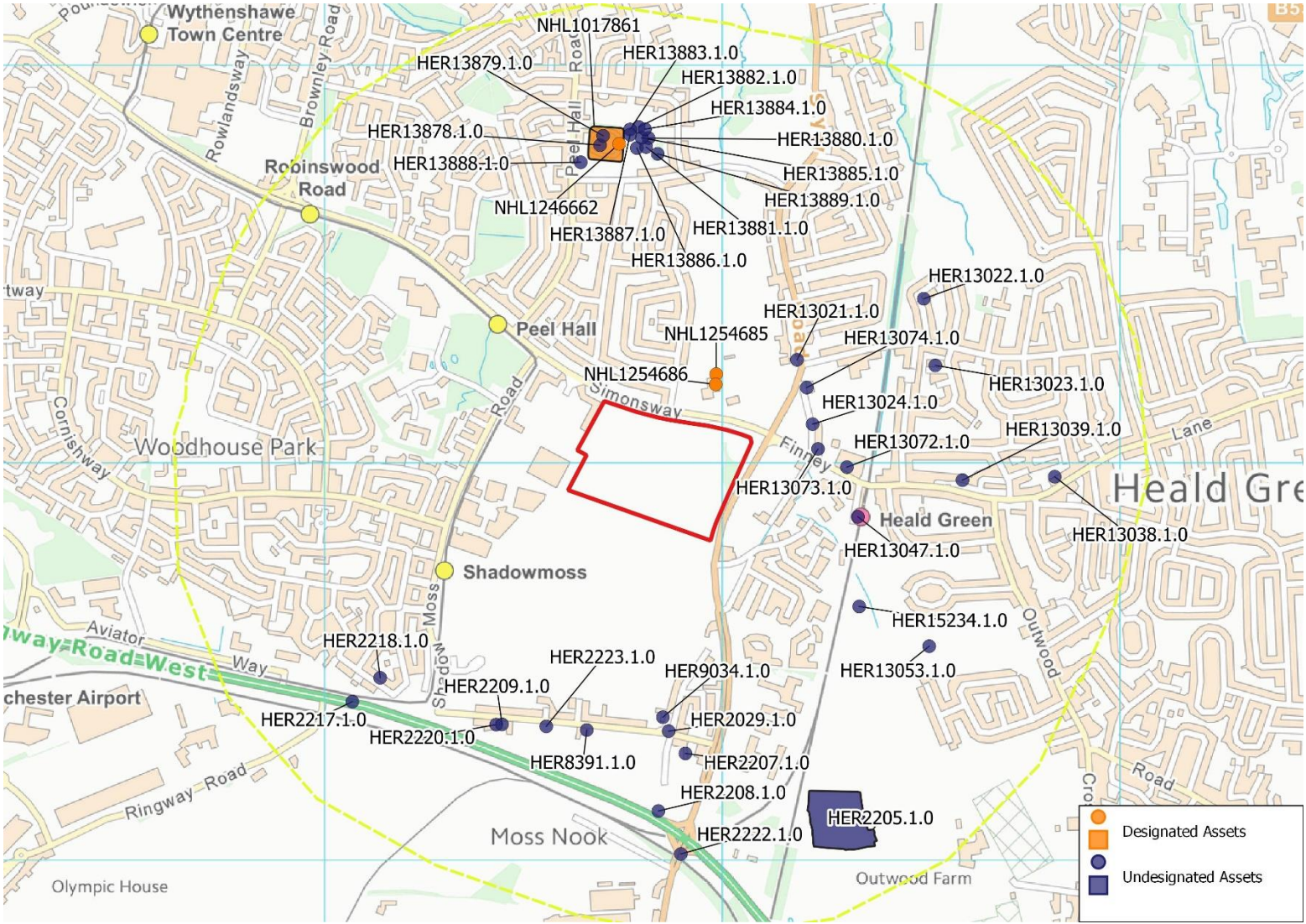


Figure 2 Heritage Assets (Greater Manchester HER)

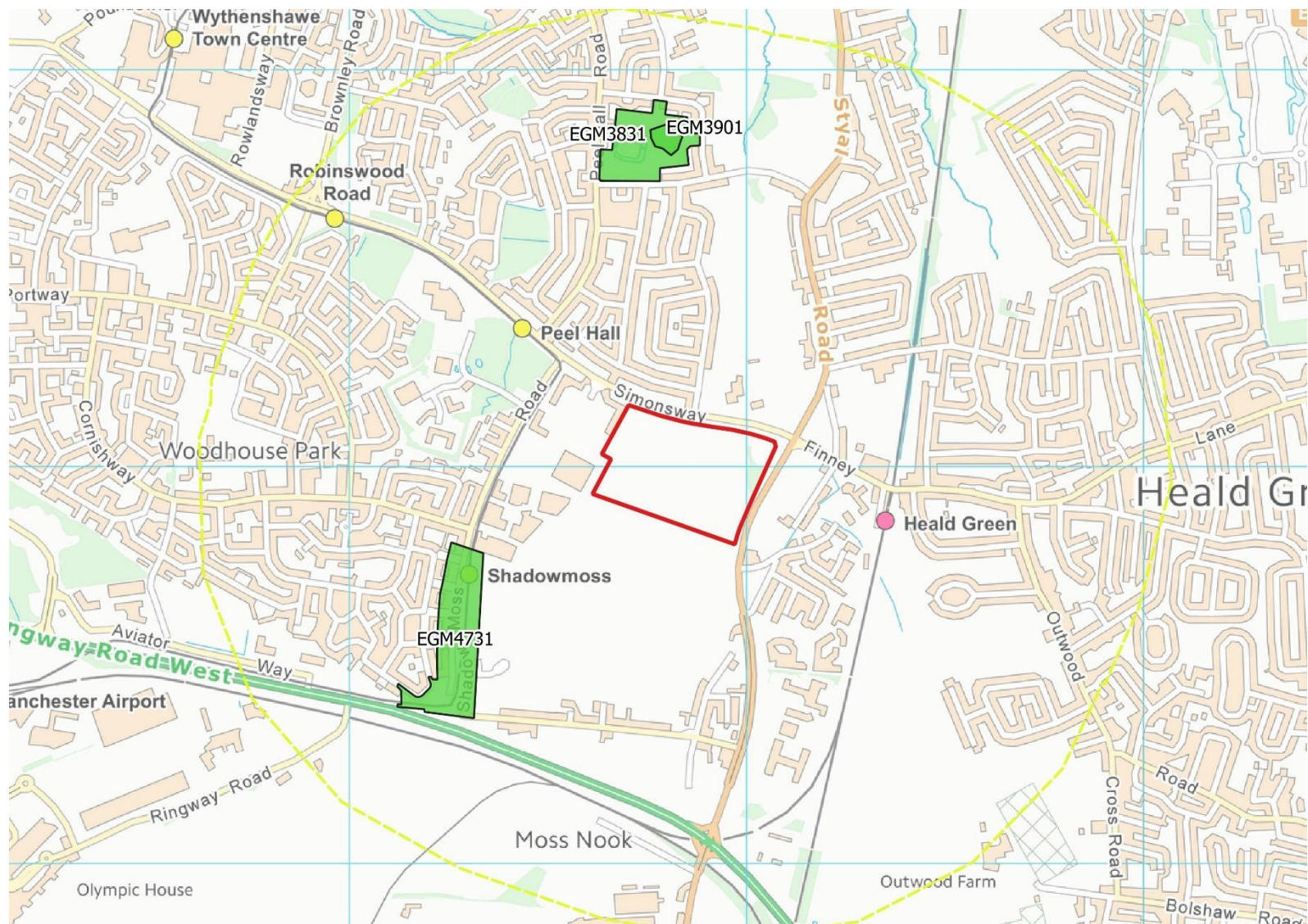


Figure 3 Events (Greater Manchester HER)



Figure 4 Burdett's Survey of Cheshire 1777



Figure 5 Nevil's Plan of the Estate of Thomas Tatton, 1830



Figure 6 Etchells Tithe Map 1841

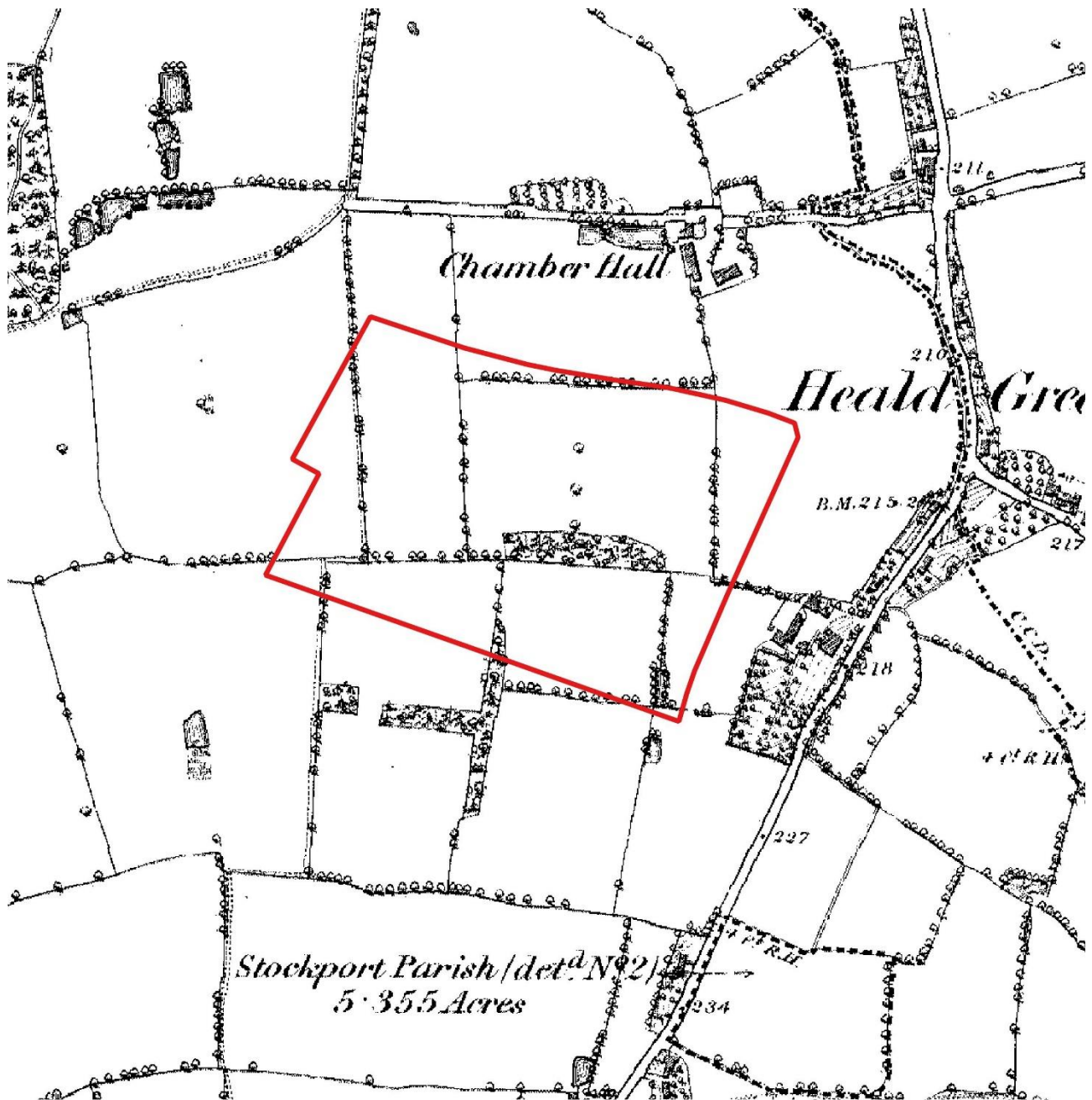


Figure 7 Ordnance Survey 1882, 1:10,560

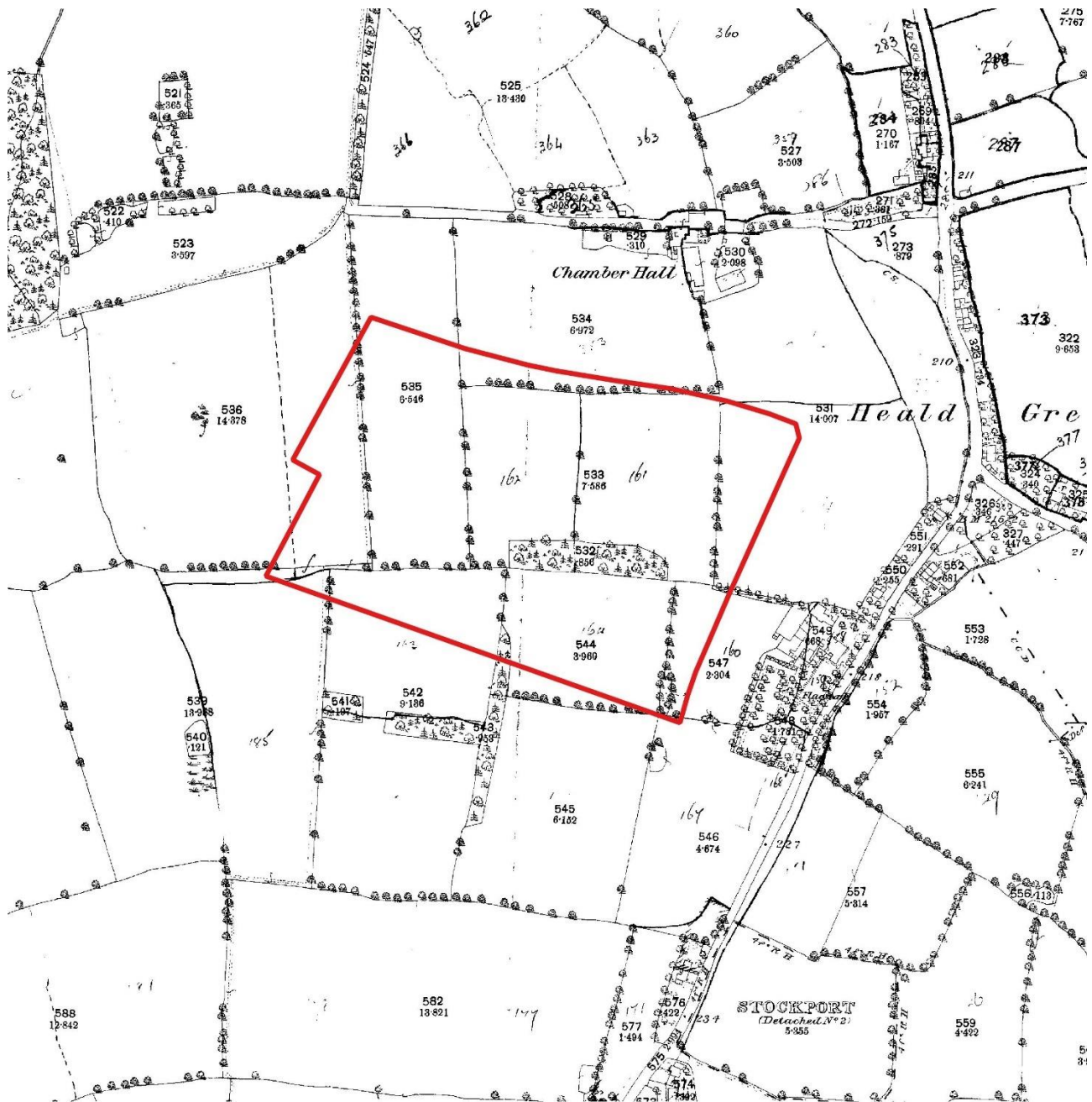


Figure 8 Ordnance Survey 1887, 1:2500

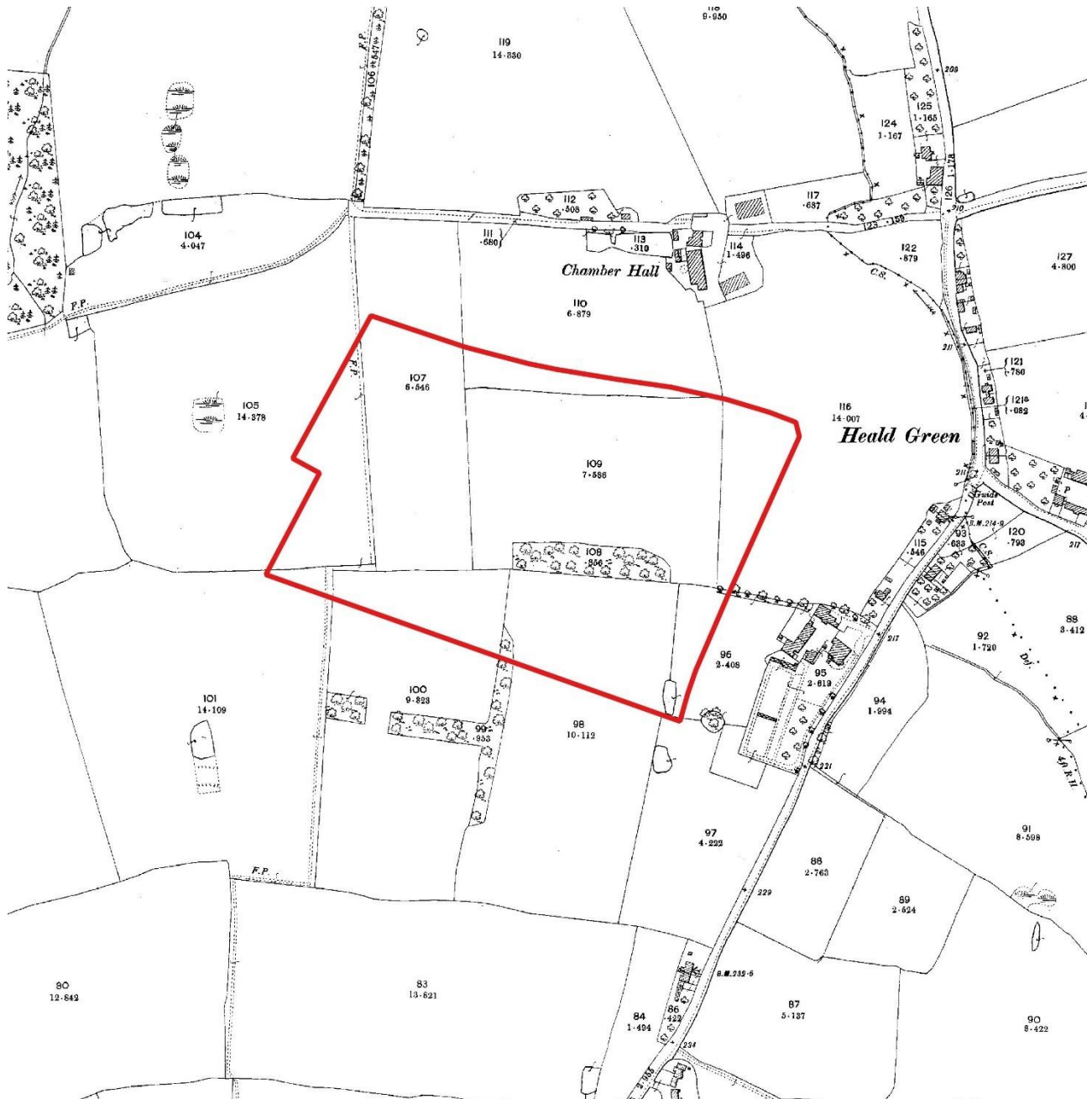


Figure 9 Ordnance Survey 1898, 1:2500

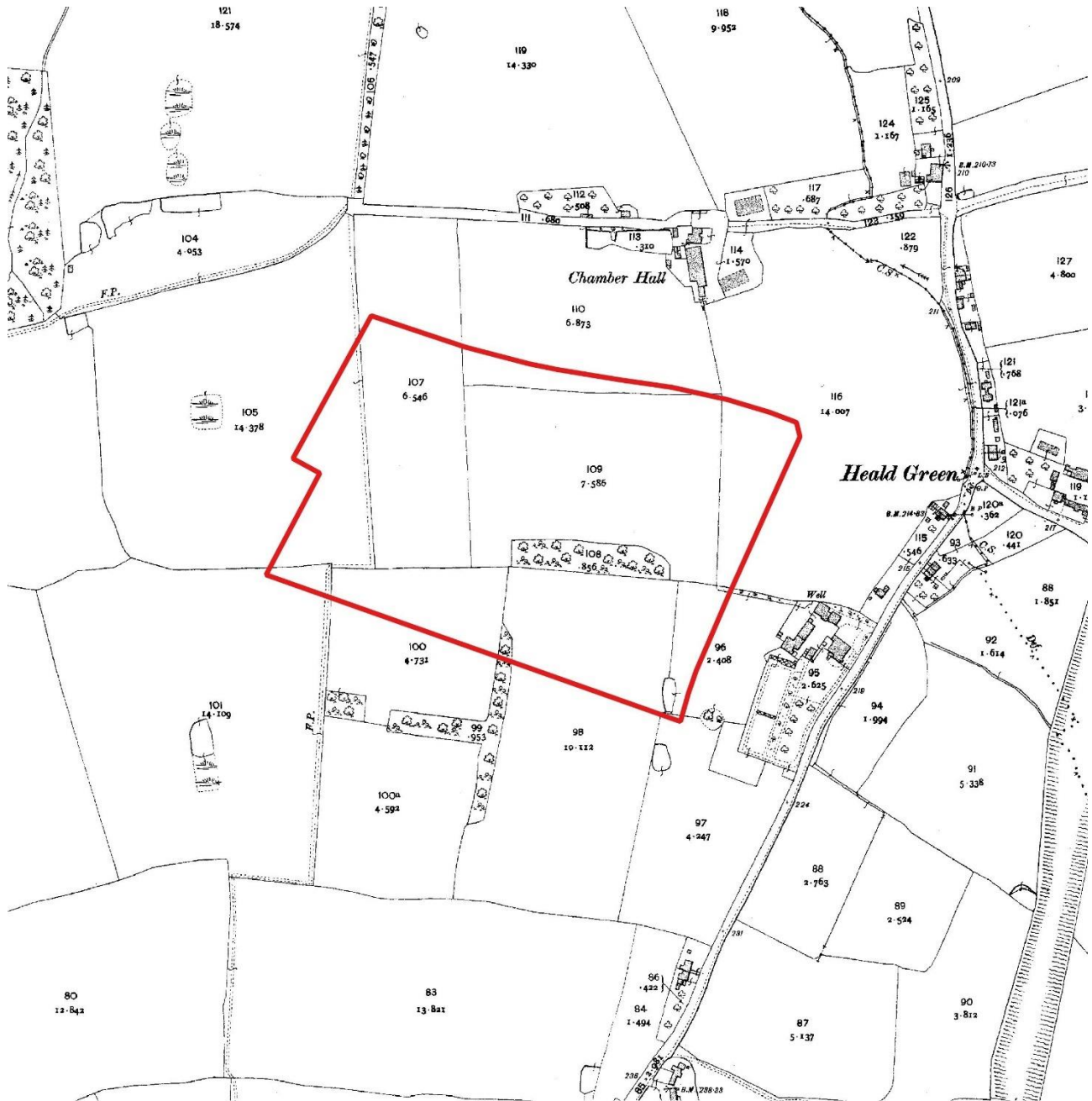


Figure 10 Ordnance Survey 1909, 1:2500

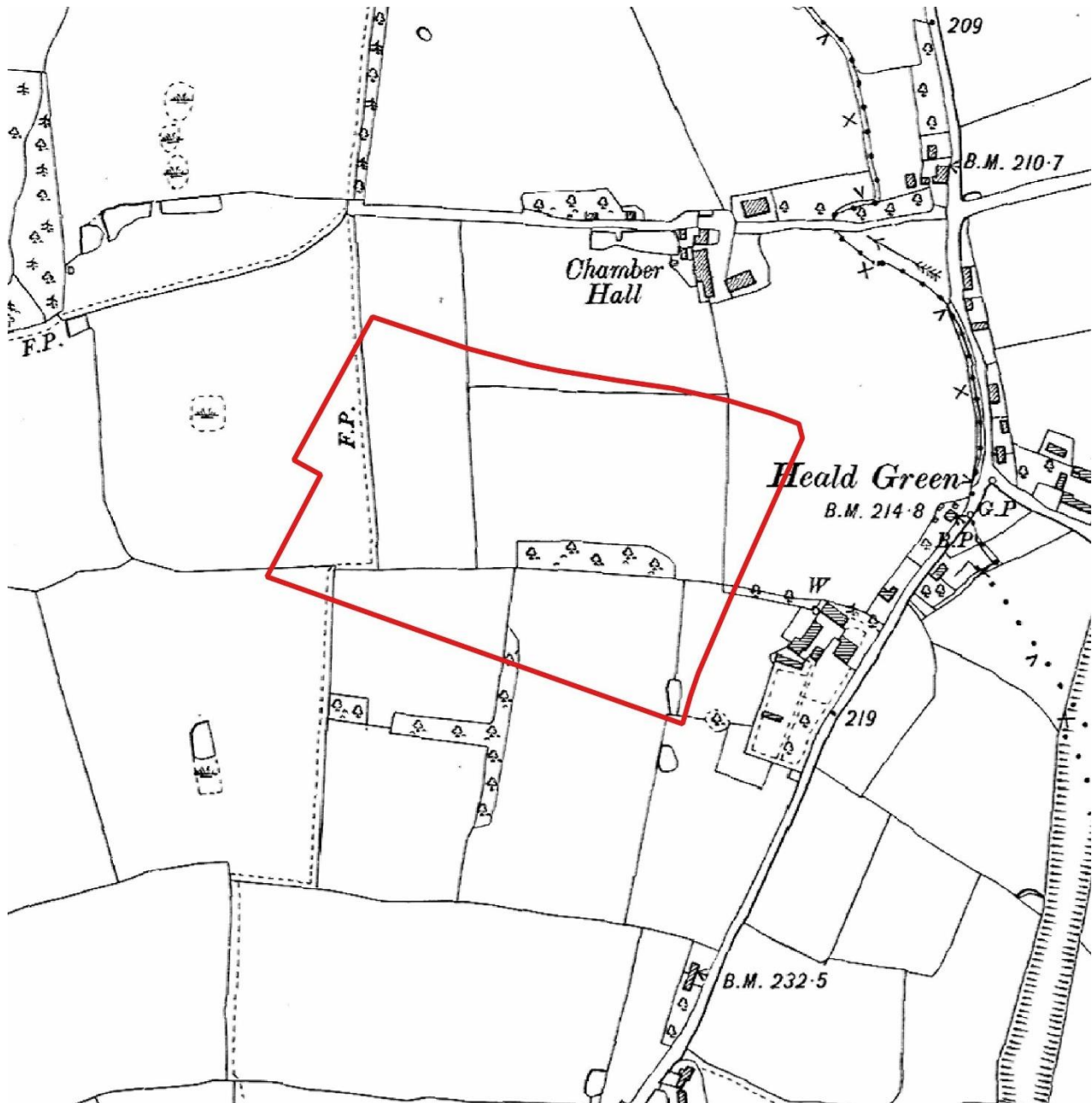


Figure 11 Ordnance Survey 1911 1:10,560

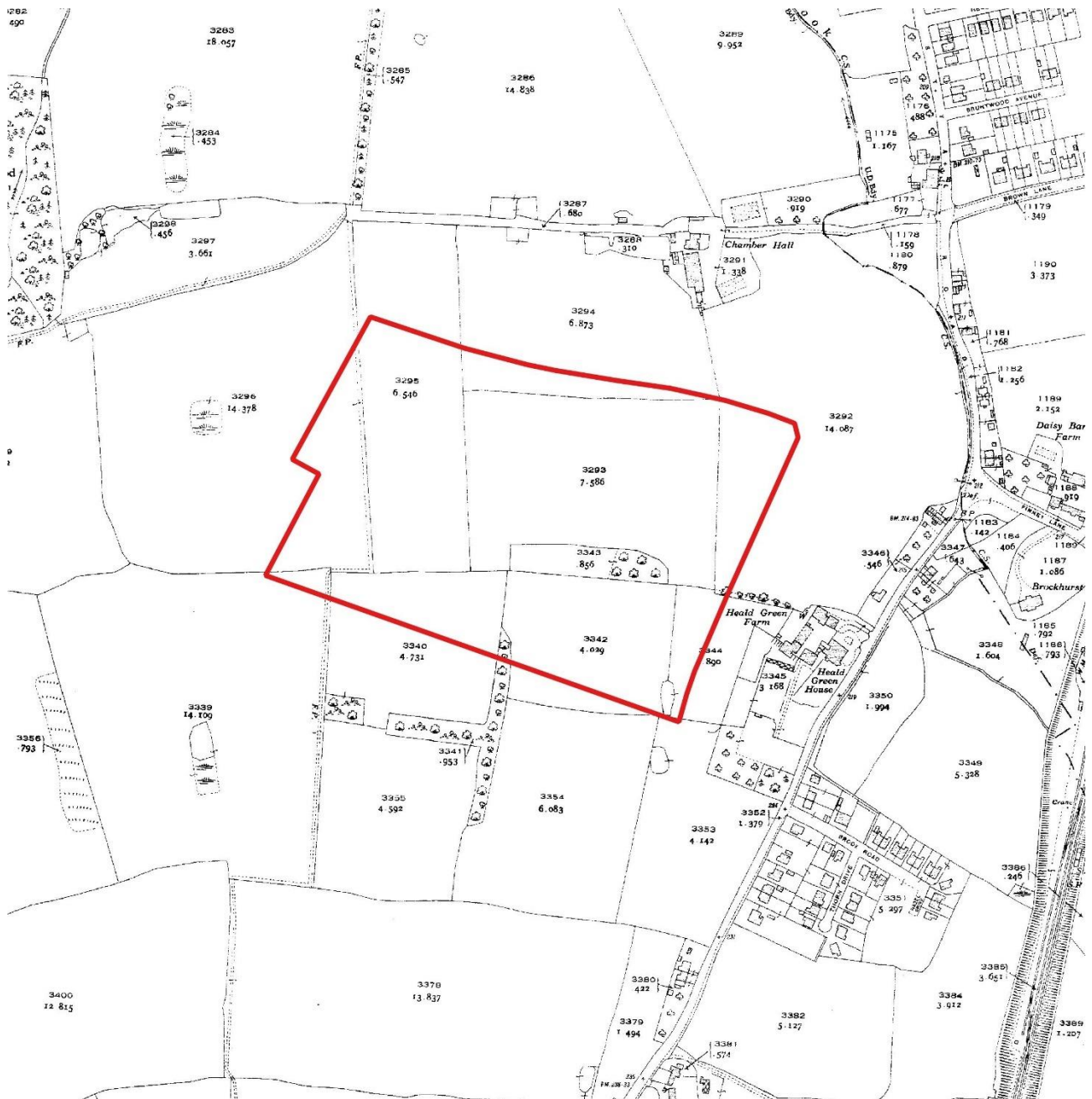


Figure 12 Ordnance Survey 1934-5 1:2500

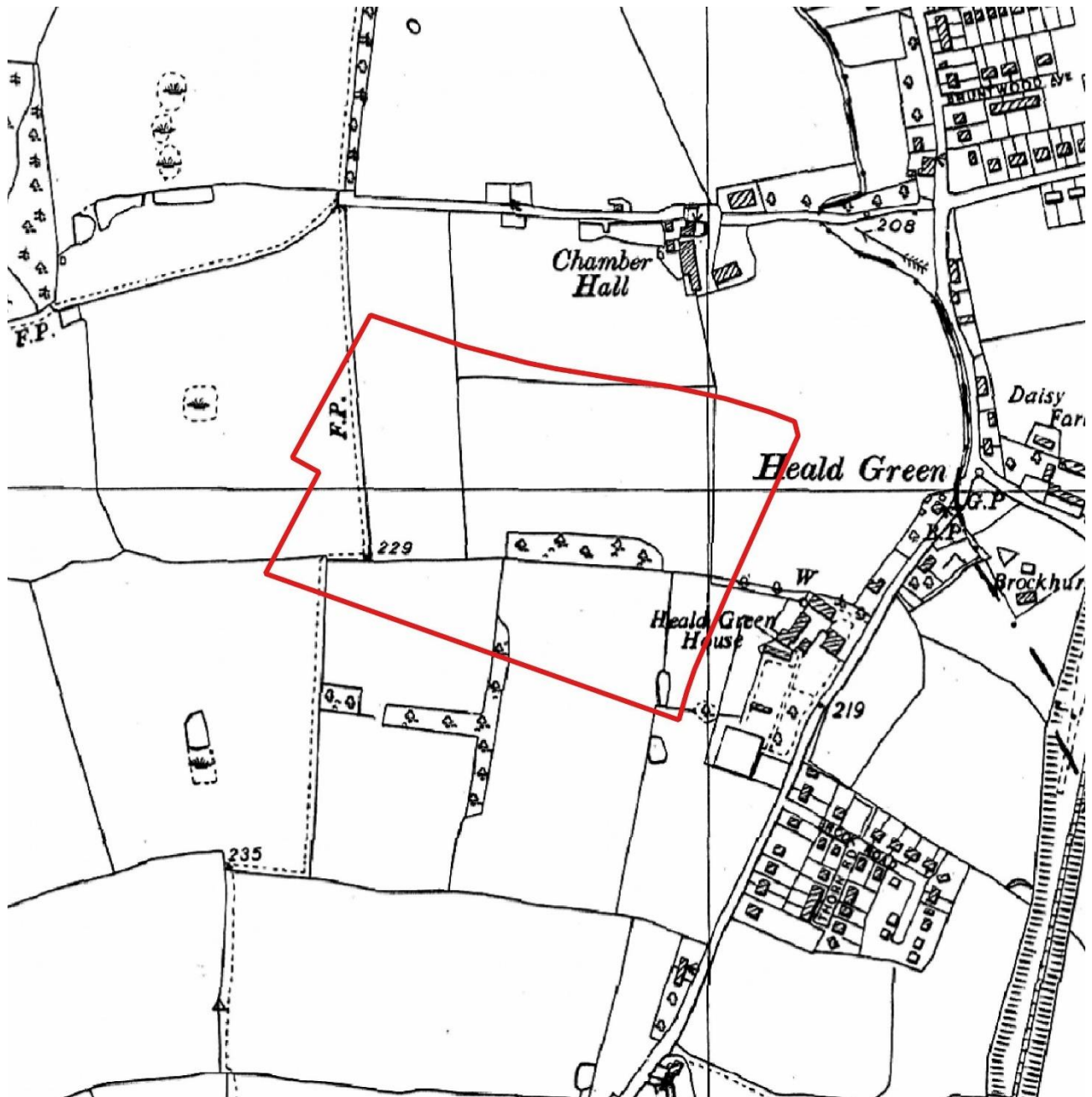


Figure 13 Ordnance Survey 1954 1:10,000

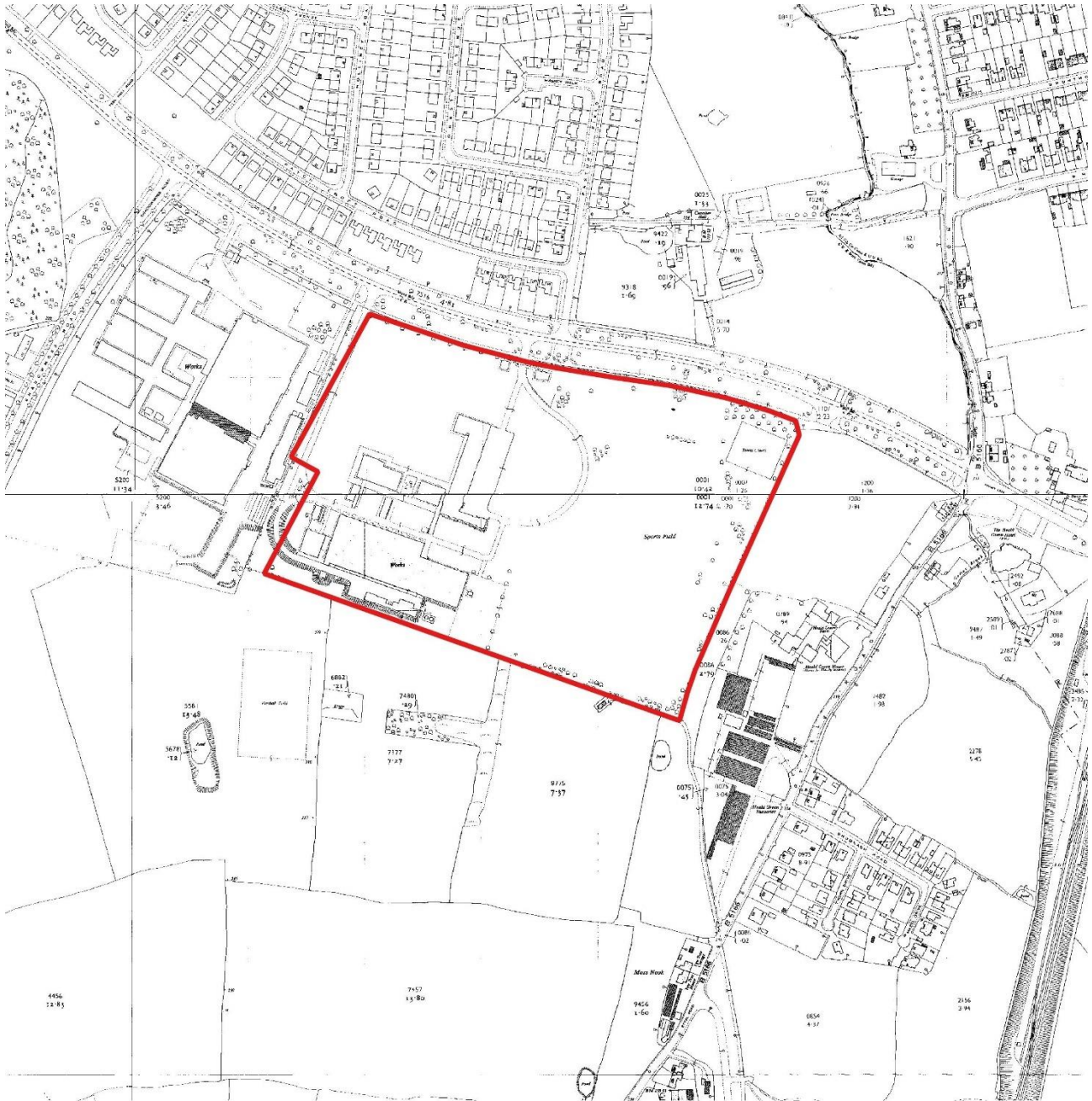


Figure 14 Ordnance Survey 1961-3 1:2500

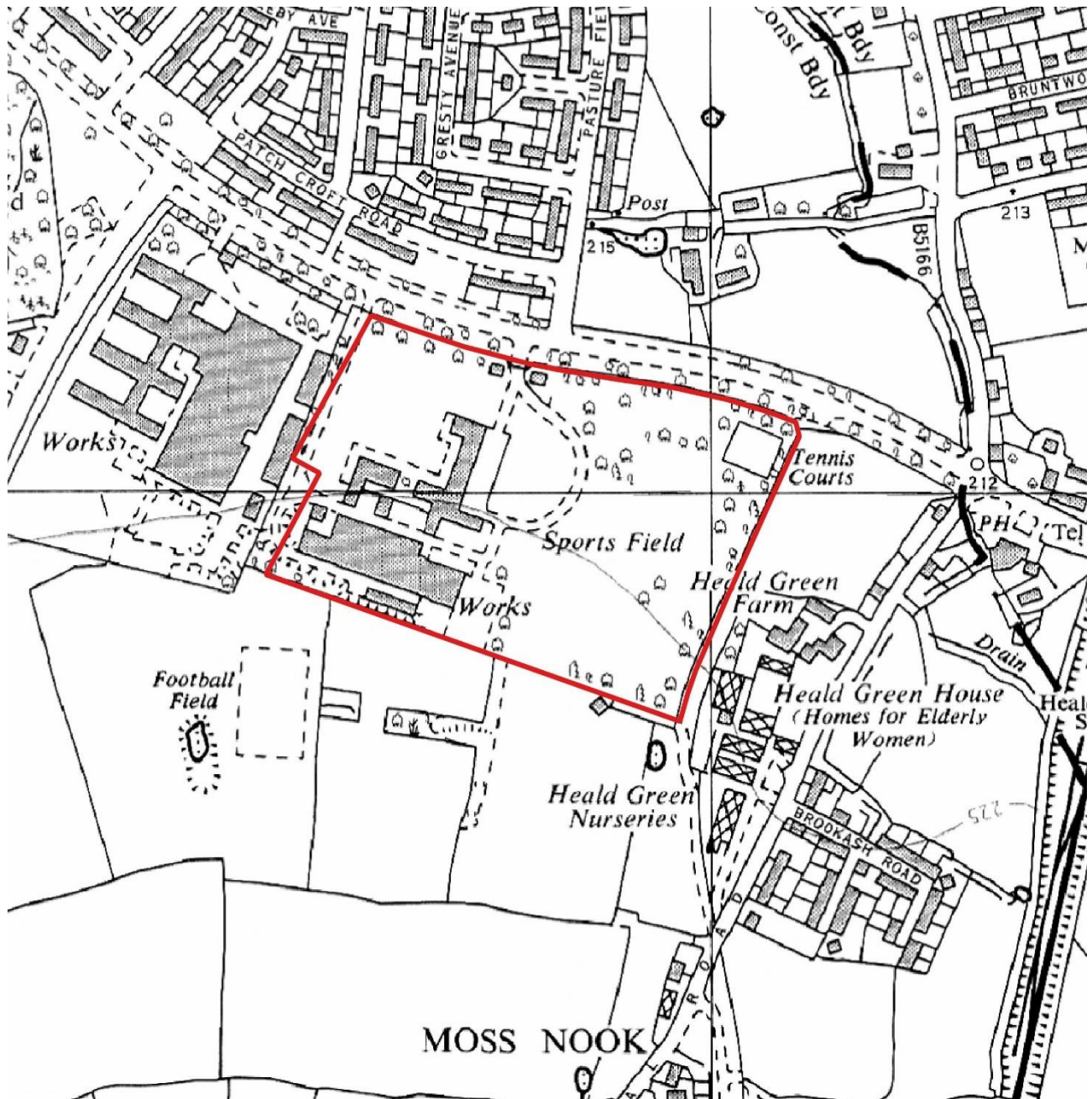


Figure 15 Ordnance Survey 1967 1:10,000

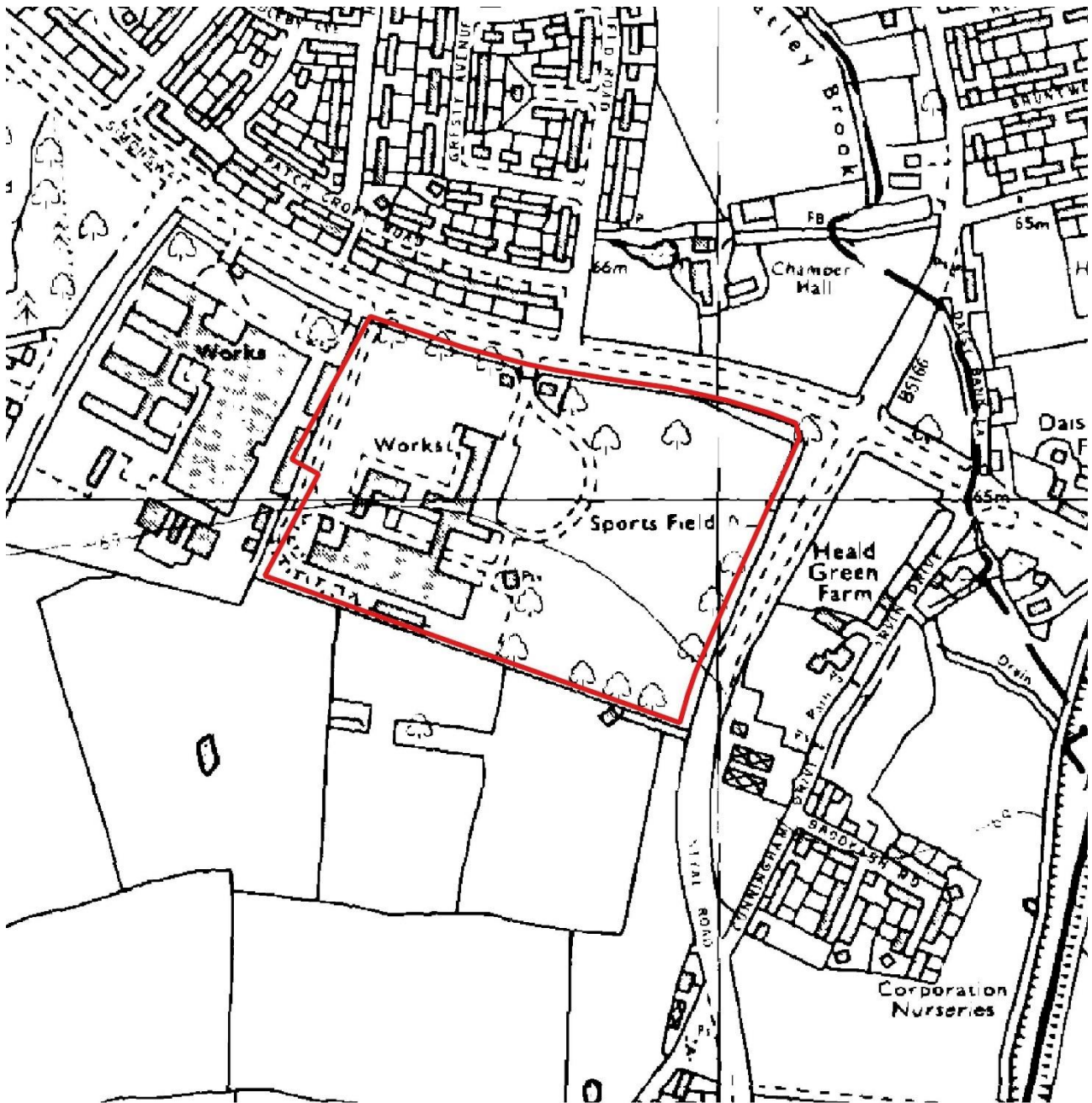


Figure 16 Ordnance Survey 1977 1:10,000

10.0 Plates



Plate 1 View of the gatehouse at the main entrance, looking north



Plate 2 View toward the rubble heap with the Atlas Business Park beyond, looking west



Plate 3 View along the rubble heap, looking north



Plate 4 View of foundations toward the southern boundary, looking east



Plate 5 View along the southern boundary, looking west



Plate 6 View across the eastern half of the Site, looking northeast



Plate 7 View along 19th century field boundary toward the eastern boundary, looking southeast



Plate 8 View along road along northern boundary toward gatehouse, looking east



Plate 9 View from the northern boundary of the Site toward Chamber Hall, looking north



Plate 10 View from Simonsway toward main entrance, looking southwest

Appendix A - Limitations

Limitations

The recommendations contained in this Report represent Delta-Simons professional opinions, based upon the information listed in the Report, exercising the duty of care required of an experienced Environmental Consultant. Delta-Simons does not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions.

Delta-Simons obtained, reviewed and evaluated information in preparing this Report from the Client and others. Delta-Simons conclusions, opinions and recommendations has been determined using this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Appendix B - Historic Environment Records

Historic Environment Records

Reference	Name/Description	Period
HER67.1.1	Peel Hall Moated Site (NHL1017861)	Medieval
HER2029.1.0	Moss Nook	Post-medieval
HER2205.1.0	Kiln Field (Wood Farm) (site of)	Post-medieval
HER2207.1.0	Smithy Farm	Post-medieval
HER2208.1.0	House at Moss Nook (site of)	Post-medieval
HER2209.1.0	Primrose Cottage	Post-medieval
HER2217.1.0	Structures (site of)	Post-medieval
HER2218.1.0	Moss-Side and Stable Meadow (site of)	Post-medieval
HER2220.1.0	Shadow Moss Cottage (site of)	Post-medieval
HER2222.1.0	House and probable barn (site of)	Post-medieval
HER2223.1.0	Rose Cottage and Cherrytree Cottage	Post-medieval
HER8391.1.0	Shadow Moss Farm (Shadow Moss)	Post-medieval
HER9034.1.0	Tatton Arms public house	Post-medieval
HER13021.1.0	Buildings, Styal Road (site of)	Post-medieval
HER13022.1.0	Motcombe Farm (site of)	Post-medieval
HER13023.1.0	The Meadows (site of)	Post-medieval
HER13024.1.0	Heald Green Settlement	Post-medieval
HER13038.1.0	Kelsal House/ Brookside (site of)	Post-medieval
HER13039.1.0	Tanyard and Bark Mill/ Brook House and Beech House (site of)	Post-medieval
HER13047.1.0	Heald Green Station	20th Century
HER13053.1.0	Kiln Field, Outwood Road (field name)	Post-medieval
HER13072.1.0	Daisy Bank Farm	Post-medieval
HER13073.1.0	Cottages, 2 & 4 Daisy Bank Lane	Post-medieval
HER13074.1.0	Cottages, Daisy Bank Lane	Post-medieval
HER15234.1.0	Smithy Croft (field name)	Post-medieval
HER13878.1.0	Peel Hall Farmhouse (site of)	Post-medieval

Reference	Name/Description	Period
HER13879.1.0	Outbuilding at Peel Hall Moated Site (site of)	Post-medieval
HER13880.1.0	Barn at Peel Hall Moated Site (site of)	Post-medieval
HER13881.1.0	Outbuildings at Peel Hall Moated Site (site of)	Post-medieval
HER13882.1.0	Outbuilding at Peel Hall Moated Site (site of)	Post-medieval
HER13883.1.0	Outbuildings at Peel Hall Moated Site (site of)	Post-medieval
HER13884.1.0	Well/ Tank at Peel Hall Moated Site (site of)	Post-medieval
HER13885.1.0	Outbuilding at Peel Hall Moated Site (site of)	Post-medieval
HER13886.1.0	Outbuildings at Peel Hall Moated Site (site of)	Post-medieval
HER13887.1.0	Outbuildings at Peel Hall Moated Site (site of)	Post-medieval
HER13888.1.0	Pond at Peel Hall Moated Site (site of)	Post-medieval
HER13889.1.0	Pond at Peel Hall Moated Site (site of)	Post-medieval

Appendix C - Archaeological Events

Archaeological Events

Reference	Description
EGM4731	Watching Brief at Shadowmoss Road
EGM3831	Desk-based Assessment on Peel Hall Moat
EGM3901	Evaluation at Peel Hall