

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Crabtree Lane, Clayton, Greater Manchester

ARS Report N°: 2021/184



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Crabtree Lane, Clayton, Greater Manchester:

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

ARS LTD REPORT 2021/184



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Planning Reference: N/A (Pre-planning)
Local Authority: Manchester City Council
Site central NGR: SJ 88699 98049

EXECUTIVE SUMMARY

Project Name:	Crabtree Lane, Clayton, Greater Manchester
Planning Authority:	Manchester City Council
Planning Reference:	N/A (Pre-planning)
Location:	Crabtree Lane, Clayton
Parish:	Clayton
Bedrock Geology:	Manchester Marls Formation - Mudstone
Superficial Geology:	Till, Devensian - Diamicton
Soils:	Slowly permeable seasonally wet acid loamy and clayey soils
Site central NGR:	SJ 8869 9804
Date of Report:	December 2021

Archaeological Research Services Ltd was commissioned by Kathryn Sather & Associates on behalf of Euan Kellie Property Solutions to produce a Historic Environment Desk-Based Assessment of an area of land at Crabtree Lane, Clayton, Greater Manchester. This is in advance of the submission of a planning application for a proposed residential development.

This assessment has identified that Greater Manchester HER does not record any heritage assets within the boundary of the site, yet the site is the location of Crabtree Forge of Eva Brothers Ltd, dating to 19th-20th century. A historic building recording of Eva Brothers, Crabtree Forge, conducted in 2003 recorded structures and a tramway also identified on historical maps. The demolition and redevelopment of the site would impact any extant buildings, structural remains or below ground features relating to Crabtree Forge on site.

The PDA previously formed part of the agricultural hinterland for Manchester. The Ashton Canal passes along the northern site boundary, which could have been the catalyst for the transformation of the PDA from its pre-existing historical landscape as part of the agricultural hinterland of Manchester to an industrialised area in the late 19th century to early 20th century. Any intrusive ground works could impact upon below ground deposits or features relating to its pre-industrial land use, if present.

It is recommended that as the building report was produced in 2003, a Level 2 historic building recording, following recent standard, guidance and policy and utilising current techniques, should be conducted on extant structures and above ground features relating to Crabtree Forge for an up to date record prior to any structural demolition or redevelopment. Archaeological and structural monitoring in the form of a watching brief should be carried out during future site investigation works, in order to record any possible further above ground architectural features relating to Crabtree Forge as well as better understand the depth and construct of made-ground and the level of truncation of any below-ground deposits below modern street level.

Furthermore, a programme of trial trenching and or test pit evaluation could also be conducted in order to assess the level of preservation of any below ground deposits relating to the pre-industrial land use of the site, as well as further our understanding about the tramway and associated structures depicted on the 1935 OS map, briefly recorded in the 2003 building recording report.



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I INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Kathryn Sather & Associates on behalf of Euan Kellie Property Solutions to produce an Archaeological Desk-Based Assessment (DBA) of an area of land at Crabtree Lane, Clayton, Manchester. This is in advance of the submission of a planning application for a proposed residential development. This assessment addresses the potential impacts of development at this site upon below-ground archaeological remains only, with impacts to the built environment to be addressed within a separate report.

1.2 Site description

The 'red line boundary' of the proposed development area (hereafter 'PDA') is depicted by a red polygon on Figure 1, is c.2.15ha in area, and is centred at NGR SJ 88699 98049 (Figure 1). The PDA is bounded to the north by the Ashton Canal, to the east by an area to dispose of rubble, grassland and Higher Openshaw Community School, to the south by housing along Eastern By-Pass, and to the west by Crabtree Lane. The site is currently occupied by a series of buildings, the assessment of which will be carried out within a separate report.

The area surrounding the current six extant buildings is largely overgrown with vegetation. The in-situ buildings, relating to Crabtree Forge, are of brick-built construction and have the appearance of being adapted and modified for different functions. The PDA has been partially cleared with evidence of structural remains possibly relating to a structure along the northeastern boundary of the site identified. Demolition rubble suggests that most of this building no longer exists, yet the foundations and some above and below ground remnants could still be present.

1.3 Geology and Soils

The underlying solid geology of the PDA comprises mudstone of the Manchester Marls Formation, sedimentary bedrock formed approximately 252 to 272 million years ago in the Permian period when the local environment was previously dominated by lakes and lagoons. This is overlain by superficial deposits of Devensian Till - Diamicton (BGS 2021). The soils of the PDA are classified by the *Soilscapes* interactive online viewer as belonging to the Soilscapes 17 soils unit. These soils are described as '*Slowly permeable seasonally wet acid loamy and clayey soils*' (Cranfield University 2021).

2 AIMS AND OBJECTIVES

The principal aims of this assessment are to produce a report detailing the archaeological potential of the PDA, and to assess the potential impacts of the proposed development upon any buried and upstanding archaeological remains and to assess their significance. The following objectives will contribute towards accomplishing this aim:

- ◆ To collate and assess existing information about the historic environment within the study area and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains within the PDA.
- ◆ To provide an assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular investigative techniques in order to aid the formulation of any necessary mitigation strategy, including further evaluation, excavation, and/or preservation of archaeological remains.
- ◆ To assess, where possible from the available sources, the extent of any ground disturbance associated with any previous intrusive development.

3 METHOD STATEMENT

3.1 Approach

The DBA was undertaken in accordance with the guidelines set out in The Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk Based Assessment* (CIfA 2020).

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential*, *historical* (either *illustrative* or *associative*), *aesthetic* or *communal*. It is further outlined in Annex 1 of *Scheduled Monuments & Nationally Important but Non-Scheduled Monuments* (DCMS 2013) which states that 'monuments can have both archaeological and historic interest and derive significance from both their physical presence and their setting. The following principles should be used to gauge the importance of heritage assets: *period, rarity, documentation/finds, group value, survival/condition, fragility/vulnerability, diversity, and potential*' (DCMS 2013, 10-11).

Reference is also made to 'heritage significance' as described in the *National Planning Policy Framework (NPPF)*, which is defined as the '*value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*' (MHCLG 2021, 71-72).

3.2 Study Area

The study area adopted for this assessment was agreed with Ben Dyson, the Senior Planning Archaeologist for the Greater Manchester Archaeological Advisory Service (GMAAS) and comprises a 500m radius study area off-set from the PDA. This study area is depicted by a dark blue outline on Figure 1 and subsequent figures.

3.3 Information Sources

The following sources of information were consulted to inform this assessment:

- ◆ The Greater Manchester Historic Environment Record (HER), maintained by Greater Manchester Archaeological Advisory Service County Council for information regarding heritage assets, details of previous fieldwork, and Historic Landscape Characterisation (HLC) mapping.
- ◆ The National Heritage List for England (NHLE) maintained by Historic England for information regarding designated assets.
- ◆ The Manchester City Archives at Manchester Central Library for historic maps, plans and other documents relevant to the study area.
- ◆ Envirocheck Historic Mapping Report for historic Ordnance Survey maps.
- ◆ The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).
- ◆ Cranfield University's *Soilscapes* free interactive online viewer for a simplified version of the 1:250,000 scale Digital National Soil Map for England and Wales.
- ◆ Google Earth and Bing online historical satellite imagery.
- ◆ Various other relevant books, journals and publications identified during the course of the assessment, details of which can be found in the references section of the report.
- ◆ A site walkover to Historic England (2017) Level 1 standard was undertaken in light rain conditions on 13th December 2021.

4 BASELINE ASSESSMENT

4.1 Archaeological and Historical Background

In the discussion that follows, where sites recorded on the Manchester HER are described, the relevant HER preferred reference number is provided in parenthesis. Any designated assets are referred to by their unique NHLE number, and any other sites identified as part of this assessment are referenced by their unique ARS numbers. All of these identification numbers can be found in the tables in sections 4.2 and 4.3 below, or in the Appendices at the end of the report.

4.1.1 Prehistoric (-1,000,000 to 43 AD)

Evidence for prehistoric settlement in the Manchester region is scarce. There are small Mesolithic campsites in the Pennines to the north of Manchester, though Mesolithic remains closer to the city are rare (Nevell 2008, 11). Neolithic and Early Bronze Age remains within the Manchester region are restricted to isolated finds of worked stone tools, the majority being residual in later contexts. To the south of the city, a Neolithic farmstead was uncovered at Oversley Farm (now part of Manchester Airport), with evidence of occupation continuing on the site through to the Late Bronze Age (Nevell 2008, 15). Finds of Iron Age date, including quern stones and metal finds, have also been identified as isolated findspots. Within the city centre, there is little evidence of prehistoric activity as a whole, although whether this is the result of poor preservation due to the intensive later developments and redevelopments of the city or a reflection of a genuine settlement pattern is difficult to ascertain. The evidence that has been recovered has generally been centred around the location of the later Roman fort (in Castlefield) and around the cathedral and Hanging Ditch (Nevell 2008, 12). No remains of prehistoric date are recorded by the Greater Manchester HER within the wider 500m study area.

4.1.2 Romano-British (43 to 410 AD)

The first Roman military occupation of Manchester was established during the governorship of Agricola in the AD70s, with a fort, known as *Mamucium*, founded in the area now known as Castlefield (Miller 2016). The original fort was a square, timber and turf structure, replaced in the late 2nd century by a slightly larger, rectangular timber fort, and finally rebuilt in stone in the first half of the 3rd century. A civilian settlement or *vicus* developed around the fort, though the full extent of it is unknown. Several excavations around the Castlefield area have produced evidence of domestic and industrial buildings as well as a shrine, with occupation beginning soon after the building of the original fort and continuing throughout its life. The *vicus* seems to have declined by the middle of the 3rd century although the evidence for these later phases of the fort and *vicus* are not clear since later activity has truncated the remains, although the presence of later coins suggests that the fort probably remained in use until the Roman Army's withdrawal from Britain (Nevell 2008, 21-31). No remains from the Romano-British period are recorded by the Greater Manchester HER within the wider 500m study area.

4.1.3 Early Medieval - Medieval (410 to 1540)

Following the Roman Army's withdrawal, evidence is again lacking for settlement activity. Archaeological remains in the Castlefield area show that the Roman fort area was abandoned from the end of Roman occupation until the early industrial period. It is possible that there were four sunken floored buildings adjacent to the fort, post-dating the Roman period; however, the interpretation of them is unclear (Morris 1983, 6). There is limited evidence of Saxon settlement elsewhere in Manchester, mainly in the form of isolated pottery and coins in the Cathedral area around the junction of the rivers Irk and Irwell (Nevell 2008, 36). In 919, there is a reference that King Edward the Elder sent an army to occupy Manchester, Manchester being located on the border between Anglo-Saxon Mercia and Viking Northumbria, suggesting that there was some form of settlement here at this time (Nevell 2008, 35).

The present site lay beyond the extent of medieval Manchester, which was centred around the Parish Church (now the cathedral) and Manchester Castle (probably beneath what is now Cheetham's School of Music) (Morris 1983, 15). The medieval city comprised a number of burgage plots along Hanging Gate, Withy Grove, Fennel Street, Millgate, The Shambles, Market Street, and Deansgate (Nevell 2008, 48), with Hanging Ditch, and two other ditches within the area, likely medieval in origin.

During the time of the 1086 Domesday Survey, Manchester lay within the Hundred of Salford which included all the land between the river Ribble and the Mersey, which had been granted to Roger de Poitu after the Conquest. In 1222, Manchester was granted an annual fair and in 1301, Thomas Grelley (one of the largest landowners within Manchester) was granted the Great Charter of Manchester by Edward I and thus it became a free borough (Hartwell et al 2004).

The PDA resides in Clayton, which means 'settlement on clay, which is located at the boundary of the parishes of Openshaw and Droylsden in Manchester (Cronin *et al*, 2005, 7). According to Higson the name Openshaw is potentially Saxon in origin as is the name Droylsden (Higson 1859, 13) although there is no documentary or archaeological evidence to suggest there was any Saxon activity in the vicinity. The place name of Droylsden possibly derives from the Old English *drȳgewelles denu* "the valley of the dry stream". It is first mentioned as Drilisden in a land charter of 1250 (Ekwall 1960, 152). Another suggestion is that the name derives from the personal name Dreol or Drygel and the suffix *den* meaning narrow valley or dingle (Ekwall 1922, 36; Higson 1859, 13). No early medieval or medieval remains are recorded within the study area and it is likely that this area of the PDA remained largely undeveloped until at least the 18th century.

4.1.4 Post-Medieval - Modern (1540 to Present)

By the end of the 16th century, Manchester was established as an important centre for the manufacture and trade of textiles with the town still centred around the medieval core of St Mary's Collegiate Church and Cheetham's School. The first planned expansion outside of this traditional centre was St. Ann's Church and Square in the early 18th century, with new buildings soon after developing between the old town at St. Ann's (Hartwell 2001). The first cotton mill was built in the 1780s and the first steam powered mill in 1789. From the late 18th century to the beginning of the 19th century, the number of mills doubled and continued to increase, as did the local population (Trow 2018).

In 1792, the construction of the Ashton Canal (HER 6361.1.0) was authorised by an Act of Parliament, with construction commencing immediately under the direction of Edward Banks. The proposed route of the Ashton Canal is first depicted on Green's 1787-94 plan, with the canal completed between Manchester and Ashton by early 1797. The PDA does not appear on Green's plan, as the plan terminates at Ancoats Hall to the west of site boundary. The Ashton Canal was originally designed to transport coal to Manchester. Where a number of mills and factories developed along the canal facilitating the supply of coal and raw materials to the mills and the transport of the finished produce back to Manchester (Pennine Waterways, 2019).

In 1794, another Act of Parliament was obtained, creating the Rochdale Canal Company, thus authorising the construction of the Rochdale Canal between 1804-7 (HER 1386.2.0; Hartwell 2001, 218). The Rochdale Canal linked the Bridgewater Canal in Manchester to the Calder and Hebble Canal in Yorkshire, thus creating a complete transport link between Hull and Liverpool. By 1800, the Ashton and Rochdale Canals were joined together (HER 11312.1.0), with this link allowing traffic to connect from the Ashton Canal through to the Bridgewater Canal at Castlefield. The routes of both canal systems are depicted for the first time on Greenwoods 1818 *Map of Lancashire*.

The 1847 *Map of the Township of Droylsden* depicts the PDA with the Ashton Canal to its north, as well as two structures to the east of Crabtree Lane. No structures are present within the PDA, yet the area is depicted on the 1846 *Map of the Township of Openshaw* as being subdivided into multiple fields with an earthwork feature, possibly a brook, bisecting the site (Figures 5 & 6). The agricultural

land use of the PDA is further reflected in the descriptions provided by the tithe information as well as who owned/occupied the different fields (see Table 1).

Table 1: 1844 Droylsden and Openshaw Tithe Apportionments

Tithe Map	Owner	Occupier	Plot No	Name and Description	State of Cultivation
Droylsden	George Matthew Hoare	George Caistre	134	Rye Meadow	Orchard
		John Etchells	135	Rye Field	Pasture
		George Caistre	164	Part of Rye Meadow	Orchard
	William Lloyd Horton	John Etchells	165	Lowmost Meadow	Meadow
Openshaw	George Cornwall Legh Esq	Michael Horsefall	116	Intack	Meadow
		John Orrell	126	Calf Croft	Oats
			127	Further Rush Croft	Meadow

The 1848 (surveyed in 1845) Ordnance Survey (OS) plan of Manchester shows the continued expansion within the surrounding area. The plan depicts brick kilns in the location where the two earlier structures were depicted along Crabtree Lane, to the north of the site boundary. The PDA remains largely undeveloped, yet the field system has been reduced to one field boundary. A footpath is depicted, which runs northwest to southeast from Lock No 12 (11707.1.0) and then turns southwest to northeast towards Lock No 14 (11710.1.0), bisecting the PDA. This possible footpath also has a spur running northwest to southeast, towards Lime Tree Cottage, leading to Openshaw Cotton Mill. This possible footpath could potentially represent a pedestrian access route from Clayton to the settlement of Openshaw and the associated Cotton Mill. The possible brook identified, depicted on the 1846 *Map of the Township of Openshaw*, is represented as a culvert. To the southwest of the site boundary, Clayton Gardens, which appears to be a natural depression/feature on mapping from 1908, and a sand pit are now illustrated. The 1894 OS plan (resurveyed 1888 to 1890) shows that Crabtree Lane has been extended to the south of the canal, across from Ashton Canal lock with swing bridge (HER 11711.1.0), while the brick kilns to the north have been developed into Hope chemical works (HER 9791.1.0), to the east of Crabtree Lane, and to the west there is now a soap works (HER 9790.1.0). The PDA is still undeveloped, but an iron foundry is depicted to the east of the site boundary (HER 9792.1.0).

By the 1908 *Lancashire and Furness* plan, a building has been constructed in the PDA, to the south of the Ashton Canal, as well as a structure to the south of the site boundary. This would indicate that the initial development of the PDA was between 1890 and 1905. This is consistent with when Eva Brothers Ltd moved to Crabtree Forge in 1898. Eva Brothers Ltd at Crabtree Forge was a forge-masters and engineers under the partnership of James Eva, Archibald William Eva, Victor Eva, Arthur Eva and Frank Eva. In 1885 the family established a forge at Grey Mare Lane in Bradford and moved the forging business to Crabtree Lane, Clayton in 1898 (MRIAS, 2003; 1). The partnership is understood to have ended in 1909 but was continued in a similar style by Archibald William Eva, Victor Eva, Arthur Eva and Frank Eva with the company noted in Slater's 1909 Directory of Manchester and Salford.

Additionally, the later 1922 map (surveyed 1915 to 1916), shows further development with additional buildings facing Crabtree Lane depicted and annotated as 'Crabtree Forge' (MRIAS, 2003; 1). These buildings were probably used to house furnaces and forge hammers (MRIAS, 2003; 1). Between 1916 and 1933, the layout of the buildings at Crabtree Forge remains broadly the same, yet some additional/extended buildings are rendered, as well as a tramway. The tramway could be potentially of archaeological interest as it is only briefly recorded in the MRIAS building recording report. The area

around the PDA continued to be developed with a chemical works constructed to the west of Crabtree Lane, south of the Ashton Canal. The 1968 OS plan (surveyed 1948 to 1967) shows development across the whole of the PDA related to Crabtree Forge.

The site walkover identified the southern section of tramway (Photographs 9 & 10), but the full extent of the tramway could not be recorded due to demolition rubble and vegetation. The PDA had been partial cleared, in the northeast of the PDA, where structural remains were identified that possibly relate to a structure along the northern boundary of the site depicted on the 1922 OS plan (Photographs 11-13). Demolition rubble suggests that most of the building no longer exists, yet the foundations and some above ground remnants could still be present. Furthermore, brick flooring and a possible set stone path, which could also relate to the tramway, were also identified (Photographs 14-16). Along the eastern boundary, a depression and possible drainage ditch/boundary were recorded of unknown origin (Photographs 19 & 20).

4.2 Designated Assets

Assessment of potential impacts to designated heritage assets are to be dealt with elsewhere and does not form part of this assessment, but the location of these within the study area have been included for completeness.

On-Site

The NHLE does not record any designated heritage assets within the PDA boundary.

Study Area

The NHLE records six designated heritage assets within the wider 500m study area beyond the PDA, comprising six Grade II Listed Buildings. These are listed in Table 2 below and their locations are depicted in green (Grade II* Listed Buildings) on Figure 2.

Table 2: Listed Buildings within the wider study area

NHLE ID	HER ID	Grade	Description
1197793	11739.1.0	II	Ashton Canal Lock No.15
1197794	11709.1.0	II	Ashton Canal Towpath Bridge over Junction with Stockport Branch Canal
1207737	11710.1.0	II	Ashton Canal Lock No.14
1279329	11707.1.0	II	Ashton Canal Lock No.12 between Stockport Junction and Crabtree Lane
1279582	11711.1.0	II	Ashton Canal Lock No.13, at Crabtree Lane swing bridge
1283050	11717.1.0	II	Ashton Canal Lock No.11, at E end of Stockport Junction Basin

4.3 Non-Designated/Other Heritage Assets

4.3.1 Archaeological Remains

On-Site

There are no known archaeological sites or findspots recorded by the Greater Manchester HER within the PDA. However, a tramway recorded on 1935 historical OS plan, possibly constructed between 1916 to 1933, has been recorded, during the historical map regression and walkover, that could have archaeological potential. Further, structural remains were identified, during the walkover, that related to previous buildings at Crabtree Forge. These remains could be of archaeological interest as unrecorded below ground features associated with forges could still remain.

Table 3: Other potential archaeological remains identified by the DBA

ARS ID	Description
ARS1	Old Tramway recorded on 1935 OS plan.

ARS ID	Description
ARS2	Structural remains/Below ground features relating to Crabtree Forge

Study Area

The Greater Manchester HER records five known archaeological sites and/or findspots within the wider 500m study area. These are listed in Table 4 below and are depicted in purple on Figure 2.

Table 4: Known archaeological sites/findspots located within the wider study area

HER ID	Description
9792.1.0	Iron Foundry (site of)
9843.1.0	Openshaw Canal Iron Works (site of) Iron Works
9790.1.0	Soap Works (site of)
9791.1.0	Hope Chemical Works (site of)
6386.1.0	Edge Lane Mills (site of)
14192.1.0	Manchester & Ashton under Lyne Canal: Stockport Branch (line of)

4.3.2 Historic Built Environment

On-Site

The Greater Manchester HER records no elements of the historic built environment recorded by the HER within the PDA. However, Crabtree Forge is located within the site boundary and represents a non-designated heritage asset dating to the late 19th century.

Study Area

The Greater Manchester HER records three elements of the historic built environment within the wider 500m study area. These are non-designated assets and are listed in Table 5 below and are depicted in orange on Figure 2.

Table 5: Elements of the historic built environment located within the wider study area

HER ID	Description
6361.1.0	Ashton Canal
4479.1.0	Openshaw Moss
2066.1.0	Openshaw Settlement

4.3.3 Historic Landscape

On-Site

The site is located entirely within the 'Industrial – Metal Trades (Heavy)' (HGM12149) unit, which represents the former site of Crabtree Forge, an early 20th century forge (Table 6). Further details of this HLC unit can be found in the gazetteer in Appendix III and is illustrated on Figure 4.

Table 6: HLC types Located within the PDA

HLC ID	HLC broad type	HLC primary type
HGM12149	Industrial	Metal Trades (Heavy)

Study Area

A further 83 HLC units have been mapped within the wider 500m study area, which represent a mixture of residential, industrial and commercial areas of business units. Further details of these HLC units can be found in the gazetteer in Appendix III and are illustrated on Figure 4.

4.3.4 Archaeological Events

A total of two archaeological investigations are recorded by the Greater Manchester HER within the 500m study area, one of which includes the entirety of the PDA within its assessment area. A building recording for Eva Brothers, Crabtree Forge was conducted in 2003 (EGM3711). The building recording report discusses the history of Crabtree Forge from the family to the company and its products. Notes on the site topography identified test drilling within the PDA, which had been undertaken to establish the subsoils, that tentatively suggests ground levels could have been raised during the construction of Crabtree Forge. Plan drawings and photographs illustrate the layout and appearance of the buildings in 2003 as well as the as for mentioned tramway (ARS1).

Further details of all the archaeological events can be found in the gazetteer in Appendix IV and are illustrated on Figure 3.

5 ASSESSMENT OF THE SIGNIFICANCE OF AFFECTED HERITAGE ASSETS

The Greater Manchester HER does not record any heritage assets within the boundary of the site. However, the PDA is the location of the former late 19th-20th century Eva Brothers Crabtree Forge, the history and significance of which was detailed within a 2003 building recording prior to the demolition of the extant structures within the site (EGM3711).

Eva Brothers Ltd at Crabtree Forge was established in 1898. The 1922 OS plan (surveyed 1915 to 1916) illustrates further developed within the PDA with additional buildings facing Crabtree Lane depicted and annotated as 'Crabtree Forge'. Between 1916 and 1933, the layout of the buildings at Crabtree Forge remains similar with some additional/extended building being recorded on OS plans, as well as a tramway recorded in 1935.

The *Updated North West England Regional Research Framework* for the Industrial and 20th century period (Nevell 2021) identifies that further work is needed for those industries that have received little archaeological attention. Little documented buildings and industries such as forges and engineering/tool making can have knowledge augmented by archaeological information and would also have significance due to the rarity of records relating to the forge industry. The site of the former Crabtree Forge as a whole is of *historical value*, as it was constructed and developed during the Industrial period, occupying a site adjacent the Ashton Canal which would have allowed for the easy retrieval of raw materials and export of finished products to Manchester and beyond.

Whilst the above-ground elements of the former Crabtree Forge site were recorded in 2003, it is unknown what level of demolition the site underwent between 2003-present day, and it cannot be discounted that remains associated with the former Forge complex survive below-ground. These remains have the *potential* to contribute to the wider knowledge of the Crabtree Forge site, as below-ground remains could include elements not recorded as part of the 2003 historic building survey works. Whilst the significance of these assets cannot be quantified or assessed without field evaluation, it is likely that they would be of *local* or *regional* significance, due to the *illustrative historical* and *evidential values* and *archaeological interest* that they could possess.

The historic map regression has noted that the PDA previously formed part of the agricultural hinterland of Greater Manchester until the late 18th century. In 1797, the Ashton Canal was completed, which was an '*engine for change for both the landscape and culture*' that stimulated the growth of Manchester in the 18th and 19th century (Newman *et al* 2007). The Ashton Canal passes along the northern boundary of the PDA and was likely the catalyst for the transformation of the PDA from its pre-existing historical landscape as part of the agricultural hinterland of Manchester to an industrialised area in the late 19th century to early 20th century. However unlikely, any below ground features or deposits would be of *local* and *regional significance* to their *period* and *rarity* being of *illustrative historical* and *evidential value* as a result of the transformational effect the Ashton Canal had upon the PDA and surrounding landscape.

6 ASSESSMENT OF POTENTIAL IMPACTS

The proposed development would see the construction of a range of 72 semi-detached properties and an apartment block. The potential direct physical impact to any heritage assets during the demolition and construction phases include the following.

- ◆ Removal or truncation of heritage assets during ground works, site clearance and construction (e.g. removal of hardstanding).
- ◆ Damage to buried archaeological remains because of piling and excavation of foundation trenches.
- ◆ Other groundworks associated with the construction of the proposed development which have the potential to damage or destroy below-ground features or deposits of cultural heritage value, should they be present.

As noted, six extant buildings associated with the late 19th-20th century Crabtree Forge are present within the PDA and the demolition and clearance of the site for the development would have a direct physical impact on the heritage asset. Similarly, any structural remains or below ground features relating to Crabtree Forge, such as the tramway, would be directly impacted by any intrusive below ground clearance or groundworks.

Test drilling has been conducted within the PDA. The 2003 building report does not specify to what depth this ground investigation was conducted, but does tentatively suggest that ground levels could have been raised during the construction of Crabtree Forge, possibly indicating a *low archaeological potential* for surviving below ground deposits and features, relating to the pre-industrialisation of the PDA. Therefore, any below ground features, should they be present, which relate to the pre-industrialisation within the site boundary would be directly impacted by intrusive groundworks associated with below ground clearance and construction.

7 RECOMMENDATIONS

It is recommended that an up-to-date Level 2 historic building recording be conducted on structures relating to Crabtree Forge prior to any demolition or redevelopment, as the original Crabtree Forge building report was produced in 2003 and an up to date recording would augment our knowledge of 19th-20th century industrial forges and reflect recent standard, guidance and policy by Historic England and the Chartered Institute for Archaeologists (CIfA).

Furthermore, A programme of trial trenching or test pit evaluations could possibly increase knowledge of a tramway depicted on the 1935 OS plan, briefly recorded in the 2003 building recording report. The evaluation would also further assess the below ground stratigraphy of the site, ascertaining the level of below ground preservation. Similarly, structural and archaeological monitoring in the form of a watching brief should be carried out during future site investigation works in order to identify any possible unrecorded above ground architectural features relating to Crabtree Forge. This will also provide a better understanding the depth and construct of made-ground, including the level of truncation of any below-ground deposits below ground level (BLG).

Based on a review of any site investigation, and in consultation with GMAAS, it may be appropriate to carry out further archaeological works (e.g. evaluation and/or mitigation works) in order to record any significant 18th-19th century remains identified within the PDA.

8 STATEMENTS AND ACKNOWLEDGEMENTS

8.1 Archive Deposition

One digital PDF/A copy of the final report will be deposited with the Greater Manchester HER.

8.2 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

8.3 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

8.4 Acknowledgements

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APPENDIX I GAZETTEER OF ARCHAEOLOGICAL REMAINS

HER Entries

HER ID	Description
9792.1.0	Iron Foundry (site of)
9843.1.0	Openshaw Canal Iron Works (site of) Iron Works
9790.1.0	Soap Works (site of)
9791.1.0	Hope Chemical Works (site of)
6386.1.0	Edge Lane Mills (site of)
14192.1.0	Manchester & Ashton under Lyne Canal: Stockport Branch (line of)

APPENDIX II GAZETTEER OF THE HISTORIC BUILT ENVIRONMENT

Listed Buildings

NHLE ID	HER ID	Grade	Description
1197793	11739.1.0	II	Ashton Canal Lock No.15
1197794	11709.1.0	II	Ashton Canal Towpath Bridge over Junction with Stockport Branch Canal
1207737	11710.1.0	II	Ashton Canal Lock No.14
1279582	11711.1.0	II	Ashton Canal Lock No.13, at Crabtree Lane swing bridge
1279629	11707.1.0	II	Ashton Canal Lock No.12, between Stockport Junction and Crabtree Lane
1283050	11717.1.0	II	Ashton Canal Lock No.11, at E end of Stockport Junction Basin

Non-Designated Historic Structures

HER ID	Description
6361.1.0	Ashton Canal
4479.1.0	Openshaw Moss
2066.1.0	Openshaw Settlement

APPENDIX III GAZETTEER OF HLC UNITS

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM11233	Horticulture	Allotments	Piecemeal Enclosure	Edge Lane, Openshaw
HGM11245	Communications	Canal	Canal	Ashton Canal, Manchester
HGM11255	Ornamental, Parkland and Recreational	Urban Green Space		Former Manchester and Stockport Canal, Openshaw
HGM11643	Industrial	Industrial Works (general)	Piecemeal Enclosure	Fairfield Road, Openshaw
HGM11651	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Brickworks/ Social Housing Development	Sandywell Millennium Green, Cradley Avenue, Openshaw
HGM11652	Residential	Planned Estate (Social Housing)	Brickworks/ Social Housing Development	Chariot Street, Openshaw
HGM11667	Institutional	School	Piecemeal Enclosure/ Landfill	Higher Openshaw Community School, Saunton Road, Openshaw
HGM11726	Residential	Terraced Housing	Other Mineral Extraction & Processing/ Clay Pits/ Brickworks	Cheadle Street, Openshaw
HGM11729	Residential	Planned Estate (Social Housing)	Other Mineral Extraction & Processing/ Vehicle Factory/ Locomotive Works	Reading Close, Openshaw
HGM11789	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Clay Pits/ Brickworks	Hewlett Johnson Playing Fields, Seymour Road South, Clayton
HGM11820	Residential	Planned Estate (Social Housing)	Clay Pits/ Brickworks	Schofield Street, Clayton
HGM11843	Ornamental, Parkland and Recreational	Public Park	Open Fields	Openshaw Park, Parkhouse Street, Openshaw
HGM11853	Industrial	Industrial Works (general)	Reservoir	Stainburn Road, Openshaw
HGM11857	Residential	Social Housing Development	Agglomerated fields	Bob Massey Close, Openshaw
HGM11864	Institutional	School	Agglomerated fields	Seymour Road Primary School, Seymour Road South, Openshaw
HGM11883	Residential	Terraced Housing	Piecemeal Enclosure	Seymour Road South, Clayton
HGM11886	Residential	Planned Estate (Social Housing)	Clay Pits/ Brickworks	High Legh Road, Openshaw
HGM11969	Ornamental, Parkland and Recreational	Urban Green Space	Piecemeal Enclosure	Clayton Lane, Clayton

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM12025	Commercial	Distribution Centre	Piecemeal Enclosure/ Chemical	Claytonbrook Road, Openshaw
HGM12039	Commercial	Distribution Centre	Allotments	Depot, Edge Lane, Openshaw
HGM12052	Institutional	Police Station	Vernacular Cottages	Police Training Unit, Claytonbrook Road, Openshaw
HGM12054	Commercial	Warehousing	Other Mineral Extraction & Processing	Claytonbrook Road, Openshaw
HGM12149	Industrial	Metal Trades (Heavy)	Piecemeal Enclosure	Crabtree Forge, Crabtree Lane, Openshaw
HGM12199	Residential	Terraced Housing	Clay Pits/ Brickworks	Coronation Street, Openshaw
HGM12284	Institutional	Nursing Home / Almshouse/ Hostel	Allotments	Alden Court, Alden Close, Clayton
HGM12530	Industrial	Industrial Works (general)	Chemical/ Clay Pits/ Brickworks	Arbroath Street, Clayton
HGM12531	Commercial	Superstore	Clay Pits/ Brickworks/ Industrial Works (general)	Howgill Street, Clayton
HGM12535	Commercial	Distribution Centre	Clay Pits/Brickworks /Chemical	Crabtree Lane, Clayton
HGM12538	Industrial	Industrial Works (general)	Agglomerated fields/ Other Industry	Crabtree Lane, Clayton
HGM12541	Industrial	Industrial Works (general)	Other Industry/ Clay Pits/ Brickworks	Crabtree Lane, Clayton
HGM12543	Industrial	Food manufactory	Other Industry	Bakery, Bromlow Street, Clayton
HGM12547	Industrial	Industrial Works (general)	Allotments	Claytonbrook Road, Clayton
HGM12550	Ornamental, Parkland and Recreational	Urban Green Space	Terraced Housing/ Piecemeal Enclosure	Ashton New Road, Clayton
HGM12733	Residential	Terraced Housing	Piecemeal Enclosure	Eccleshall Street, Clayton
HGM12746	Industrial	Industrial Works (general)	Piecemeal Enclosure	Oldfield Street, Clayton
HGM12789	Residential	Terraced Housing	Piecemeal Enclosure	Wheler Street, Openshaw
HGM12793	Residential	Private Housing Estate	Terraced Housing	Ettrick Close, Openshaw
HGM12798	Residential	Semi-Detached Housing	School	Welland Street, Openshaw
HGM12799	Residential	Farm Complex	Farm Complex	Clayton Community Farm, Astley Street, Clayton

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM12802	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Terraced Housing/ Piecemeal Enclosure	Bromlow Street, Clayton
HGM12862	Residential	Private Housing Estate	Metal Trades (Heavy)/Open Fields/ Timber Yard/Builders Yard	Nicholas Owen Close, Openshaw
HGM12964	Ornamental, Parkland and Recreational	Urban Green Space	Agglomerated fields	Brigham Street, Openshaw
HGM12988	Residential	Low Rise Flats	Agglomerated fields	Victoria Court, Victoria Street, Openshaw
HGM12990	Industrial	Industrial Works (general)	Terraced Housing/ Timber Yard/Builders Yard	Victoria Street, Openshaw
HGM14567	Industrial	Industrial Works (general)	Metal Trades (Heavy)/Surveyed Enclosure (Parliamentary/ Private)	Industrial Works, Louisa Street, Openshaw
HGM14572	Ornamental, Parkland and Recreational	Urban Green Space	Metal Trades (Heavy)/Surveyed Enclosure (Parliamentary/ Private)	Urban Green Space, Louisa Street, Openshaw
HGM14635	Residential	Low Rise Flats	Surveyed Enclosure (Parliamentary/ Private)	Victoria Street, Openshaw
HGM14640	Residential	Social Housing Development	Piecemeal Enclosure/ Terraced Housing	Eccles Close, Openshaw
HGM14718	Commercial	Warehousing	Agglomerated fields	Warehouse, Edison Street, Openshaw
HGM14769	Industrial	Industrial Estate	Textile Mill	Louisa Street, Openshaw
HGM14795	Industrial	Industrial Works (general)	Piecemeal Enclosure	Old Lane, Openshaw
HGM14888	Commercial	Business Park	Textile Mill/ Metal Trades (Heavy)/Piecemeal Enclosure	Victoria Street, Openshaw
HGM16376	Commercial	Business (General)	Brickworks/ Empty Housing Plots	Ashton New Road, Clayton
HGM16382	Ornamental, Parkland and Recreational	Urban Green Space	Empty Housing Plots/ Entertainment Site	Ashton New Road, Clayton
HGM16385	Institutional	Religious (Worship)	Religious (Worship)	Seymour Road South, Clayton
HGM16389	Residential	Semi-Detached Housing	Sports Ground/ Empty Housing Plots	Ronald Street and Dargai Street, Clayton
HGM16392	Residential	Social Housing Development	Piecemeal Enclosure/ Terraced Housing	Tobermory Close, Clayton

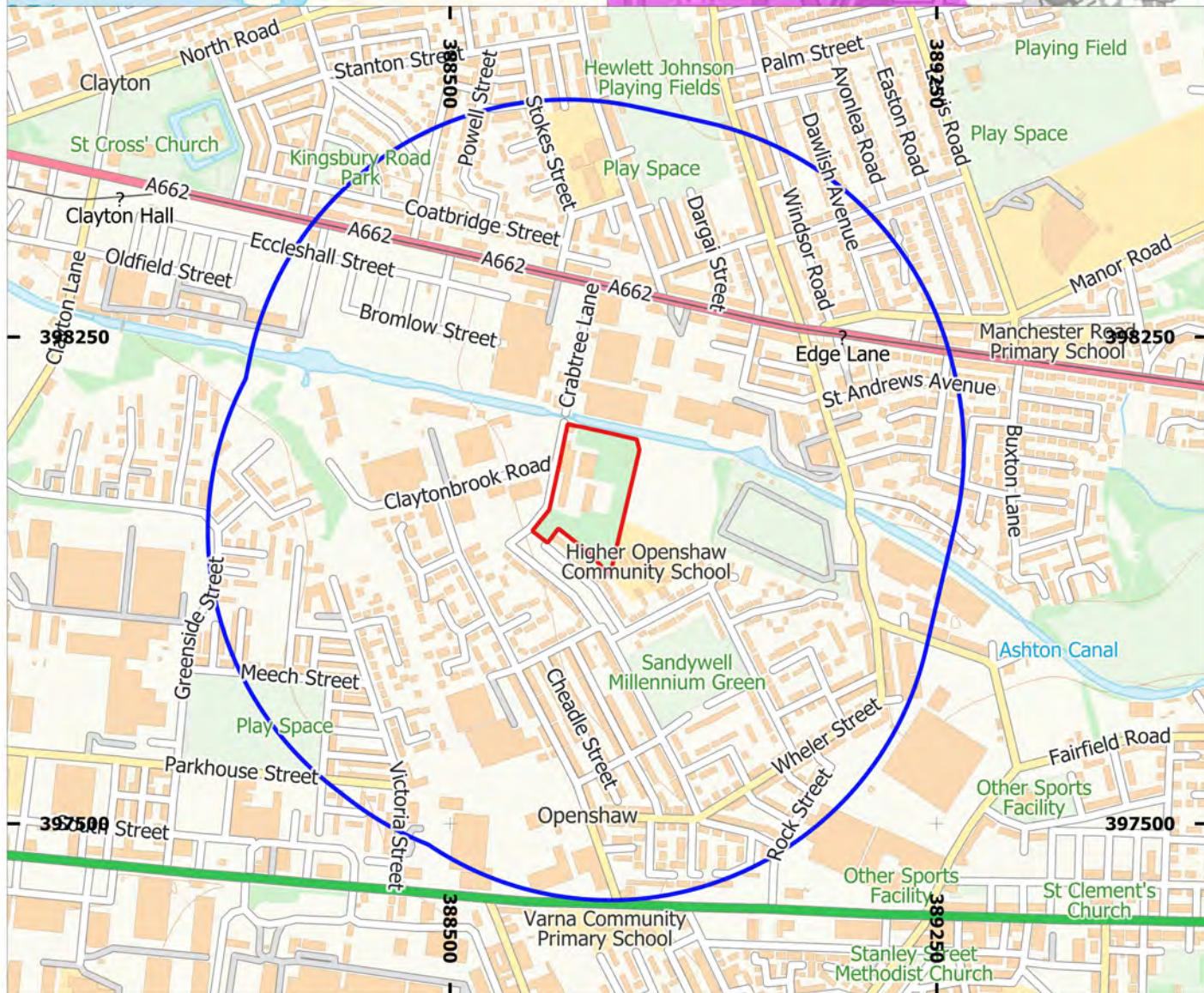
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HGM16393	Commercial	Commercial Core-Suburban	Terraced Housing	Around Ashton New Road, Ronald Street and Edge Lane Clayton
HGM16394	Residential	Terraced Housing	Clay Pits/ Brickworks/ Empty Housing Plots	Around Ralph Street, Howgill Street and Arbroath Street Clayton
HGM39376	Residential	Terraced Housing	Piecemeal Enclosure	Terraced housing, including 348-402 (even) & 347-75 (odd) Manchester Road and 189-221 (odd) Manor Road, Droylsden, Tameside
HGM39948	Communications	Canal		Ashton Canal, from Edge Lane Bridge to lock & basin at Fairfield, Audenshaw, Tameside
HGM40007	Residential	Semi-Detached Housing	Piecemeal Enclosure	Housing off Eastwood Avenue and Buxton Lane, Droylsden, Tameside
HGM40013	Residential	Private Housing Development	Textile Mill	Waterside View, off Edge Lane, Droylsden, Tameside
HGM40016	Residential	Semi-Detached Housing		218 & 220 Edge Lane, Droylsden, Tameside
HGM40160	Institutional	Religious (Worship)	Piecemeal Enclosure	St Andrew's Church, Sunday School and Rectory, junction of Merton Drive with Edge Lane, Droylsden, Tameside
HGM40161	Residential	Private Housing Development	Piecemeal Enclosure	63-71 (odd) St Andrews Avenue, Droylsden, Tameside
HGM40163	Commercial	Business (General)	Piecemeal Enclosure	Garage, off St Andrews Avenue, Droylsden, Tameside
HGM40272	Residential	Terraced Housing	Piecemeal Enclosure	80-136 (even) Edge Lane, Droylsden, Tameside
HGM40287	Residential	Private Housing Development	Piecemeal Enclosure	1a-5a (odd) Eastwood Avenue, 1-9 (odd) St Andrew's Avenue and 12-18 (even) Buxton Lane, Droylsden, Tameside
HGM40289	Institutional	Religious (Worship)	Piecemeal Enclosure	Methodist Church, Edge Lane, Droylsden, Tameside
HGM40291	Residential	Private Housing Development	Terraced Housing	311-27 (odd) Edge Lane, 450-60 (even) Manchester Road and 41-45 (odd) & 46-60 (even) Hamnett Street, Droylsden, Tameside

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM40296	Residential	Private Housing Development	Piecemeal Enclosure	Thornlea, 2-18 (even) Dawlish Avenue and 222-32 (even) Manor Road, Droylsden, Tameside
HGM40299	Commercial	Commercial Core-Suburban	Piecemeal Enclosure	238-52 (even) Manor Road, Droylsden, Tameside
HGM40301	Ornamental, Parkland and Recreational	Urban Green Space	Piecemeal Enclosure	Land between Manchester Road and Manor Road, Droylsden, Tameside
HGM40303	Residential	Social Housing Development	Piecemeal Enclosure	Area around Palm Street and Lewis Road, Droylsden, Tameside
HGM40935	Residential	Social Housing Development	Piecemeal Enclosure	2-8 (even) Windsor Road and 1-9 (odd) Dawlish Avenue, Droylsden, Tameside
HGM40937	Residential	Semi-Detached Housing	Piecemeal Enclosure	10-16 (even) Windsor Road and 9-15 (odd) Dawlish Avenue, Droylsden, Tameside
HGM40939	Residential	Private Housing Development	Piecemeal Enclosure	1-9 (odd) Windsor Road, Droylsden, Tameside
HGM41072	Residential	Terraced Housing	Piecemeal Enclosure	417-425a (odd) Edge Lane, Droylsden, Tameside
HGM41074	Residential	Terraced Housing	Piecemeal Enclosure	357-93 (odd) Edge Lane, Droylsden, Tameside
HGM41077	Residential	Town Houses	Terraced Housing	388-402 (even) Edge Lane, Droylsden, Tameside
HGM41092	Residential	Terraced Housing	Piecemeal Enclosure	Terraced housing on Edge Lane and nearby, Droylsden, Tameside
HGM42689	Residential	Terraced Housing	Allotments	169a-185 (odd) Edge Lane, Droylsden, Tameside
HGM42691	Industrial	Industrial Works (general)	Piecemeal Enclosure	Stonebridge House, Edge Lane, Droylsden, Tameside

APPENDIX IV GAZETTEER OF PREVIOUS ARCHAEOLOGICAL EVENTS

HER Event Entries

HER ID	Description
EGM3711	Eva Brothers, Crabtree Forge, Building Recoding
EGM3753	Toxteth Street and surroundings, Manchester: desk based assessment



Site name: Crabtree Lane, Clayton
 Date: November 2021
 Drawn by: WR
 Scale: Varies

 Site Boundary  Manchester District
 500m Study Area



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Figure 1:
Site location

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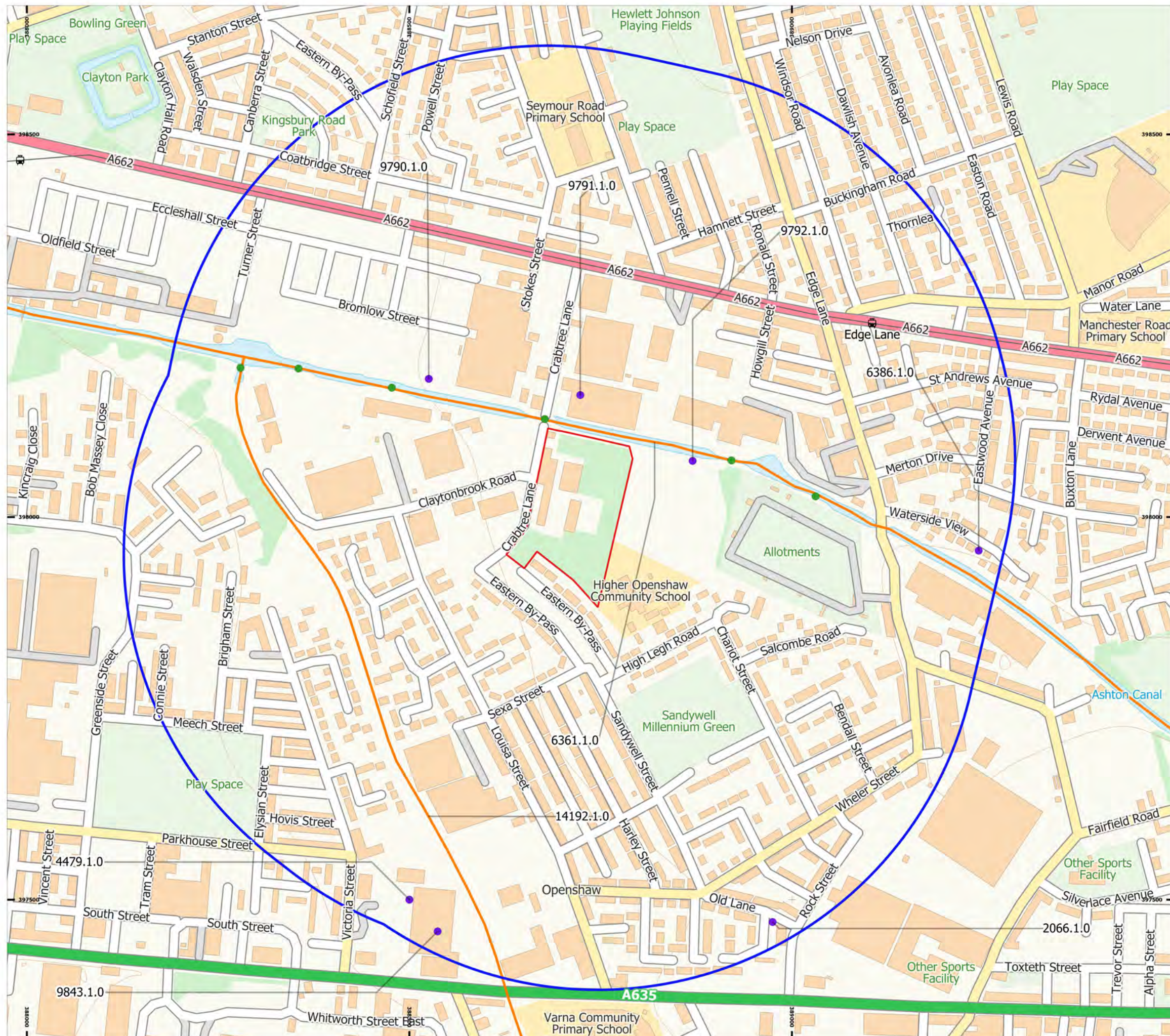
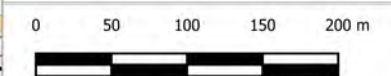


Figure 2: Heritage Assets

- Site Boundary
- 500m Study Area
- Listed Buildings
- Canals
- Non-Designated Asset

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Site name: Crabtree Lane, Clayton
 Date: December 2021
 Drawn by: WR
 Scale: 1:5,000 @ A3

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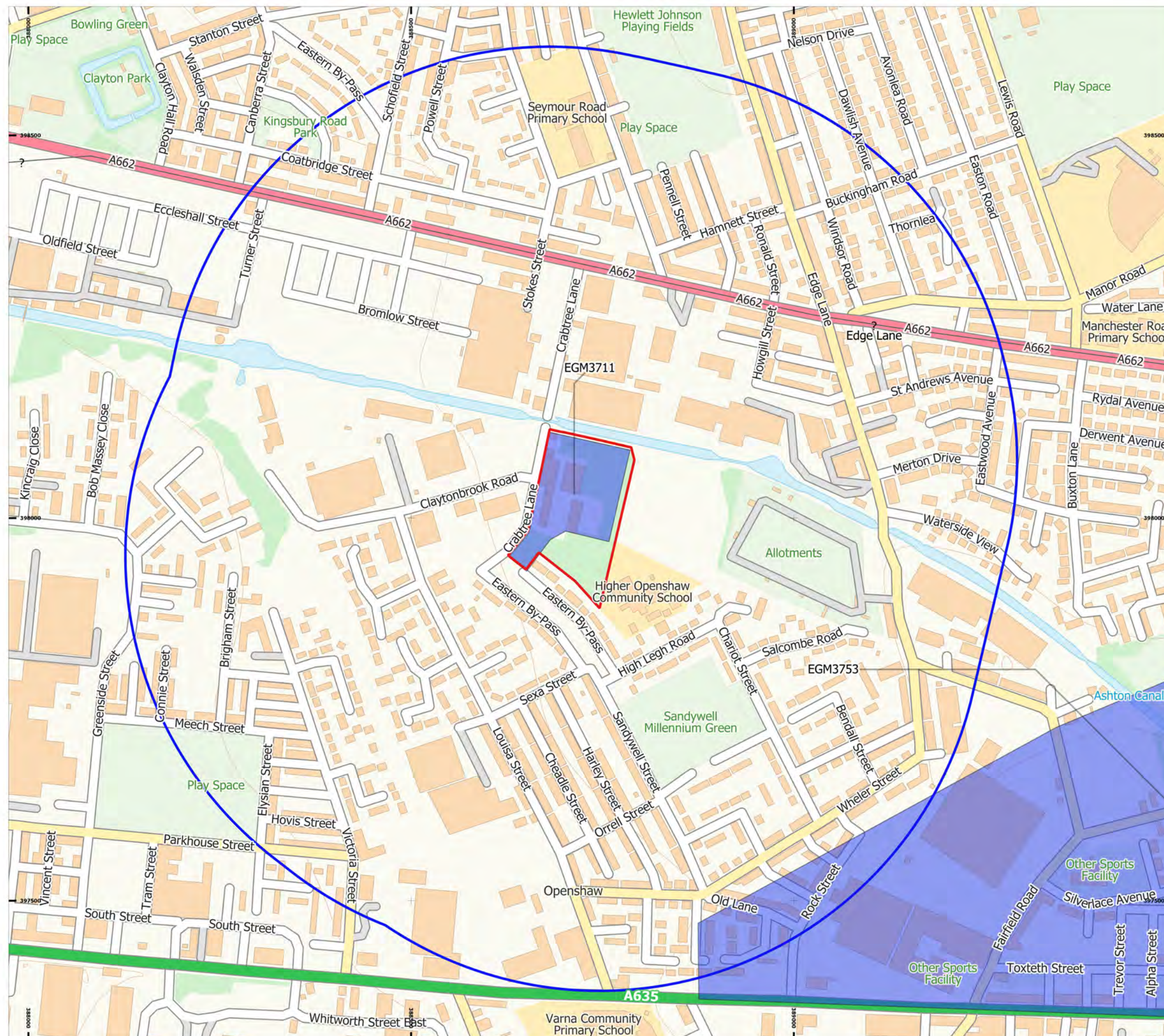
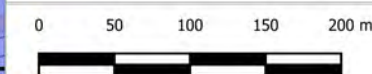


Figure 3: Archaeological Events

- Site Boundary
- 500m Study Area
- Archaeological Events

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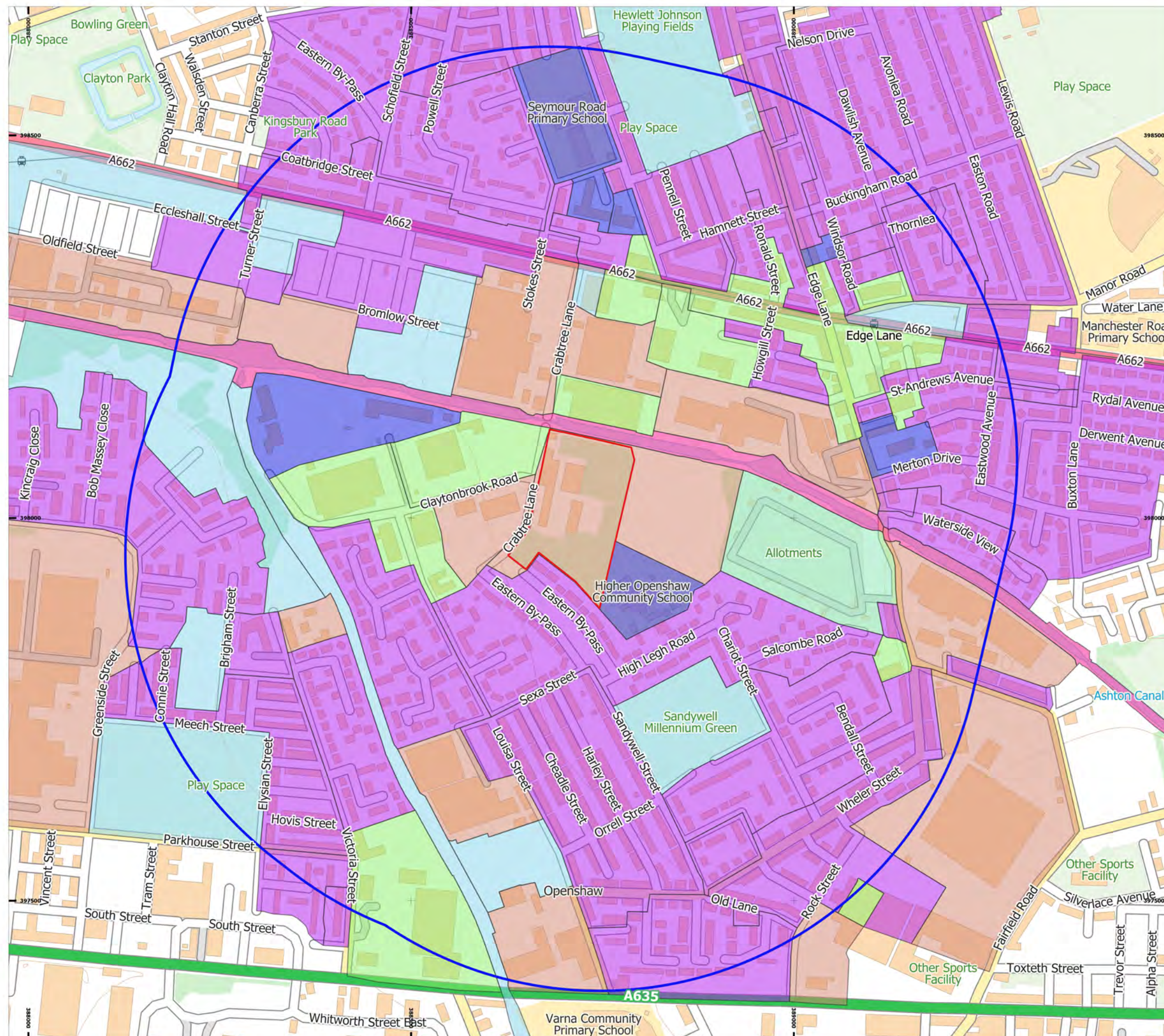
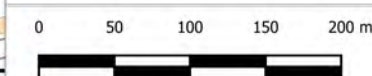


Figure 4: HLC Units

- Site Boundary
- 500m Study Area
- Communication
- Commercial
- Horticulture
- Industrial
- Institutional
- Ornamental, Parkland and Recreational
- Settlement

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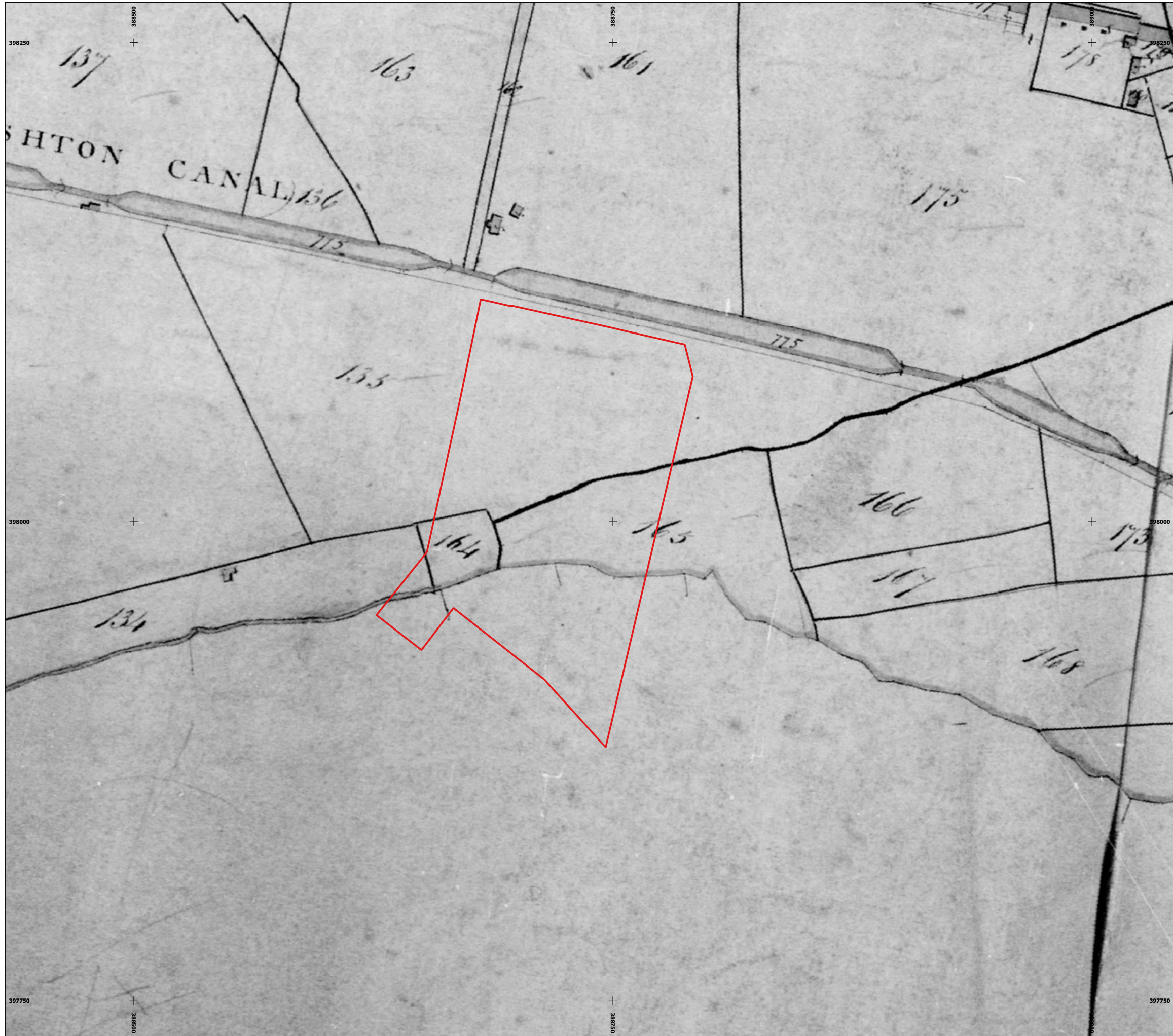
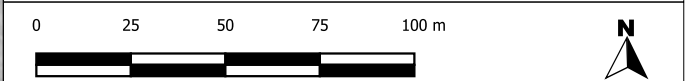


Figure 5: 1847 Tithe Map for Droylsden

 Site Boundary



Site name: Crabtree Lane, Clayton
Date: December 2021
Drawn by: WR
Scale: 1:2,000 @ A3

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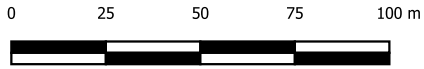
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Figure 6: 1846 Tithe Map for Openshaw



 Site Boundary



Site name: Crabtree Lane, Clayton
Date: December 2021
Drawn by: WR
Scale: 1:2,000 @ A3

Archaeological Research Services Ltd

Suite 1
First Floor
Dunham House
Cross Street
Sale
M33 7HH



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APPENDIX VI PHOTOGRAPHS



Photograph 1: View of site from towpath looking east



Photograph 2: View of site from towpath looking west



Photograph 3: View of site from Crabtree Lane looking northeast



Photograph 4: View of gateway from Crabtree Lane looking east



Photograph 5: View of warehouses from centre of site looking north



Photograph 6: View of warehouse from the north of the site looking west



Photograph 7: View of warehouses from the north of the site looking south



Photograph 8: View of warehouse from the south of the site looking north



Photograph 9: View of tramway looking east



Photograph 10: View of tramway looking west



Photograph 11: View of possible demolished structure looking south from towpath



Photograph 12: View of structure remains in the north of the site looking northeast



Photograph 13: View of structural remains in the north of the site looking east



Photograph 14: View of brick flooring looking north



Photograph 15: View of brick flooring in the east of the site looking north



Photograph 16: View of possible set stone path in the north of the site looking west



Photograph 17: View of a continuation of the same possible set stone path looking west



Photograph 18: View of possible stone edged drainage channel in the north of the site looking west



Photograph 19: View of possible depression in the northeast of the site looking north



Photograph 20: View of possible drainage ditch/boundary in the east of the site looking north

APPENDIX VII ENVIROCHECK HISTORIC MAP REPORT
