

LAND OFF WILBRAHAM ROAD, CHORLTON

Heritage Statement

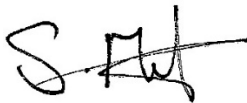
JAC28545
Land off Wilbraham
Road, Chorlton
1.2
31 October 2022

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	Draft	MA	SM	SM	20.10.22
1.2	Final	MA			24.11.22

Approval for issue

Simon Mortimer



20 October 2022

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Prepared by:**RPS**Matt Astill
Associate Director- Heritage5 New York Street
Manchester, M1 4JBT +44 161 228 1800
E matt.astill@rpsgroup.com**Prepared for:****Anwyl Homes**

EXECUTIVE SUMMARY

This Heritage Statement has been prepared on behalf of Anwyl Homes ('the Applicant') in support of a full planning application at land off Wilbraham Road, Chorlton, Manchester ('the Site').

The description of development is as follows:

"Full planning application proposing the erection of a residential development (Use Class C3), with associated infrastructure, including landscaping, drainage and car parking, access, ecological mitigation, demolition of a garage to the rear of 354 Wilbraham Road and other works."

The site is owned by The Greater Manchester Trust for Recreation (working name "The Greater Manchester Youth Federation (GMYF)") and previously known as Boys' and Girls' clubs of Greater Manchester). GMYF, is a registered charity, whose origin dates to the mid 1800's.

GMYF has been operating in an extremely challenging environment owing to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic. Following a strategic review, the charity is disposing of redundant land that it owns, including the application site, with the aim of reinvesting in several critical areas of the charity, such as safeguarding, governance and a new team of youth workers, to ensure that the 125 year old charity is able to support its affiliated clubs, volunteers and young people across Greater Manchester.

GMYF has selected Anwyl Homes as the preferred developer for the application site. This assessment report provides a description of archaeological assets potentially affected by the proposed development of the site. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework in relation to heritage and the Council's Local Plan in relation to cultural heritage.

The current assessment comprises an examination of evidence in the Greater Manchester Historic Environment Record (HER), Greater Manchester records office, and additional online resources. Information regarding Scheduled Monuments was obtained from the HER and Historic England's National Heritage List for England (NHLE). The assessment incorporates published and unpublished material and charts historic land-use through review of 19th and 20th century map resources. A site visit was conducted on 18th October 2022.

There are no Scheduled Monuments within the site or 500m study area. The Whalley Range Conservation Area and two listed buildings are located at the northern boundary of the study area. Distancing and intervening built form mean there is no intervisibility with the site and the site plays no part in their setting. No designated archaeological assets outside of the site are assessed to be sensitive to development.

The Site has been assessed for its below ground archaeological potential. It has found that the Site lies within an area of moderate archaeological potential. The purported alignment of the Early Medieval Nico Ditch, which has a Scheduled section c.3km due east of the Site, potentially runs very close to if not within the Site itself. Any surviving features of the Ditch would be considered to be of regional to national significance.

The morphology of former field boundaries identified within the Site from historic mapping, may likely have been aligned with Medieval ploughing regimes based on their curvilinear form, though later land use may have removed any remains. Further sub-surface remains are likely related to low value Post-Medieval agricultural activity.

Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), the archaeological advisors to Manchester City Council, a programme of trial trench evaluation is recommended to establish any evidence archaeological remains, notably the existence of the Early Medieval Nico Ditch within the Site. The exact nature of trial trench works will be established in consultation with Mr. Miller and carried out by a suitable qualified archaeologist in accordance with an agreed Written Scheme of Investigation (WSI). The WSI should take into account appropriate research objectives as set out in the updated North West of England Regional Research Agenda (NWRRA).

Contents

EXECUTIVE SUMMARY	I
1 INTRODUCTION AND SCOPE OF STUDY	1
2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK.....	2
National Planning Policy	2
Local Planning Policy	3
3 GEOLOGY AND TOPOGRAPHY	5
Geology	5
Topography	5
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE.....	6
Timescales used in this report.....	6
Introduction	6
Designated Heritage Assets	6
Non-Designated Heritage Assets	7
Previous Archaeological Work	7
Prehistoric.....	7
Roman	7
Anglo-Saxon/Early Medieval	7
Medieval	8
Post Medieval & Modern (including map regression exercise)	8
Assessment of Significance (Designated Assets).....	9
Assessment of Significance (Non-Designated Assets).....	9
5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS	11
Site Conditions	11
Proposed Development.....	11
Review of Potential Development Impacts on Designated Archaeological Assets.....	11
Review of Potential Development Impacts on Non-Designated Assets.....	11
6 SUMMARY AND CONCLUSIONS	12

Plates

Plate 1 View west across northern half of Site

Plate 2 View southwest across southern half of Site

Plate 3 View northeast across Site toward adjacent football ground

Plate 4 View north from Wilbraham Road along access road

Plate 5 View north to gated Site entrance

Figures

Figure 1 Site Location

Figure 2 Designated Heritage Assets

Figure 3 HER Data

Figure 4 1848 Ordnance Survey

Figure 5 1894 - 1896 Ordnance Survey

Figure 6 1923 Ordnance Survey

Figure 7 1932 - 1934 Ordnance Survey

Figure 8 1985 - 1989 Ordnance Survey

Figure 9 2021 Ordnance Survey

Appendices

Appendix A HER Gazetteer

1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Heritage Statement has been prepared by RPS on behalf of Anwyl Homes.
- 1.2 The Statement addresses archaeological and built heritage considerations in support of a full planning application at c.2.22ha of land off Wilbraham Road, Chorlton, Manchester ('the Site').
- 1.3 The description of development is as follows:
- 1.4 "Full planning application proposing the erection of a residential development (Use Class C3), with associated infrastructure, including landscaping, drainage and car parking, access, ecological mitigation, demolition of a garage to the rear of 354 Wilbraham Road and other works." (Figure 1). A full layout of the proposed site plan is shown in Appendix 2.
- 1.5 This document has been prepared in compliance with the National Planning Policy Framework and Manchester's Development Plan, to identify and provide a description of the significance of archaeological and heritage assets on and within the surroundings of the site and the likely effects of future development.
- 1.6 The assessment comprises an examination of evidence in the Greater Manchester Historic Environment Record (HER) and online resources. Information regarding Scheduled Monuments and Listed Buildings was obtained from the HER and Historic England's National Heritage List for England. The assessment incorporates published and unpublished material and charts historic land-use through review of 19th and 20th century map resources. A site inspection was undertaken on 18th October 2022.
- 1.7 This study provides an assessment of the archaeological potential of the site and the significance of archaeological and built heritage assets within and around the site. As a result, this assessment enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures. All work was undertaken in accordance with the Chartered Institute for Archaeologists' 'Standard and Guidance for Historic Environment Desk-Based Assessment' (CIfA 2020).

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The site is located within the administrative boundary of Manchester City Council.. Manchester's Core Strategy was adopted on 11th July 2012 and is the key Development Plan document in the Local Development Framework (LDF). It replaces significant elements of the Unitary Development Plan as the document that sets out the long-term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.
- 2.15 The Core Strategy contains the following policy relating to the historic environment:

Policy EN3 Heritage

'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

HERITAGE STATEMENT: LAND OFF WILBRAHAM ROAD, CHORLTON

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.'

- 2.16 In line with relevant planning policy and guidance, this Heritage Statement seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.
- 2.17 Manchester City Council is advised on archaeological matters by the development control archaeologist at Greater Manchester Archaeological Advisory Service (GMAAS).

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology is recorded by the British Geological Survey as comprising the Wilmslow Sandstone Formation. Superficial geology is recorded as Devensian sand and gravel glaciofluvial sheet deposits.

Topography

- 3.2 The Site is a c.2.22ha rectangular shaped parcel of land located to the north of Wilbraham Road, Chorlton. The majority of the site comprises a currently unoccupied former playing field with predominantly rough grass cover and sporadic trees around the periphery (Plates 1 and 2). Residential properties form the northern, western and southern boundaries of the Site. A football ground and associated buildings and training pitches lie adjacent to the Site's eastern boundary (Plate 3).
- 3.3 An access track off Wilbraham Road leads to a gated entrance at the Site's southern boundary (Plates 4 and 5).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1913
Modern	AD 1914 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 500m radius of the Site (Figures 2 and 3), also referred to as the study area, held on the Greater Manchester Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the mid-19th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Designated Heritage Assets

- 4.4 Data obtained from Historic England and the Local Planning Authority confirm that there are no Scheduled Monuments within the Site or study area.
- 4.5 The southern extent of the Whalley Range Conservation Area and two listed buildings are recorded toward the northern boundary of the study area. These comprise the Grade II* Former GMB National College (formerly Lancashire Independent College) (NHLE; 1197762); and the Grade II listed Entrance Gateway and Gates to former GMB National College (NHLE; 1283094). The distance of these assets from the Site and intervening built form prevent any form of inter-visibility between the Site and these assets and the Site plays no part in their setting.

Non-Designated Heritage Assets

- 4.6 There are no HER records for non-designated assets located within the Site. No assets were identified from the walkover survey.
- 4.7 The HER records the location of one non-designated heritage asset within the study area (Figure 3). This was the site of the former 18th century Hobson Hall Farm, located c.480m to the west of the Site. The farm is now demolished and the area redeveloped with housing and a cricket ground.
- 4.8 A gazetteer of all HER records is contained in Appendix A.

Previous Archaeological Work

- 4.9 No previous archaeological field work has been carried out within the Site or study area.

Prehistoric

- 4.10 The current understanding of any Prehistoric human activity in the Manchester region is relatively limited. However, recent work across the county with a focus on slightly raised areas within or on the fringes of former mossland, has yielded evidence for Prehistoric activity. The Site may well have been situated within a wetland area and Chorlton Brook flows c.720m to the south of the Site. Additionally, historic mapping (see below) denotes a series of dwellings denoted as 'Moss Cottages' immediately to the south of the Site, possibly alluding to earlier exploitation of the area for peat cutting in the area. However, site investigation (SI) works across the Site (E3P 2022) revealed no evidence of underlying peat deposits.
- 4.11 No physical evidence has been recorded within the Site and there are no known Prehistoric remains located within the 500m study area.
- 4.12 Based on the paucity of evidence dating to the Prehistoric within the Site and study area, it is considered that the potential for surviving remains within the Site is low.

Roman

- 4.13 No Roman finds are recorded from within the Site or study area. The Site lies c 3.5km to the south of *Mamucium* Roman fort and civilian settlement (*vicus*) at Castlefield. The fort was built between AD 77-84 under the governorship of Agricola, during the first military occupation of Manchester. Roads from the fort linked Manchester with Ribchester to the north, Castleshaw, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east.
- 4.14 The lack of evidence coupled with the distance of the study site from the area of known Roman settlement, suggest that there is a negligible potential for remains from this period.

Anglo-Saxon/Early Medieval

- 4.15 The available evidence for Manchester in the Anglo-Saxon period, fragmentary as it is, does suggest a general trend of development. Following its original settlement by Saxons in 610 CE, four hamlets, known as Chollerton; Hardie; Manslache or Martledge; and Hughend developed in clearings in the surrounding oak forest approximately 1km to the west of the Site. The name Chorlton is possibly derived from the Saxon *Ceorlaton* or *Churl's tun*, meaning the enclosure of the ceorls or peasants, or from *Ceolfripton*, meaning Ceolfip's enclosure. The four hamlets joined together to create a single parish, Chorlton-cum-Hardy, the Latin word '*cum*' meaning 'with' (Douglas et al 2020).

- 4.16 The Site is situated to the east of the early settlement and would likely have been utilised as agricultural land.
- 4.17 There are no HER records from the Anglo-Saxon period within the study area. However, recorded c.3km to the east of the Site, is the scheduled 'Section of an Early Medieval boundary ditch known as the Nico Ditch in Platt Fields' (NHLE: 1015132). The Ditch is a linear boundary of which a visible section of the earthwork in Platt Fields survives well and is one of very few sections of the Nico Ditch which remains identifiable. It has been destroyed by urban developments in all but a few locations elsewhere in Manchester. The purported alignment of the ditch to the west of the Scheduled section, may well take it either close, or potentially across, the Site. Mapping evidence suggest the Ditch may have aligned along the current course of Brantingham Road to the immediate north of the Site, though potential encroachment of the Ditch or part of its features into the northern area of the Site cannot be discounted.
- 4.18 Based on the possible survival of features related to the Nico Ditch the archaeological potential of surviving finds from this period within the Site is considered to be moderate.

Medieval

- 4.19 Post-Conquest Manchester was established around the manor house and parish church of St Mary, located over 3km to the north of the Site. The town was granted a charter in 1301.
- 4.20 During the 13th century, the manor of Chorlton was held in thegnage from the king by a local family. The tenant in 1202 was Gospatrick de Cholerton. By the 13th century, land ownership had come into possession of the Grelleys and La Warres who were lords of Manchester. The land was subsequently acquired by the de Trafford family, who appear to have continued in ownership of the manor for the rest of the medieval period (Farrer and Brownbill 1911). Chorlton's first church, a chapel, dedicated to St Clement, was established south of Chorlton Green early in the 16th century c.1.3km to the west of the Site.
- 4.21 No Medieval records exist within the Site or study area, and it is considered that the potential for surviving archaeology from this period within the site is negligible. Historic mapping (see below) shows that several of the former field boundaries within the Site are curved, suggestive of a possible alignment to Medieval 'S'-shaped ridge and furrow ploughing regimes. The survival of these features is considered unlikely based on the Modern development and usage of the Site for sports and recreational activity.

Post Medieval & Modern (including map regression exercise)

- 4.22 There are no records of Post-Medieval or Modern date located within the Site. There are three HER records of this period within the study area which all pertain to buildings (Figure 3). These buildings and monuments are of a well-defined extent and nature and they do not specifically add to the understanding of the Site's archaeological potential and are therefore not discussed in any further detail.
- 4.23 Manchester witnessed rapid industrialisation and a subsequent population explosion from the 18th century. Mills became a common feature during the latter half of the century to meet the ever-increasing national demand for textiles- notably cotton, transforming Manchester into the global centre of factory-based cotton manufacturing. During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields. The 1848 OS map (Figure 4) shows the study area comprised of a predominantly rural landscape of regular-shaped 'patchwork' fields interspersed with nucleated settlement and farm buildings connected by a minor road network. The Site comprised entirely of

fields with defined hedgerow borders. The field boundaries in the southwest of the Site show a curvilinear form. This is suggestive of a possible alignment with earlier Medieval ridge and furrow ploughing regime which had an indicative 'S'-shaped pattern.

- 4.24 By 1894-1896 (Figure 5), the landscape surrounding the Site had undergone considerable change. Though the Site still comprised agricultural fields, these constituted larger plots as many of the earlier field boundaries had been removed. Whalley Range c.260m north of the Site (now a conservation area), was one of the first Manchester suburbs and illustrates the rapid expansion of settlement away from the town's centre. It created what the 19th century cotton manufacturer, Samuel Brooks, termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Brooks' vision. The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. The tree-lined avenues of Dudley Road, Whalley Road and Chorlton Road form the basis of the estate. Samuel Brooks' own Whalley House (named after his birthplace, the town of Whalley in Lancashire) was built at the south end of Whalley Road. New rail and road networks have been built, including the main thoroughfare of Wilbraham Road to the immediate south of the Site.
- 4.25 The expansion of residential areas around the Site continued apace into the 20th century as evidence on the 1923 OS map (Figure 6). The Site remains comprised of fields, however the expanding size of residential areas from Chorlton-cum-Hardy to the west and Alexandra Park to the east are moving closer to its borders. By 1932-1934 (Figure 7), the Site is completely enclosed by new development, predominantly housing to the north, west and south, but also new sports facilities to the east. The Site itself has now been developed as 'Albion Athletic Ground', with playing fields adjoining it to the immediate east, and a football and cricket ground on the opposite side of Wilbraham Road to the south.
- 4.26 There is little change to the study area over the next fifty years and the Site remains an athletic track until 1985-1989 (Figure 8) when it is repurposed as a football ground with associated building and additional playing fields/pitches to the east. Though the Site is still denoted as playing pitches (primarily football) on the 2021 OS edition (Figure 9), their use as such actually ceased in 2016.
- 4.27 All three records on the Greater Manchester HER within the 500m search area relate to buildings developed during the 19th and 20th century Modern era. Though the location of these buildings help illustrate the expansion of the study area, they do not specifically add to the understanding of the Site's archaeological potential and are therefore not discussed in any further detail. A list of these assets is shown in the gazetteer in Appendix 1. Where appropriate, heritage features are discussed in the map regression analysis below.

Assessment of Significance (Designated Assets)

- 4.28 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.29 There are no designated archaeological assets recorded within the Site or study area. No designated archaeological assets will be impacted by the proposed development.

Assessment of Significance (Non-Designated Assets)

- 4.30 No non-designated assets are recorded within Site. However, the purported alignment of the Early Medieval Nico Ditch, which has a Scheduled section c.3km due east of the Site, takes its possible course very close to, if not within, the Site itself. Any surviving features of the Ditch would be considered to be of regional to national significance.

- 4.31 The potential for other significant buried archaeological remains predating the Post-Medieval period is considered to be negligible. Historic maps suggestive former field boundaries may have followed earlier Medieval ploughing regimes, though Modern use of the Site may have removed any evidence of these. As identified by desk-based work, any further archaeological remains which may be present are likely restricted to Post-Medieval agricultural use of the land and of low significance. However, the lands' Modern redevelopment and use as an athletic track may well have impacted on their survival.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The Site extends to approximately 2.22 hectares (ha) and comprises an irregular shaped parcel of land within the administrative boundary of Manchester City Council (Grid Reference – E 382643 / N 394254). The application site comprises two distinct parcels of land, as described below.
- 5.2 The part of the site identified for the proposed housing development comprises a roughly rectangular shaped parcel of land, which extends to 2 ha. 354 Wilbraham Road and its associated garage are the only existing buildings/structures within the site boundary. Access to the Site is obtained from Wilbraham Road. The housing site is privately owned by GMYF and is secured on all boundaries by fencing and gates aside from 354 Wilbraham Road which is an occupied dwelling.
- 5.3 The part of the Site identified for ecological enhancement comprises 0.22 ha. The ecological enhancement area is owned by the St Margaret's Centre.
- 5.4 The Site's last known use was as playing pitches (primarily football). However, this use ceased in 2016.

Proposed Development

- 5.5 The description of development is as follows:
- 5.6 "Full planning application proposing the erection of a residential development (Use Class C3), with associated infrastructure, including landscaping, drainage and car parking, access, ecological mitigation, demolition of a garage to the rear of 354 Wilbraham Road and other works."
- 5.7 A full layout of the proposed site plan is shown in Appendix 2.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.8 The Site contains no designated archaeological assets. The proposed development will have no impact on any designated archaeological asset.

Review of Potential Development Impacts on Non-Designated Assets

- 5.9 Given the construction techniques employed in modern development, it is reasonable to assume that development will likely impact on any buried deposits across the entirety of the Site footprint.

6 SUMMARY AND CONCLUSIONS

- 6.1 This Heritage Statement has been prepared on behalf of Anwyl Homes ('the Applicant') in support of a full planning application at land off Wilbraham Road, Chorlton, Manchester ('the Site').
- 6.2 The description of development is as follows:
- 6.3 "Full planning application proposing the erection of a residential development (Use Class C3), with associated infrastructure, including landscaping, drainage and car parking, access, ecological mitigation, demolition of a garage to the rear of 354 Wilbraham Road and other works."
- 6.4 The southern extent of the Whalley Range Conservation Area and two listed buildings are recorded toward the northern boundary of the study area. These comprise the Grade II* Former GMB National College (formerly Lancashire Independent College) (NHLE; 1197762); and the Grade II listed Entrance Gateway and Gates to former GMB National College (NHLE; 1283094). The distance of these assets from the Site and intervening built form prevent any form of inter-visibility between the Site and these assets, and the Site plays no part in their setting.
- 6.5 The Site has been assessed for its below ground archaeological potential. It has found that the Site lies within an area of moderate archaeological potential. The purported alignment of the Early Medieval Nico Ditch, which has a Scheduled section c.3km due east of the Site, potentially runs close to if not within the Site itself. Any surviving features of the Ditch would be considered to be of regional to national significance. The potential for Early Medieval evidence is therefore considered to be moderate.
- 6.6 The morphology of former field boundaries identified within the Site from historic mapping, may likely have been aligned with Medieval ploughing regimes based on their curvilinear form, though later land use may have removed any remains. Further sub-surface remains are likely related to low value Post-Medieval agricultural activity.
- 6.7 The area around the Site saw dramatic development throughout the 19th and 20th century, to the extent that the Site became an undeveloped 'island' surrounded by developed land, before its eventual utilisation for sports and recreational activity. Despite this, not one findspot of archaeological evidence has been recorded within the study area. In similar locations, even pre-PPG 16 developments have resulted in records of Medieval or earlier activity. The lack of evidence for pre-Medieval activity within the study area suggests that it was poorly settled prior to the Medieval period. Based on this complete lack of localised evidence, and impacts caused by the Modern usage of the Site as an athletics track, the Site is assessed to have a negligible potential for the presence of archaeologically significant finds.
- 6.8 Following consultation with Ian Miller, Heritage Management Director for the Greater Manchester Archaeological Advisory Service (GMAAS), the archaeological advisors to Manchester City Council, a programme of trial trench evaluation is recommended to establish any evidence archaeological remains, notably the existence of the Early Medieval Nico Ditch within the Site. The exact nature of trial trench works will be established in consultation with Mr. Miller and carried out by a suitable qualified archaeologist in accordance with an agreed Written Scheme of Investigation (WSI). The WSI should take into account appropriate research objectives as set out in the updated North West of England Regional Research Agenda (NWRRA).

Sources Consulted

General

Greater Manchester Historic Environment Record

Greater Manchester Record Office

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Historic England: The National Heritage List for England <http://www.historicengland.org.uk/listing/the-list/>

National Planning Policy Framework – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

North West England Regional Research Framework - <https://researchframeworks.org/nwrf/>

Bibliographic

Ancient Monuments and Archaeological Areas Act 1979, (amended by the National Heritage Act 1983 & 2002, updated in April 2014)

Chartered Institute for Archaeologists, 2021, Code of conduct: professional ethics in archaeology

Chartered Institute for Archaeologists, Standard & Guidance for historic environment desk based assessment 2014, updated 2020.

Department for Digital, Culture, Media & Sport, 2013, Scheduled Monuments & nationally important but non-scheduled monuments

Douglas et al 2020, *Chorlton-cum-Hardy: From village to lively, diverse suburban centre in 150 years*. School of Environment, Education and Development, The University of Manchester.

E3P 2022, Phase II Geoenvironmental Site Assessment, Harry Dalton Fields, Chorlton. Reference:15-811-R2-1.

Farrer, J, and Brownbill, W, (eds) 1911 *Victoria County History of Lancashire*, 4, London. Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage), Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)

Historic England, Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document

Historic England, Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England, Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Historic England, 2015, Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide

Ministry of Housing, Communities & Local Government, 2021, National Planning Policy Framework

Ministry of Housing, Communities & Local Government Planning practice guidance, 2019, Historic environment

Cartographic

1848 Ordnance Survey

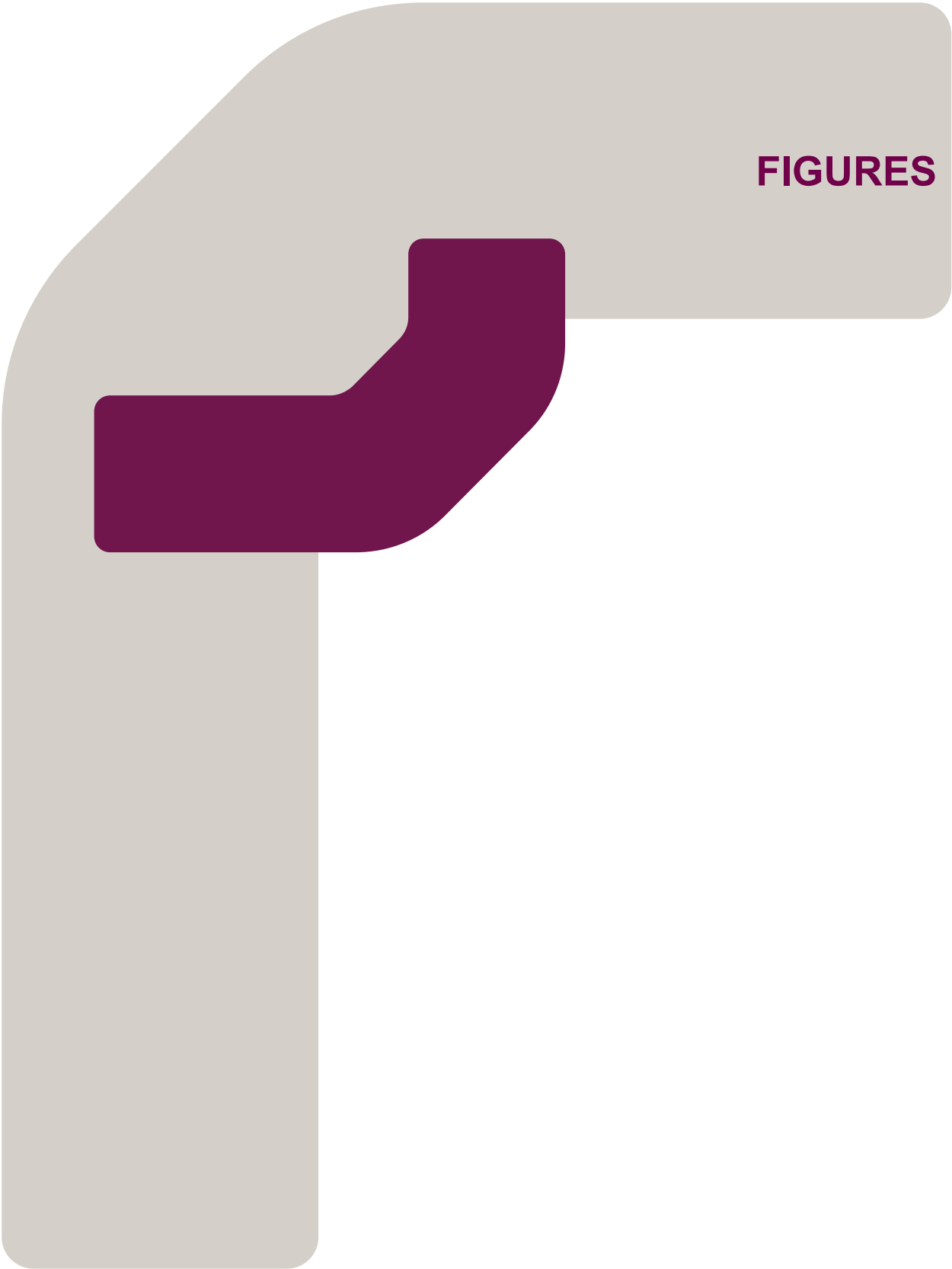
1894 - 1896 Ordnance Survey

1923 Ordnance Survey

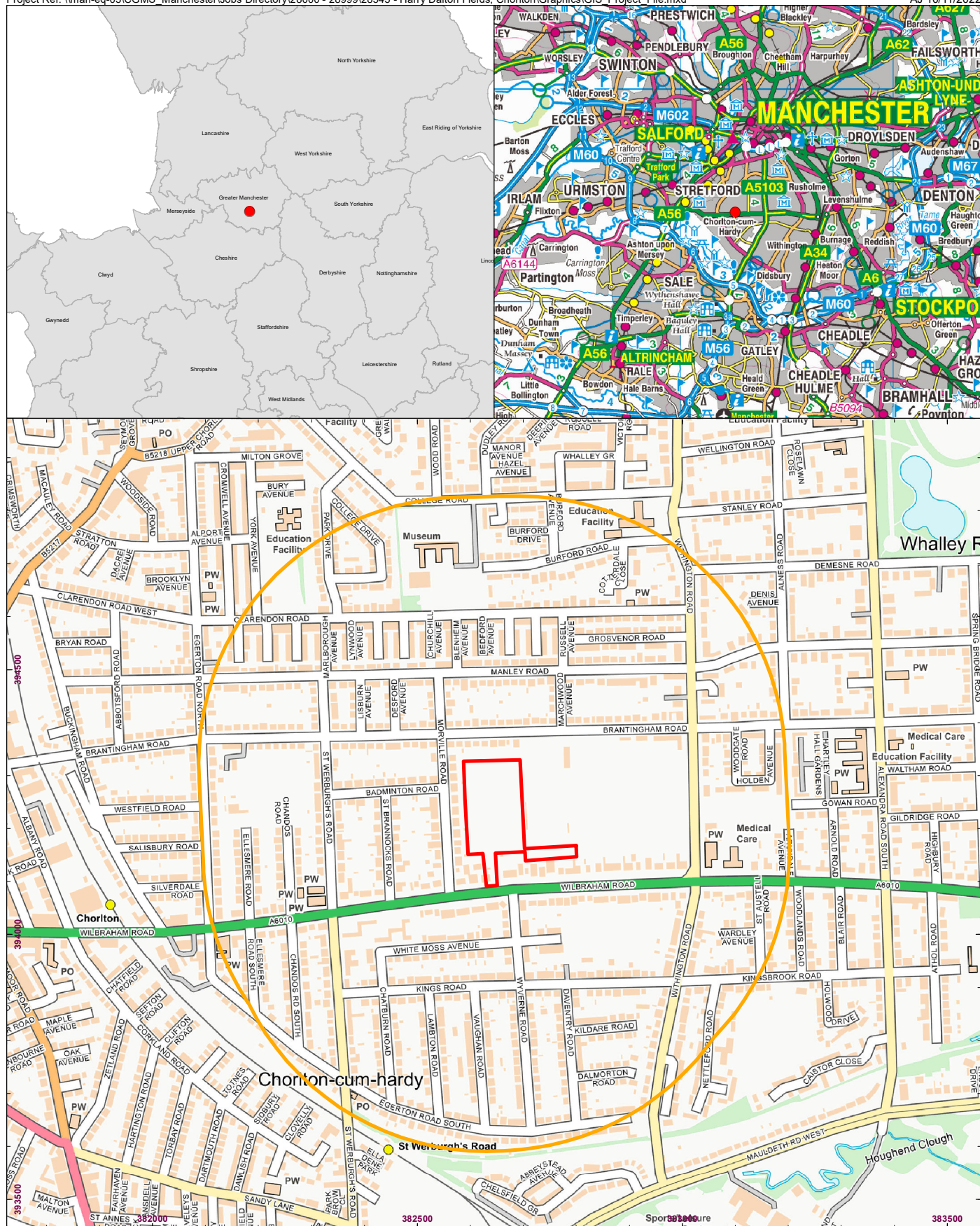
1932 - 1934 Ordnance Survey

1985 - 1989 Ordnance Survey

2021 Ordnance Survey



FIGURES



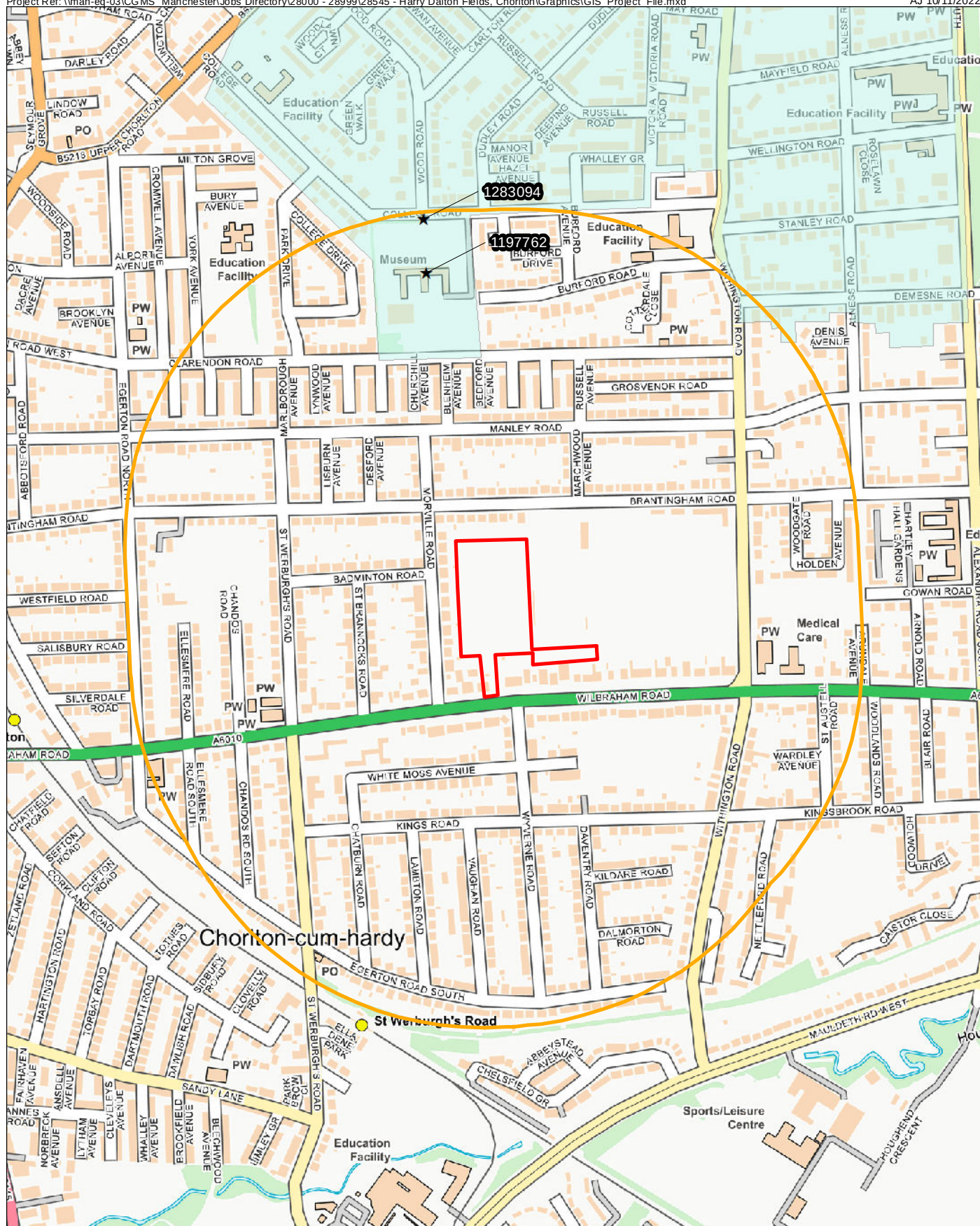
- Site Boundary
- Search Area



0 100 200 300m
Scale at A4: 1:10,000



Figure 1
Site Location



Site Boundary

Search Area

★ Listed Buildings

Whalley Range Conservation Area

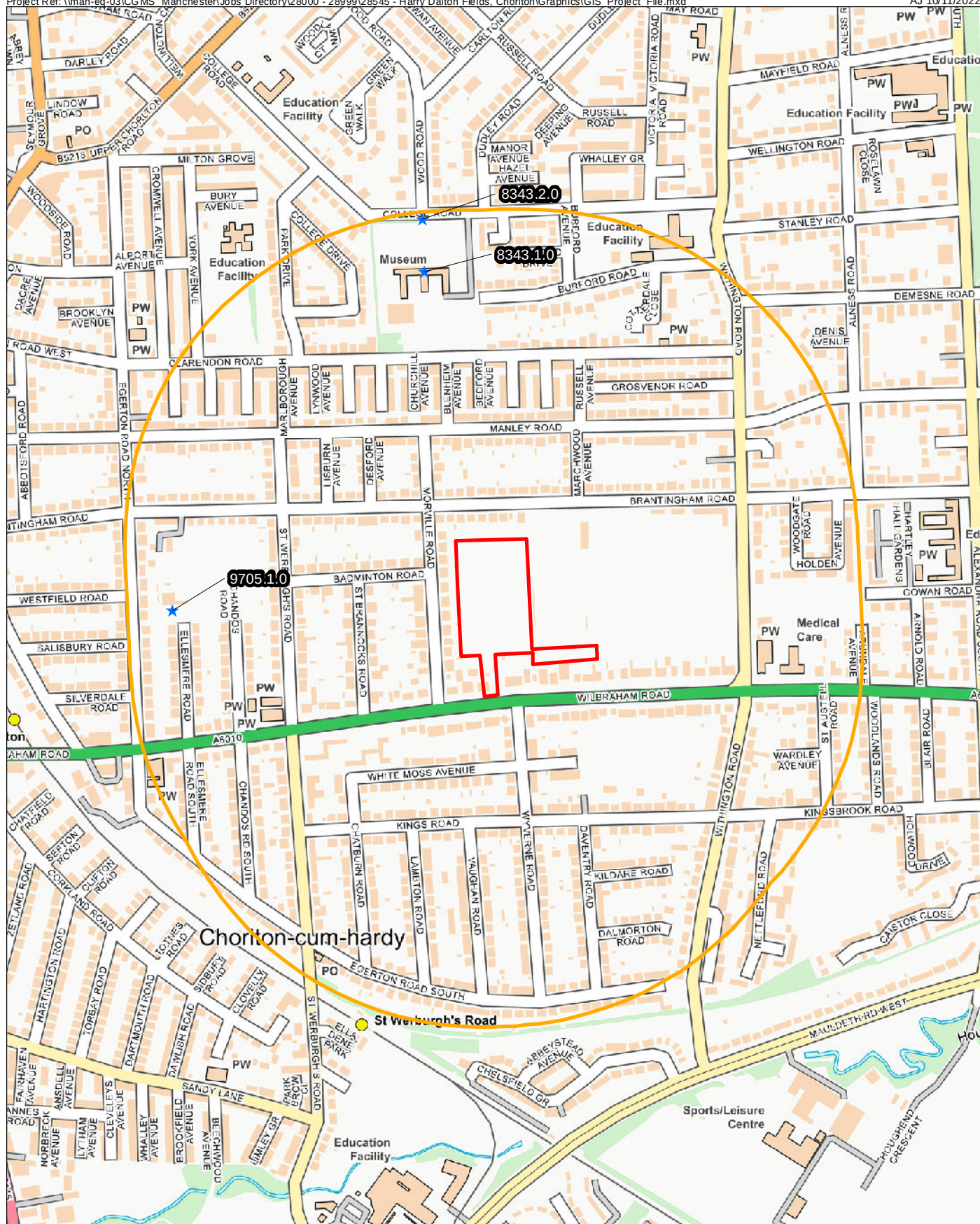


0 80 160 240m
Scale at A4: 1:8,000

rps MAKING COMPLEX EASY

Figure 2

Designated Heritage Assets



Site Boundary

Search Area

★ HER Data

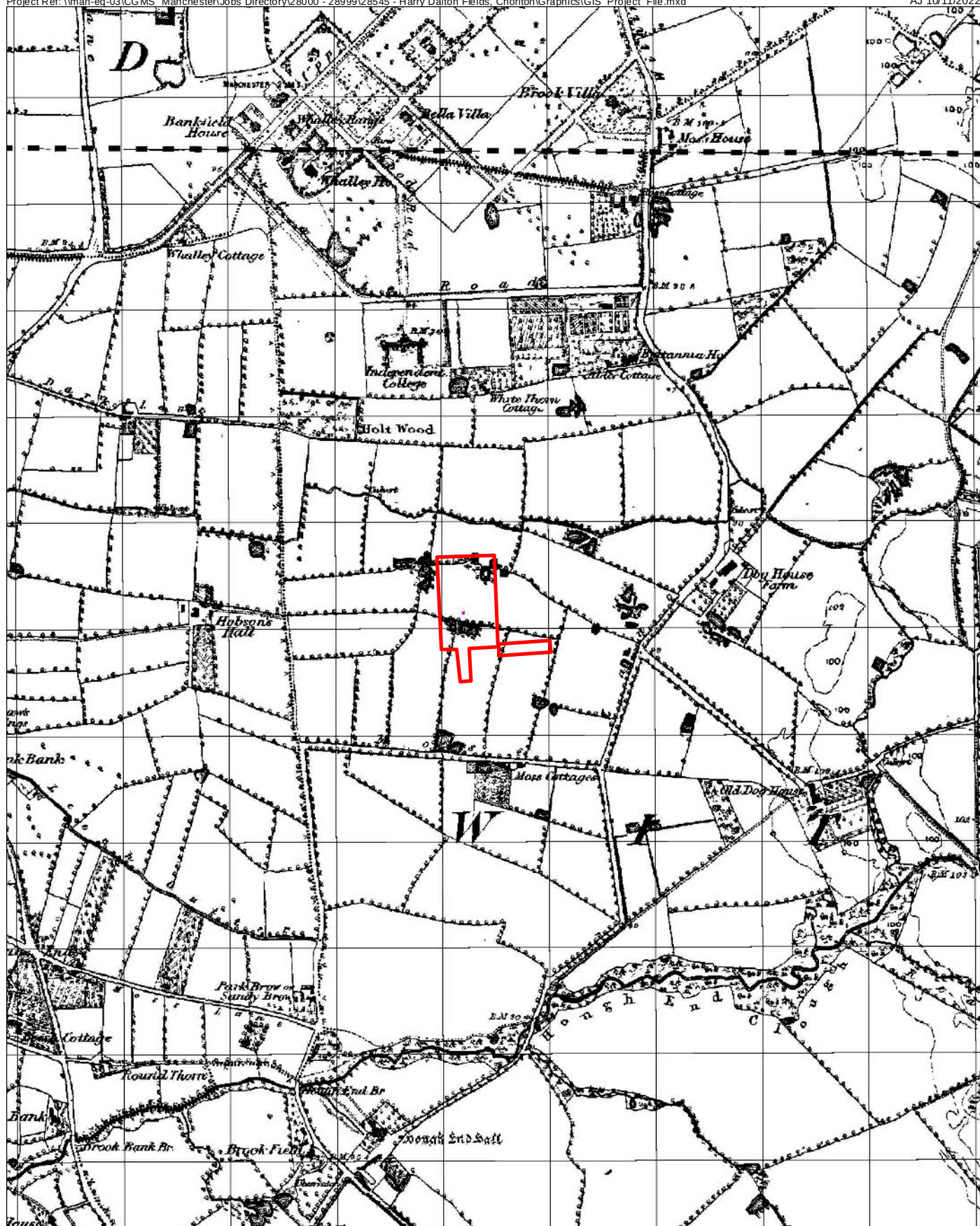


0 80 160 240m
Scale at A4: 1:8,000

rps MAKING COMPLEX EASY

Figure 3

HER Data



 Site Boundary

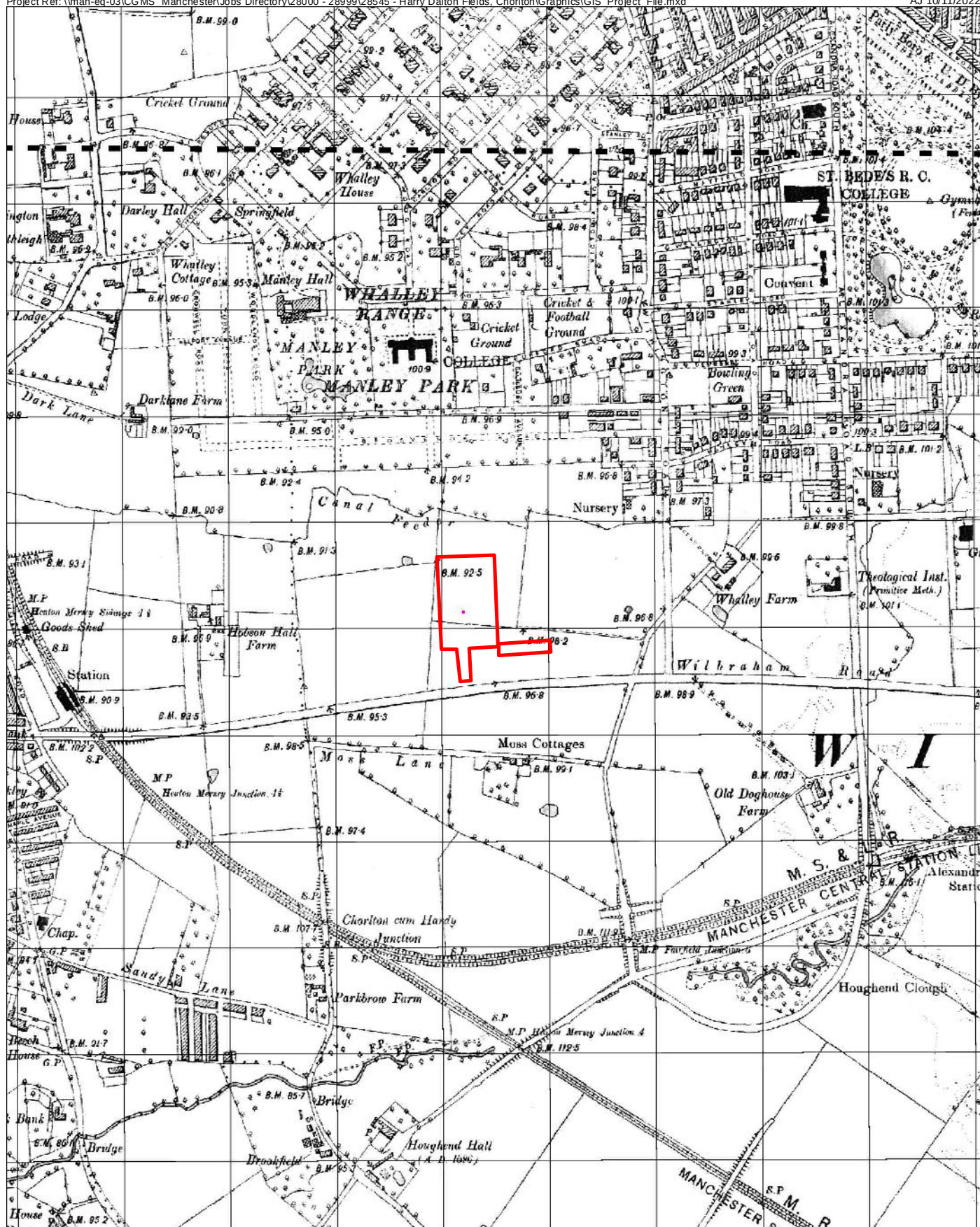


0 100 200 300m
Scale at A4: 1:10,000

rps MAKING
COMPLEX
EASY

Figure 4

1848 Ordnance Survey



 Site Boundary

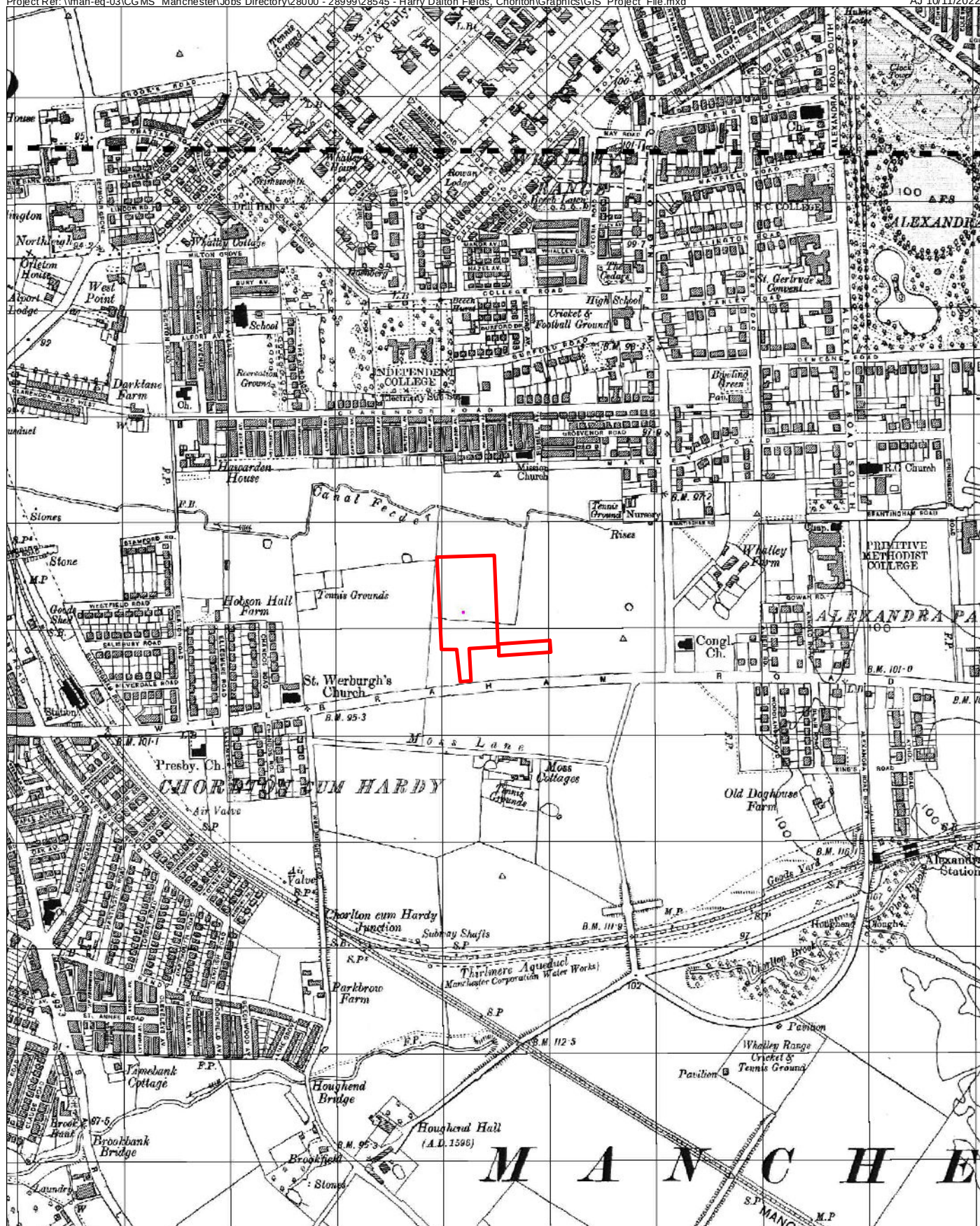


0 100 200 300m
Scale at A4: 1:10,000

rps MAKING COMPLEX EASY

Figure 5

1894 - 1896 Ordnance Survey



 Site Boundary

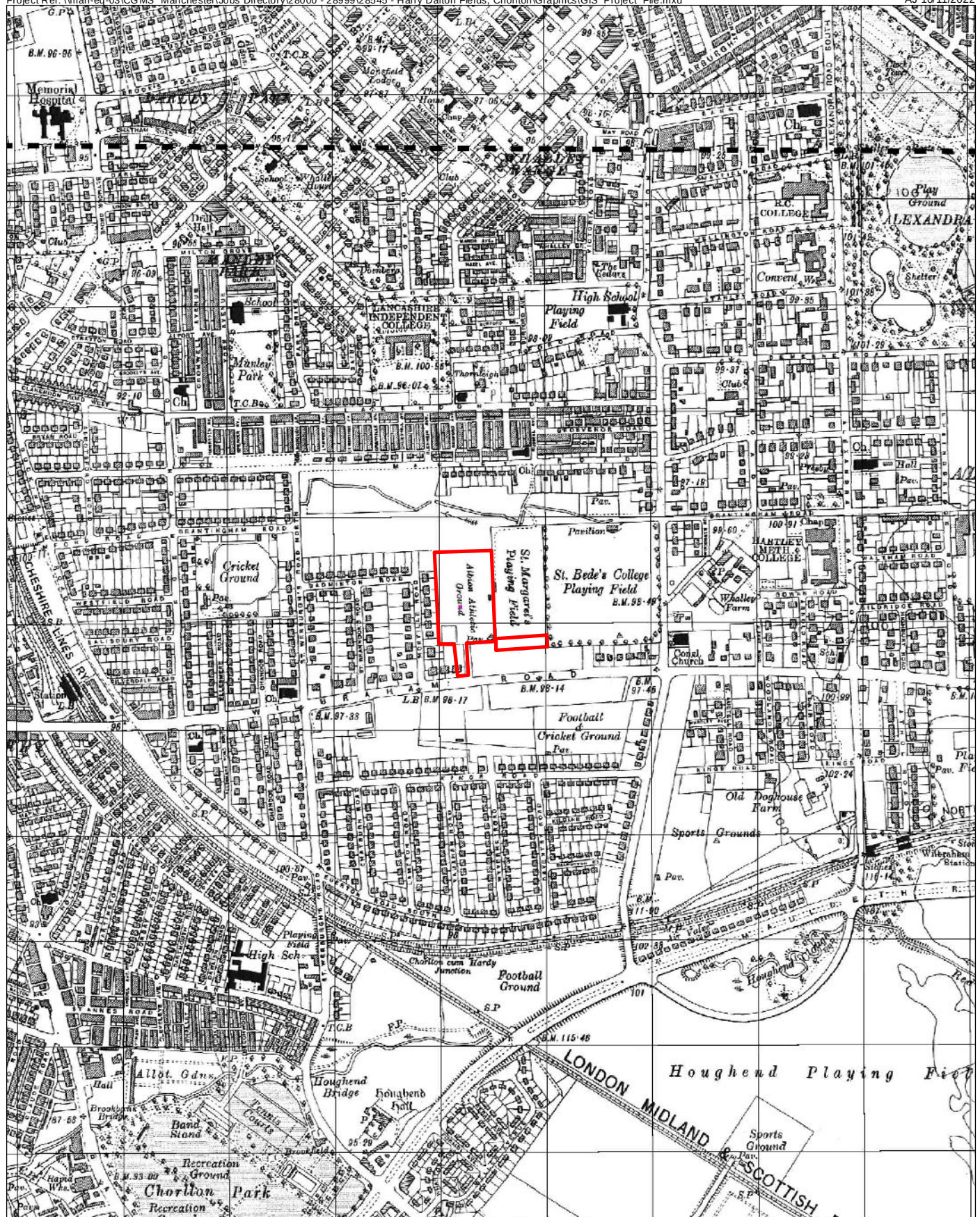


0 100 200 300m
Scale at A4: 1:10,000

rps MAKING
COMPLEX
EASY

Figure 6

1923 Ordnance Survey



 Site Boundary

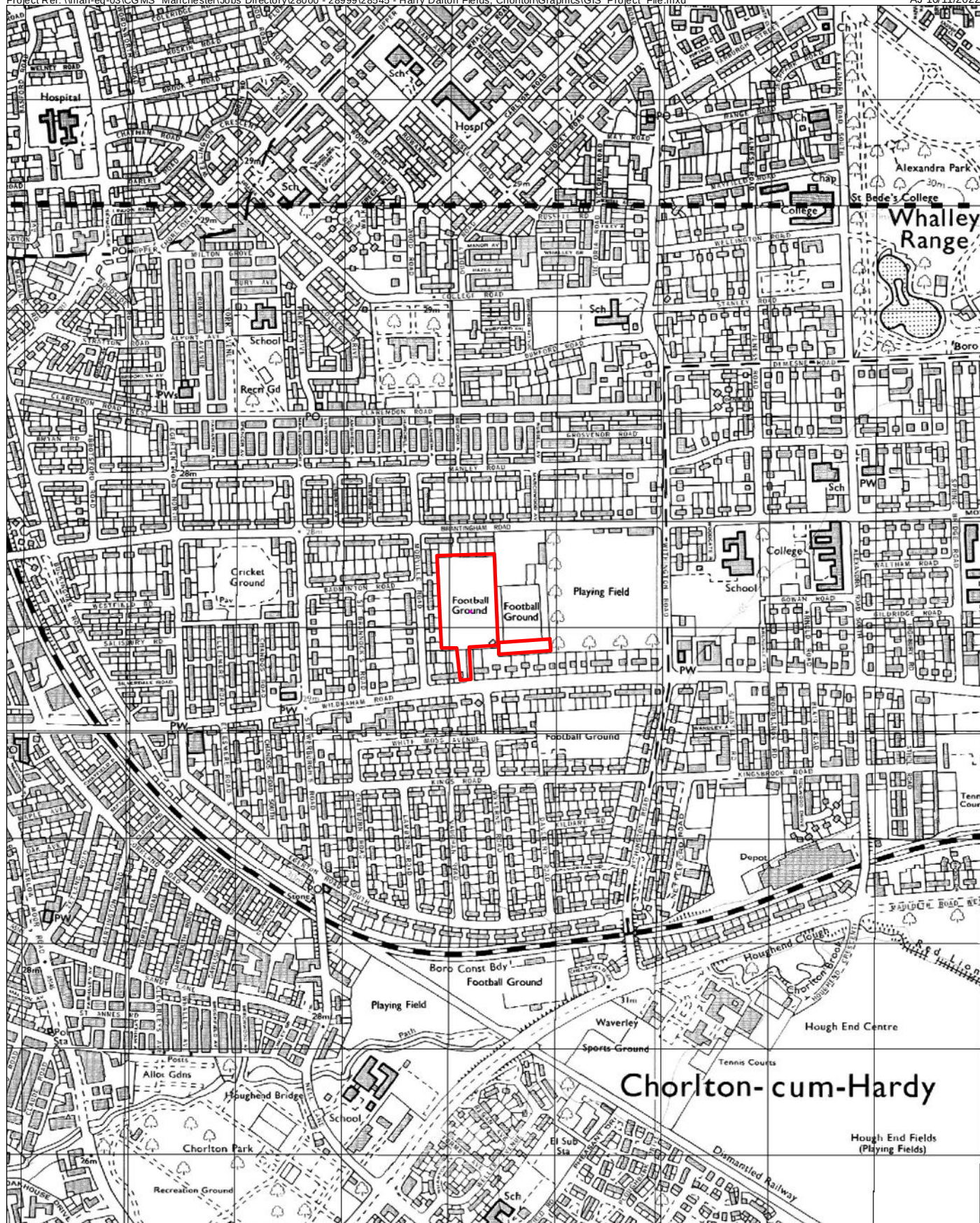


0 100 200 300m
Scale at A4: 1:10,000

rps MAKING
COMPLEX
EASY

Figure 7

1932 - 1934 Ordnance Survey



 Site Boundary

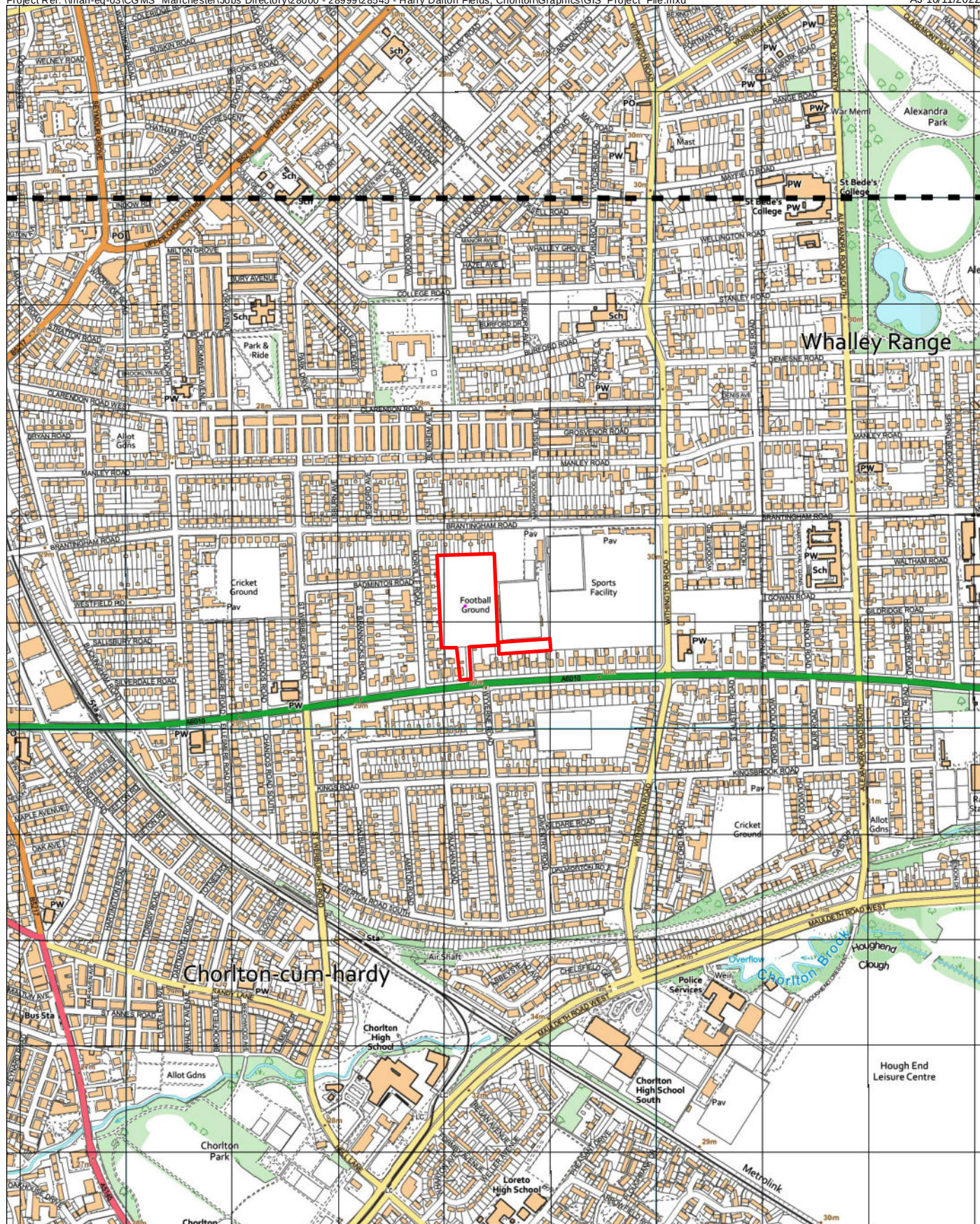


0 100 200 300m
Scale at A4: 1:10,000

rps MAKING COMPLEX EASY

Figure 8

1985 - 1989 Ordnance Survey



 Site Boundary

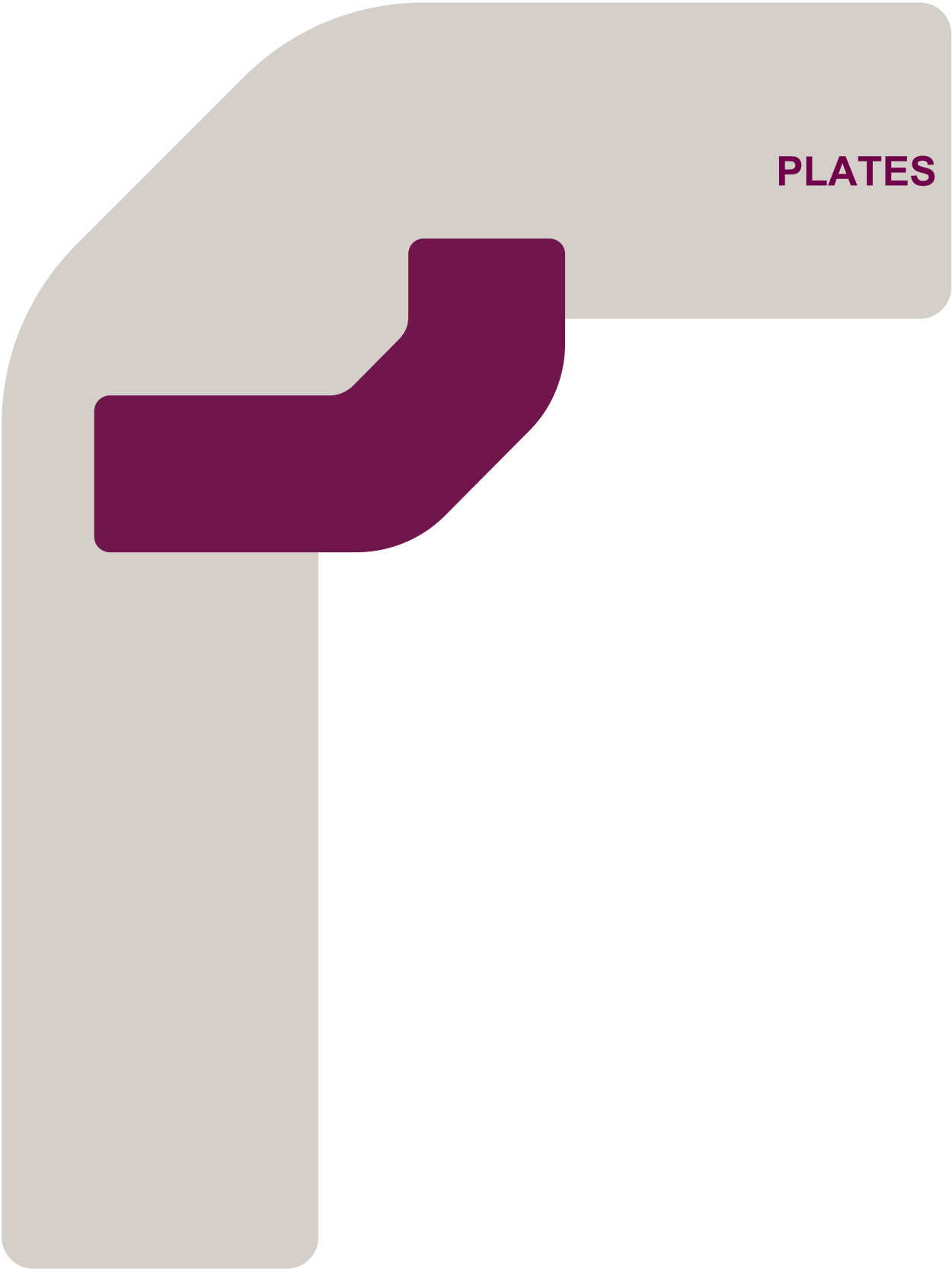


0 100 200 300m
Scale at A4: 1:10,000

rps MAKING COMPLEX EASY

Figure 9

2021 Ordnance Survey



PLATES



Plate 1 View west across northern half of Site



Plate 2 View southwest across southern half of Site



Plate 3 View northeast across Site toward adjacent football ground



Plate 4 View north from Wilbraham Road along access road



Plate 5 View north to gated Site entrance

APPENDICES

Appendix 1

HER Gazetteer

HER No.	Name	Location	Date
	Monuments		
8343.1.0	Former GMB National College (formerly Lancashire Independent College)	SJ 8254 9473	Modern
8343.2.0	Entrance Gateway and Gates to former GMB National College (formerly Lancashire Independent College)	SJ 8253 9481	Modern
9705.1.0	Hobson Hall Farm (site of)	SJ 8215 9422	Post Medieval to Modern

Appendix 2

Planning Layout of Proposed Site



Proposed Colour Layout

Detailed Planning Application

Drawing Number : APD/AH158/PL01
Revision : F
Date : 13/10/2022
Scale/Sheet Size : 1:500/A1

URBAN
DESIGN
GROUP

ANWYL
thoughtful homes





rpsgroup.com