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Land at Moss Lane East, Manchester



Archaeological Desk-Based Assessment

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Note on Transcriptions of Historic Maps

Historical mapping, both Ordnance Survey (OS) and individual cartographer's work relies on the accuracy of the data input into it and the projection used to produce a two dimensional image from three dimensional data. Techniques of survey have evolved and improved over the centuries but pre-OS maps are of widely varying quality and their accuracy is limited by the technology used to create them.

Creating an overlay of historic mapping (including first and second edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of $<\pm 0.5\text{m}$ up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from <https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registryapplications/land-registry-plans-the-basis-of-land-registry-plans-practice-guide-40-supplement-1>).

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1. INTRODUCTION

Turley (on behalf of CS Moss Lane East Limited – the Applicant) has commissioned Nexus Heritage to prepare an Archaeological Desk-Based Assessment for an area of land at Moss Lane East, Manchester (hereafter the 'Proposed Development Site – 'PDS') for which full planning permission is being sought from Manchester City Council (MCC) for the *“Erection of a nine-storey purpose-built student accommodation building (plus basement and rooftop level) including the conversion of and formation of internal link to nos. 466-468 and associated landscaping, following demolition of nos. 470-472.”*

A Listed Building Consent application is also being submitted for *“Internal and external alterations to facilitate the conversion of the property to purpose-built student accommodation including link to new building.”*

2. LEGISLATIVE AND PLANNING POLICY BACKGROUND AND PROFESSIONAL STANDARDS/GUIDANCE

Legislative Provision

At the national level, the principal legislation governing the protection and enhancement of archaeological monuments of national importance is the Ancient Monuments and Archaeological Areas Act 1979. The 1979 Act provides protection to Scheduled Ancient Monuments.

Other known archaeological monuments can be entered onto county-based Historic Environment Records under the *Town and Country Planning Act 1990*. Known sites of archaeological significance, usually, but not exclusively, characterised as non-designated archaeological assets are, accordingly, entered onto county-based Historic Environment Records under the Act and this is the case in Manchester.

National Planning Policy

The place of non-designated archaeological sites and designated archaeological sites (Scheduled Monuments) within the planning system is informed by the National Planning Policy Framework (NPPF), paras. 184 - 202. NPPF and is supplemented with on-line planning practice guidance (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>, accessed 28th July 2022).

Various principles and policies related to cultural heritage and archaeology are set out in the NPPF which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from NPPF are particularly relevant and are quoted in full:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets [including archaeological assets] affected,

including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Para. 189

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness. Para. 192*

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

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. Para. 198

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. Para. 199

Local Planning Policy

With respect to local planning policy the Manchester Local Plan (Manchester City Council 2012) guides development within Manchester. Policies EN3 Heritage and DM1 Development Management apply.

Policy EN3 states that *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.*

Policy DM1 states that *all development should have regard to specific issues for which more detailed guidance may be given within a supplementary planning document. One of the identified issues is the effect relating to archaeological heritage.*

In addition some UDP policies remain in force. Policy DC20.1 Archaeology applies.

Policy DC20.1 states that:

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

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

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

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

Professional Standards and Guidance

With respect to good practice in archaeology the professional institute for archaeology in the UK (the Chartered Institute for Archaeologists) has developed a range of regulations, standards and guidelines that are binding on all members to ensure that Chartered Institute for Archaeologists members work to high ethical and professional standards. The relevant standard and guidance document for an archaeological assessment is the *Standard and Guidance for Historic Environment Desk-Based Assessment* (2017).

In addition to these standards and guidance a number of English Heritage and Historic England publications inform the preparation of Environment Statements, including *Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment* English Heritage (2008), *Managing Significance in Decision-Taking in the Historic Environment* Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015) and *The Setting of Heritage Assets* Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (Historic England 2017).

3. LOCATION, TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Location

The PDS is located in Manchester (Fig.1), on the southern side of Moss Lane East at address 466-472 Moss Lane East, M14 4PJ at national grid reference SJ 84861 95655.

Topography

The PDS is occupied by two multi-occupancy dwellings with some modest areas laid to lawn at the road-side frontages and a utility yard and car parking laid to hardstanding to the rear (Fig. 2). The boundaries to the east and west comprise brick-built walls with stone coping. To the north the boundary treatments for the two dwellings differ. 466 and 468 Moss Lane East is fronted by railings set into a stone kerb and 470-472 Moss Lane East by a low stone wall topped by dwarf railings. The PDS is relatively flat, with an average approximate elevation of 50m aOD

Geological Character

The British Geological Survey (<https://mapapps.bgs.ac.uk/geologyofbritain/home.html>) characterises the underlying bedrock at the Site as Chester Formation Sandstone, a sedimentary bedrock formed approximately 247 to 250 million years ago in the Triassic Period in a local environment previously dominated by rivers. The superficial deposits are characterised as Till, Devensian - Diamicton formed up to 2 million years ago in the Quaternary Period in a local environment previously dominated by ice age conditions.

Pedological Character

The Cranfield Soil and AgriFood Institute (CSAI) Soilsclapes Viewer (<http://www.landis.org.uk/soilsclapes/>) maps the soils cover across a broad area, including the Site as slowly permeable seasonally wet acid loamy and clayey soils. However, given the development history of parts of the Site, any soil cover may not match this classification.

4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

The following section is a summary of the archaeological evidence found within a 250m radius of the PDS; this wider area is referred to as the 'Assessment Area' (Fig. 3). The evidence has been compiled from the Great Manchester Historic Environment Record (GMHER), Manchester Archives and other documentary and cartographic sources. The data collected is considered to provide a good indication of the character, distribution and survival of any potential archaeological assets within and in the vicinity of the PDS and helps define heritage significance. The locations of the identified archaeological assets within the

Assessment Area are shown in Fig. 4. A detailed gazetteer is embedded within Fig. 4.

In summary, the GMHER identifies seven archaeological assets within the Assessment Area, but none within the PDS. However, the absence of any recorded archaeological assets on the PDS does not equate to a confirmed non-existence of archaeological remains on the PDS. The absence, presence, location and degree of survival of any archaeological remains in the PDS is a matter of conjecture as there has been no known ground-truthing undertaken on the PDS.

Historic and Archaeological Narrative

Introduction

The following section is a summary of the archaeological evidence found within a 500m radius of the Site; this wider area is referred to as the 'Assessment Area'. The evidence has been compiled from the Greater Manchester Historic Environment Record (GMHER), the Lancashire Record Office (LRO), Manchester Archives and other documentary and cartographic sources. The data collected is considered to provide a good indication of the character, distribution and survival of any potential archaeological monuments within and in the vicinity of the Site and helps define its importance. The locations of the identified archaeological monuments within the Assessment Area are shown in Figure 3 below and are also detailed in a gazetteer embedded within Figure 3.

There are no Scheduled Monuments wholly or partly within in the PDS and there are no World Heritage Sites wholly or partly within in the PDS. The GMHER records eight features of archaeological interest (known as 'monuments') within the Assessment Area, (Fig. 3). The identified monuments include artefact find-spots, archaeological sites, sites of historic structures/buildings and historic places. None of these monuments is located within the PDS.

In addition to the data secured from the GMHER cartographic and other evidence suggests that there is no overt archaeological interest may be attached to the PDS:

The background below includes statement on assessments of the potential for archaeological remains to be present on the Site. These assessments are based on information on archaeological monuments in the vicinity, the characteristics of current and historic land-use, and available information on the condition and nature of sub-surface deposits. The potential is graded from negligible, to low, moderate and high. A negligible potential indicates that archaeological remains are very unlikely to be present; low potential reflects a depressed likelihood for the preservation of archaeological remains; moderate represents an average potential; and high would reflect a demonstrable potential for the survival of archaeological remains.

Prehistoric Period: Palaeolithic (500,000 - 12,000 BC), Mesolithic (12,000 – 4,000 BC) and Neolithic (4,000 – 1,800 BC), Bronze Age (1,800 - 600 BC), Iron Age (600 - 43 AD)

There are no records of any find-spot or archaeological site dating to the Prehistoric Period within the PDS, but a perforated Bronze Age stone adze/hammer of white quartzite (GMHER ref. 393.10, Gaz. 1, Fig. 3) was found in 1885 in a brick yard at Upper Lloyd Street, c. 460m to the south-west of the PDS along with 'other stone implements'. The potential for the presence of archaeological remains dating to the Prehistoric Period to be present on the Site is low/negligible, but given the recovery of a Bronze Age architect in the vicinity of the PDS the possibility that PDS may contain archaeological features or items of prehistoric date cannot be entirely discounted.

Romano-British Period (43- 410 AD).

The Romano-British period is very well represented in the archaeological record of north-west England and many industrial and military sites, linked by a road network, have been intensively investigated.

Manchester's Roman fort, built *c.* 79CE, and located was near the meeting point of the Irwell and Medlock rivers, was in use, to one degree or another, through to the end of the fifth century CE. The settlement that evolved around the fort was focussed at Deansgate, *c.* 2.6km north-west of the Site). The predicted alignment of the Roman Road from Manchester to Buxton (Margary 71b) passes some 1.8km to the east of the Site on a north-west to south-east alignment.

There is a low/negligible probability that artefacts or archaeological deposits dating to this period are present within the Site. However, the possibility of such artefacts and deposits being present on Site cannot be entirely discounted.

Early Medieval Period (410 - 1066 AD)

There are no confirmed archaeological remains from the Saxon/early medieval period recorded in the Site or within the wider Assessment Area.

Historically the PSA was close to the historic village of Rusholme, on the eastern fringes of Moss Side¹ but neither Rusholme nor Moss Side were not recorded as a pre-Conquest manors in the Domesday Book. However, the etymological derivation of the name includes Old English element *risc* meaning at the rushes – a place where rushes grow, a rush bed (<http://kep.n.nottingham.ac.uk/map/place/Lancashire/Rusholme>).

The Nico ditch, *c.* 1.4km to the south of the PDS, is a defensible linear boundary of the Anglo-Saxon period dated to between 600 CE and the 10th century (<https://historicism.org.uk/listing/the-list/list-entry/1015132?section=official-list-entry>) and demonstrates the presence of early medieval communities in the general area

The early-medieval period can be poorly represented through artefactual and other evidence, so the lack of recorded entries of archaeological monuments from this period in the sources for the Assessment Area should not necessarily be taken as an indication of a lack of activity during this period. The historic and archaeological evidence for the Assessment Area for this period suggests, however, that the archaeological potential for the Assessment Site for the Saxon/Early Medieval Period is low/negligible.

Medieval Period (1066 - 1485 AD)

There are no medieval archaeological monument recorded within the PDS or the Assessment Area on the GMHER and very little is known about the medieval period of this area south of central Manchester.

The historic and archaeological evidence for the Assessment Area for this period suggests, that the archaeological potential for the Assessment Site for the Medieval Period is low.

¹ The development of the Moss Side Township is obscure, but the principal part of it is to the north of Withington with two small detached portions to the east, on the north-west and northeast corners of Rusholme Township. The PDA is within the detached portion on the north-western corner of Rusholme Township.

Post Medieval Period (1486 – Present)

The remaining three of the known archaeological monuments in the Assessment Area are features of the later post-medieval period and include Whitworth Park (more accurately a 'place' rather than a 'monument' – GMHER ref. 9139.10, Gaz. 2, Fig. 3) and the sites of two residences – Rusholme House (GMHER ref. 9890.10, Gaz. 3, Fig. 3)) and 13-23 Parkfield Street (GMHER ref. 1166610, Gaz. 4, Fig. 3).

In addition, the GMHER records a municipal and Parliamentary Boundary of the Borough of Manchester (GMHER ref. 17235.1.0, Fig. 3), the sites of 376 (later 400) Great Western Street (GMHER ref. 8413.1.0, Fig. 3) and Rusholme Hall (former Manchester Garages, GMHER ref. 12206.1.0, Fig. 3).

The GMHER records no post-medieval archaeological monuments or places on the Site:

Historically the early centuries of the post-medieval period are, for Moss Side and Rusholme are almost as 'dark' as the medieval period with Moss Side receiving its first mention in 1533 (citation?) when it contained part of the estates of Trafford. Rusholme fairs a little better with attestations in the 13th, 15th, and 16th centuries – namely Russum, 1235; Russhum, 1420; Rysshulme, 1551; and Risholme, 1568. ('Townships: Rusholme', in *A History of the County of Lancaster: Volume 4*, ed. W. Farrer and J. Brownbill (London, 1911), pp. 303-309. *British History Online* <http://www.british-history.ac.uk/vch/lancs/vol4/pp303-309> [accessed 20 July 2022].)

There was no Moss Side manor and the development of the township is regarded as obscure (Farrer and Brownbill) but based on later ownership the township was included in the estates of the Prestwiches of Hulme, and were, in the latter part of the 18th century, held by the Lloyd family.

W. Yates' Map of the County Palatine of Lancaster, 1786 (Fig. 4), C. and J. Greenwoods' Map of the County Palatine of Lancashire, 1818 (Fig. 5) and G. Hennet's Map of the County Palatine of Lancashire, 1829 (Fig. 6) were produced at relatively small scales and provide no meaningful information on the PDS other than to confirm that from the late 18th century through to the end of the third decade of the 19th century the PDS was within the rural hinterland to the south of Manchester's historic core. Hennet's map does appear to show that a thoroughfare on the alignment of Moss Lane East had been established during the 1820s and there appears to be some built form on the southern side of this communication route in the approximate location of the PDS, but at the small scale it is not possible to confirm that this built form corresponds to 466-468 Moss Lane East.

The Ordnance Survey Map, (6 inch to 1 mile – 1:10,560), Lancashire Sheet CIV, Surveyed: 1845, Published: 1848 (Fig. 7) allows some meaningful commentary on the ordonnance of the buildings which occupied the PDS. By 1848 the PDS was occupied by two semi-detached townhouses built c. 1840 and identified as Studley Place which fronts onto a thoroughfare identified as Moss Grove. These dwellings remain on Site, altered and now identified as 466 and 468 Moss Lane East and designated as a Listed Building. An administrative boundary passes through the centre of the PDS (identified as 'undefined' and apparently not represented on the ground with a physical marker). This boundary places the western half of the Site in Rusholme township and the eastern half of the PDS in a detached portion of Moss Side township. The two dwellings are provided with formally laid out gardens.

The OS Map, (60 inches to 1 mile – 1:1,056), Manchester and Salford, Sheet 46, Surveyed 1850, Published 1850 (Fig. 8) shows the PDS in clear and exceptional detail. The PDS remains occupied by Studley Place which fronts onto Moss Grove. The administrative boundary remains, extending through the centre of the PDS on a north-south alignment (identified as 'undefined' and apparently not represented on the ground with a physical marker). Both dwellings are provided with formal gardens laid out in an orthogonal theme with paths, borders, planting zones (some of which have planting in geometrically shaped groups) and aprons, presumably laid to grass sward and presented as lawns. Sub-surface traces of such garden features can be considered as archaeological remains, but the presence of such sub-surface traces at the Site is not known.

The OS Map, (10 feet to 1 mile – 1:500), Manchester – Lancashire, Sheet CIV.15.16, Surveyed 1889, Published 1891 (Fig. 9) shows considerable changes to the PDS. A new but un-named structure has been built to the east of Studley Place. Another pair of semi-detached dwellings with the western dwelling facing onto the thoroughfare now renamed as Moss Lane East and the eastern dwelling having its doorway in a projecting porch onto the thoroughfare Heald Place. The doorway is actually on the north-facing elevation of the projecting porch and affordance is provided by a path which leads to a gate in the boundary wall on Moss Lane East. Part of the gardens to Studley Place have been sacrificed for the construction of these new dwellings and an enclosure wall now physically divides the respective curtilages of the two semi-detached dwelling blocks.

The OS Map, (25 inches to 1 mile), Lancashire, Sheet CIV.15, Surveyed 1888 to 1889, Published 1893 (fig. 10) shows no change to the PDS

The OS Map, (25 inches to 1 mile), Lancashire, Sheet CIV.15, Revised c. 1904, Published c. 1908 (Fig. 11) does show some apparent divisions and enclosures within the garden space to the rear of 466-468 and 470-472 Moss Lane East.

The OS Map, (25 inches to 1 mile), Lancashire, Sheet CIV.15, Surveyed 1933, Published 1935 shows no changes to the PDS since 1908.

Ordnance Survey Map, (1:2,500), 1951-1952 (Fig. 13) shows no changes to the PDS since 1908 and highlights the broadly static evolution of the PDS from the late 19th century into the second half of the 20th century.

Summary and Statement of Significance

In one respect attempting to provide a gazetteer of archaeological assets for the PDS is futile, as the footprint of the entire Site could be considered as a site of archaeological potential with features related to domestic occupation, remains of which may be preserved to a greater or lesser degree. With this in mind it is perhaps more sensible to consider the PDS as a single, potential, archaeological asset, with various component parts which can be treated thematically – dwellings and gardens and the portable material culture (chattels personal and appurtenances) which accompanies these components.

There are suspected post-medieval archaeological remains on the PDS. However, the actual survival of any archaeological remains, should they exist, is likely to have been moderated by

ground activity associated with creation of the car-parking area in the southern half of the Site.

With respect to overall archaeological potential (for which there is threat arising from the proposed development) there are no known prehistoric sites within the PDS and the potential for prehistoric remains is considered to be very low/negligible. The potential for Roman, early medieval and medieval remains to survive *in-situ* within the PDS is similarly considered to be equally low/negligible, reflecting the absence or low-intensity of known archaeological remains from this period in the vicinity and the development of the PDS during the mid- and late-19th century. The greatest potential for buried archaeological remains derives from the laying out and use of a gardens at the PDS during 19th century and the construction of a pair of semi-detached dwellings during the period 1850-1888.

Some of the potential archaeological remains are related to domestic premises. For the purposes of assessment such remains could be categorised as non-designated heritage assets. However, this consideration in no way admits or confirms that they are non-designated heritage assets. The archaeology of the domestic arrangements and living conditions of Manchester during the 19th century is a recognised research priority for North West England (Brennand 2007, 144-145) but any archaeological remains associated with dwellings are likely to be limited to low (local) significance and may be further diminished in value by variable degrees of preservation, coherence and legibility. In addition, it must be noted that the sub-surface remains of 470-472 Moss Lane East (the postal address of the now subdivided semi-detached dwellings to the east of Studley Place - 466 and 469 Moss Lane East) are unlikely to add any meaningful information to an understanding of Manchester's 19th century domestic arrangements not available from the standing building itself. In addition, the creation of the basement level accommodation of 470-472 Moss Lane East will have impacted adversely on any archaeological remains within the footprint of the building, should they have existed.

There are no overt archaeological research priorities for 19th century domestic gardens, but there is nevertheless a modest research potential. However, the creation of the hardstanding in the southern half of the Site may have had an adverse impact on the survival of any sub-surface garden features associated with the *hortus conclusus* of the dwellings.

For the purposes of relating this assessment to the terminology of the locally applicable planning policy the term 'significance' can be mapped as 'interest'.

The following categories have been used to define the significance (interest) of the suspected archaeological assets.

Significance (Importance)	Description
International (Very Important)	World Heritage Sites. Archaeological sites or monuments of international importance,
National (Important)	Scheduled Ancient Monuments Undesignated archaeological assets of designate-able quality and importance
Regional/County (Medium Important)	Archaeological remains of regional/county importance
Local (Low Importance)	Archaeological remains of district/local importance and/or those sites compromised by poor preservation and/or poor survival of contextual associations
Negligible/None(Not Important)	Areas in which investigative techniques have produced no or only minimal evidence for archaeological remains, or where previous largescale disturbance or removal of deposits can be demonstrated.

Taking into account evidential, historic, aesthetic and communal interests and the value of the archaeological assets to this and future generations it is concluded that any archaeological remains that may be present on the PDS are of Negligible/Low Significance.

In the wider environment there are a further six monuments two of which, by means of proximity and setting deserve consideration.

Whitworth Park (GMHER ref. 9139.10, Gaz. 2, Fig. 3) and the site of Rusholme House (GMHER ref. 9890.10, Gaz. 3, Fig. 3), have evidential, historic, aesthetic and communal interests of various strengths and weaknesses which cumulatively provide each of these monuments with a significance rating of Low (local) Significance

5. PROPOSED DEVELOPMENT AND POTENTIAL ARCHAEOLOGICAL IMPACTS

The applicant wishes to obtain planning permission for development on the PDS. The Proposed Development takes the form of the demolition of 470-472 Moss Lane East, the refurbishment of 466 and 468 Moss Lane East as a hub for student amenities (private study booths, collaboration space and lounges) and the erection of a 254 bed accommodation block arranged over eight storeys.

Direct Impacts

The assessment of the archaeological potential of the PDS has been undertaken in the

knowledge of the uncertainties that arise when trying to assess a resource that is not wholly known and is often poorly understood. It should be noted that the assessment is based on information held in source repositories and published data. Neither of these represents exhaustive and comprehensive sources of information on the presence/absence of archaeological features. However, from the data available it is possible to offer a quantified and qualified estimation of the known archaeological resource, to determine the potential for as yet unknown or unrecorded archaeological features to be present and identify areas within the PDS where activities are likely to have compromised the survival of archaeological assets. These factors have been taken into consideration during this preparation of this document.

There are no confirmed archaeological remains on the PDS. However, the PDS potentially includes the remains of 19th century garden features and discarded portable material culture.

Preparatory and construction activities with the potential to impact upon archaeological remains include demolition, ground remediation, excavations for the foundations of buildings, excavations for services such as drains and sewers and excavations in order to lay the sub-grade as a base for paths and circulation areas. Site preparation works and construction may lead to substantial harm/total loss of archaeological assets on the PDS of low (local) importance/negligible importance with an inconsiderable potential to contribute to archaeological and/or historic research objectives.

With respect to pre-existing impacts which may have disturbed or destroyed hitherto unknown or unrecorded archaeological remains at the PDS, the construction of 470-472 Moss Lane East (with a basement) and the creation of a hardstanding car-park in the southern half of the Site in the later 20th century will have truncated and disturbed near surface archaeological features and deposits pre-dating the 20th century (should they have existed).

The significances of the suspected archaeological remains within the PDS, should they actually be present are low/negligible and they may be harmed by the proposed development as it may lead to disturbance to any sub-surface archaeological remains.

Indirect Impacts on Settings of Archaeological Assets

The effect of development on the significance of the setting of archaeological monuments is a material consideration in determining a planning application and NPPF advises Local Planning Authorities that they should require an applicant to provide a description of the significance of the archaeological assets affected and the contribution of their setting to that significance. The significance is the sum of the heritage values ascribed to the asset. The cultural heritage value is, in turn, the sum of four component interests - historical, archaeological, architectural and artistic (Historic England 2017a).

Setting is defined as the surroundings in which an archaeological asset is experienced and all archaeological assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore all the archaeological assets identified during this assessment have settings and it is right and proper for this assessment to identify the

key attributes of the archaeological assets and their settings and the potential impact upon the settings occasioned by proposed development within the PDS. In order to identify these key attributes it is necessary to consider the physical surroundings of the assets, including relationships with other assets, including the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the archaeological monuments.

Development is capable of affecting the settings of archaeological monuments and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment and has been undertaken with reference to the Historic England document *The Setting of Heritage Assets: English Heritage Guidance* (second edition, 2017). It is noted that Historic England states that while heritage assets such as archaeological monuments which consist solely of buried remains may not be readily understood by a casual observer, they nonetheless retain a presence in the landscape (in terms of their location, topographical position, and spatial relationship with other heritage assets) and so, have a setting. While the form of survival of an archaeological monument may influence the contribution its setting makes to its significance, it does not follow that the invisibility of a monument necessarily reduces that contribution.

The value of an archaeological monument can be harmed or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the monument and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of an archaeological monument, it may affect the ability to appreciate that value or it may be neutral.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from an archaeological monument will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. As determined by recent judgement there is no overwhelming reason to establish the need for a level of physical and visual connection between an archaeological monument and its setting in order for any land to be deemed to be within the setting. The recent judgment determined that to adopt an artificially narrow approach to the issue of setting (contrary to the advice within the Historic England guidance) would be an error. There is, therefore, legal precedent to ensure that any assessment does not treat visual connections between any land and an archaeological monument as essential and determinative for the purposes of considerations of setting.

The PDS could be said to be within the wider setting of the archaeological monuments and places of an archaeological character – such as Whitworth Park (GMHER ref. 9139.10, Gaz. 2, Fig. 3), the sites of Rusholme House (GMHER ref. 9890.10, Gaz. 3, Fig. 3), 13-23 Parkfield Street (GMHER ref. 1166610, Gaz. 4, Fig. 3), the municipal and Parliamentary Boundary of the Borough of Manchester (GMHER ref. 17235.1.0, Fig. 3), and the sites of 376 (later 400) Great Western Street (GMHER ref. 8413.1.0, Fig. 3) and Rusholme Hall (former Manchester Garages,

GMHER ref. 12206.1.0, Fig. 3). Whitworth Park is a large open area which contrasts with the built form to the north (along Denmark Road), east (along Oxford Road) and south (along Moss Lane East) but as the park can be said to be a component of the historic built environment an assessment of the change to its setting arising from the proposed development and, consequentially on its significance, will be considered under separate cover.

Many archaeological monuments within any given landscape may be visible from a number of locations – publically accessible areas such as civic areas, footpaths and streets and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across archaeological monuments are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to them. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance. Alternatively, the landscape characteristics or appreciation of them may have evolved serendipitously to provide the settings of archaeological monuments with meaning and therefore contribute to the significance of archaeological monuments. It is therefore possible for aesthetic value to emerge within the setting of an archaeological monument as a result of fortuitous change.

In order to make the setting assessment a reasonable process and taking into account the need to ensure that the approach is proportionate to the significance of the archaeological monuments all the archaeological assets within a reasonable visual envelope of 500m around the PDS have been considered and whilst the PDS can be said to be within the shared and nested settings of multiple archaeological monuments it provides very little contribution to the significances of all but two of the monuments. There is no appreciable inter-visibility linking the PDS with the sites of 13-23 Parkfield Street (GMHER ref. 1166610, Gaz. 4, Fig. 3), the sites of 376 (later 400) Great Western Street (GMHER ref. 8413.1.0, Fig. 3) and Rusholme Hall (former Manchester Garages, GMHER ref. 12206.1.0, Fig. 3) and their settings. Whilst the two dwellings occupying the Site have historic and aesthetic appeal and may be functionally and conceptually related to other contemporary residences, taking into account separation distances, and the absence of any meaningful sight lines between monuments, their settings and the PDS these archaeological monuments (as well as the municipal and Parliamentary Boundary of the Borough of Manchester (GMHER ref. 17235.1.0, Fig. 3) do not require a detailed setting assessment as the changes proposed to the Site, despite altering the physical components and therefore the current contribution to those significances made by the Site, would be very unlikely to affect their significances to a detrimental degree.

The site of Rusholme House (GMHER ref. 9890.10, Gaz. 3, Fig. 3), which is within Whitworth Park, is, however, in proximity to the Site and its setting is essentially correlated with the Site historically and visually, such that the Site can be said to make a contribution to its significance. The redevelopment of part of the Site, involving the demolition of 470-472 Moss Lane East and the erection of a multi-storey accommodation block, is a change of such moment that there are sufficient grounds to trigger a full setting assessment.

The methodological approach to be adopted for the assessment of setting is provided by Historic England and takes form of a five-step process (Historic England 2017):

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes

Please note that the assessment has been advanced without the benefit of any landscape and visual assessment outputs such as the definition of a Zone of Visual Influence or Zone of Theoretical Visibility or Verified Views.

Step 1: Identification of Archaeological Monuments and Their Settings

The locations of the archaeological monuments within a 500m radius of the PDS are shown in Figure 3. This buffer includes a number of archaeological monuments but for the purposes of a setting assessment only the site of Rusholme House will be considered. To the west are the Manchester Academy High School and its grounds. The setting is firmly urban and includes dynamic thoroughfares, multi-storey buildings (on Oxford Road, Denmark Road and Moss Lane East). The age range of the built form ranges from 21st century back to the 19th century and includes the Old St. Mary's Hospital on Oxford Road and a number of residences on the southern side of Moss Lane East.

Rusholme House was built in 1810 and demolished in 1888 to make way for the landscaping of Whitworth Park. Nothing of the dwelling nor its formal grounds remains visible. The immediate setting is now the south eastern corner of Whitworth Park and the thoroughfares of Oxford Road and Moss Lane East.

The PDS is within the visual and conceptual setting of the site of Rusholme House and contains two 19th century dwellings still in use for the purposes for which they were designed and built.

Step 2: Assessment of the Degree to which the Settings Make a Contribution to the Significance of the Relevant Archaeological Monuments or Allow Significance to be Appreciated

The setting of Rusholme House is overwhelmingly dominated by the open space of Whitworth Park and as the Park was the agency of the demolition of Rusholme House it perhaps establishes a somewhat negative association. Notwithstanding this, and, as with the Park itself, the wider setting includes few contemporary structures and the landscape has been substantially transformed by 20th century development along the communication routes. In this respect the setting can be said to contribute little to the significance of Rusholme House. There is, however, nothing within the setting which provides an impediment to appreciation of the site of Rusholme House. The vestiges a 19th century street scene remain in a short strip on the southern side of Moss Lane East which includes the lengthy residential terrace extending between Parkfield Road and Playfair Street and also 466-468 and 470-472 Moss

Lane East – which occupy the PDS. These residences resonate historically and functionally with Rusholme House and as components of its setting ensure that in a small way, the setting makes some positive contribution to the significance of the Park.

Step 3: Assess the Effects of the Proposed Development on the Significance of the Relevant Archaeological Monuments or on the Ability to Appreciate Them

The significance of the site of Rusholme House has been explored above. It is of low (local) significance.

The constituents of the immediate and wider setting includes some limited positive elements and in broad terms a number of structures which make no contribution to the significance. The setting of the monument has diverse, dynamic, expressive and dramatic qualities with modern structures by and large juxtaposed on a few historic structures, historic thoroughfares and open spaces.

The proposed changes to the setting which would be wrought by the proposed development include the removal of 470-472 Moss Lane East from the landscape and its replacement by a multi-story accommodation block. The removal of a historic building would be to the detriment of the setting of the site of Rusholme House and therefore, there would be some less than substantial harm to its significance. The construction of an eight-storey accommodation block would not be incongruous in the zones around the monument as much of the street-fronting built form is multi storey. However, there is currently little multi-storey form along the portion of Moss Lane East and so the development, whilst not the introduction of fundamentally alien massing, would perhaps be pushing such massing into an area hitherto characterised by low-rise buildings. The proposed new building would change the setting of the site of Rusholme House to a considerable degree and whilst it could be argued that the proposed development would add to variety and texture, the degree of change is sufficient to establish some less than substantial harm (at the lower end of the less than substantial spectrum) to the significance of the site of Rusholme House. The introduction of new buildings into the settings of archaeological monuments is, however, not uncommon in Manchester and much of the city comprises multi-phase development parcels with 20th and 21st century buildings nestling alongside older buildings and historic open spaces. Such juxtaposition is part of Manchester's architectural and historic arc and any reflections on the harm that may be occasioned to the significance of the site of Rusholme House should be weighed in the context of this arc.

Step 4: Explore Ways to Maximise Enhancement and/or Avoid or Reduce Harm (Including Mitigation and Residual Assessment)

The Council has confirmed that the PDS is suited to purpose-built student accommodation and the design has been advanced within a contextual framework of opportunities and constraints.

The design of the proposed development has been advanced with the local context in mind and there is inherent mitigation in the massing, surface expression and materiality of the proposed student accommodation which anticipates the need to provide a substantial, but harmonising building in a pre-existing environment which includes historic buildings,

communication routes and spaces.

With respect to massing the proposed student accommodation has three steps which build up to the northeast corner of the building. With Manchester Oxford Road to the east, and a predominantly residential grain to the west, this three-tiered approach inclines the building in its surrounding context and builds on the concept of plinth, base, middle, top and crown elements, establishing variety and interest.

The surface expression of the proposed development derives from a layered grid which provides texture and the vertical elements and proportions of the fenestration echo that of the Listed Building 466 and 468 Moss Lane East. This reverberation is also referenced in the horizontal banding, which includes a taller ground floor storey - a common motif in the classically inspired design of the mid-19th century expressed at the Listed Building.

The materiality of the proposed development takes note of the surrounding built-form context. The muted red-brick colour-way picks up on the rear elevation brick-work of the Listed Building and the terraced housing that fronts onto Moss Lane East to the west. Texture would be applied to the brick-work surface through the use of hit-and-miss coursing, step-backs and recessed windows.

Where unavoidable impact to an archaeological monument is considered acceptable by a planning authority, policy allows that authority to direct the developer to record and advance understanding of the significance of the archaeological asset before any impact arises which would prevent or obstruct securing such understanding.

There are no confirmed sub-surface archaeological remains recorded on any database that would be physically and directly impacted upon by the proposed development. However there is some potential for low-value, sub-surface archaeological remains of the 19th century to exist at the PDS. This potential is of insufficient consequence to warrant the imposition of any pre-determination or post-determination archaeological attendances.

With respect to the setting of the site of Rusholme House it is not possible to deploy any elimination/avoidance mitigation to the demolition of 470-472 Moss Lane East. However, compensatory mitigation is available in the improvements and enhancements to 466-468 Moss Lane East (a Listed Building). The design of the proposed development has inherent mitigation, discussed above, which would diminish any adverse impact to the setting of the archaeological monument to the point that a residual impact assessment must conclude that no harm to their significance would arise from construction of the student accommodation block.

Residual Impact Summary

The proposed development would lead to physical change to the settings of a number of archaeological monuments and this setting change would result in less than substantial harm to the significances of Rusholme House and Whitworth Park. This harm would be at the lower end of the less than substantial spectrum. However, taking into account the inherent mitigation encapsulated within the design of the proposed development the harm would be assuaged and, consequentially, the aggregate of that harm, would, *sensu lato*, be diminished

to a nil value.

6. CONCLUSIONS

The Proposed Development on the PDS takes the form of demolition the erection of a nine-storey purpose-built student accommodation building (plus basement and rooftop level) including the conversion of and formation of internal link to nos. 466-468 Moss Lane East and associated landscaping, following demolition of nos. 470-472 Moss Lane East.

There are no registered World Heritage Sites (or WHS Buffer Zones), Scheduled Ancient Monuments, wholly or partly within in the PDS. Therefore, this Assessment confirms that the PDS does not contain any designated archaeological assets for which there would be a presumption in favour of preservation *in situ* and against development.

There are no undesignated archaeological assets within the PDS recorded on the GMHER but there are potential sub-surface archaeological remains at the PDS which may contain reservoirs of information on the 19th century communities which lived in the area. The potential, however, is limited to archaeological remains of gardens laid out and used from the mid-19th century in the 20th century. To this must be added the consideration that archaeological remains of gardens often contain very ephemeral physical remains of garden features which may not have survived change of use of the open space on the Site to a hardstanding car-park.

This Assessment enables an informed, sustainable and responsible approach to development of land at the PDS. The information provided meets the expectations of NPPF in that the applicant has described the significance of archaeological monuments that may be affected by the Proposed Development and has also assessed any contribution made by the settings of the identified archaeological monuments. It is considered that the level of detail provided is proportionate to the monuments' importance and is sufficient to allow the Local Planning Authority to understand the potential impact of the proposal on the significance of the monuments.

The Proposed Development would lead to harm to suspected archaeological monuments (should they be present) by means of direct, irreversible and permanent adverse impact. The Proposed Development would also lead to the loss of a historic building of low (local) significance but no harm to any archaeological monument arising from development within its setting.

NPPF advises LPAs that the effects of proposed development on the significance of non-designated heritage assets should be taken into account in determining a planning application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. On the working assumption (that in no way admits or confirms such a status) that the archaeological monuments for which an impact is predicted are non-designated heritage assets, an unweighted test is engaged as the balance is a judgment taking into account two material factors (the scale of any harm or loss and the significance of the heritage asset) and there is no weighting to provide either factor with a particular, or enhanced mass in the balance.

With respect to local planning policy the Manchester Local Plan (Manchester City Council

2012) guides development within Manchester. Policies EN3 Heritage and DM1 Development Management apply.

Policy EN3 states that *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*. If it is assumed that *historic and heritage features* include archaeological monuments then the proposed development could take advantage of the historic and heritage features of the Site by means of investigation and recording of sub-surface archaeological remains (should they exist), reporting, publication, dissemination and archive submission (tied into the regional research framework). However, the PDS has little scope to address the regional research framework. The proposed development is therefore, not in conflict with Policy EN3.

Policy DM1 states that *all development should have regard to specific issues for which more detailed guidance may be given within a supplementary planning document. One of the identified issues is the effect relating to archaeological heritage*. However, there does not appear to be a supplementary planning document for archaeological heritage.

Policy DC20.1, whilst reserving the Council's right to ensure the preservation *in situ* of sites of archaeological interest acknowledges that where and where the preservation of sites of archaeological interest *in situ* is not appropriate, the Council will seek to gain full and proper recording of the Site. Preservation *in situ* of archaeological remains at the PDS is not appropriate.

The proposed development is not in conflict with any local policy and, ultimately, the changes and harm to the historic environment represented by the proposed development would not establish a proscription when balanced against all other material considerations, as to warrant withholding planning permission on the basis of archaeological interests enshrined in local policy provision.

It is concluded that there are no axiomatic reasons arising from archaeological considerations to refuse planning permission. Archaeological remains may be harmed/lost as a consequence of the proposed development. However, the Council is not obliged to refuse consent in the light of such harms. Rather it must make a balanced judgement with respect to the monuments and take into account the facility for mitigation which would ameliorate the harms.

On the basis of the evidence colligated for this assessment, professional judgment and experience, the levels of harm to the significance of the known and presumed archaeological monuments at the Site are within acceptable tolerances and a balanced judgement arriving at the conclusion that the proposed development should be permitted would not be irreconcilable with national planning policies and local plan policies for archaeological remains.

7. SOURCES

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Greater Manchester Historic Environment Record

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Langfield and Studley plot showing boundary of plot with buildings marked. No date. Manchester Libraries, Information and Archives ref. GB124.B2/Plans/Box 4/9.

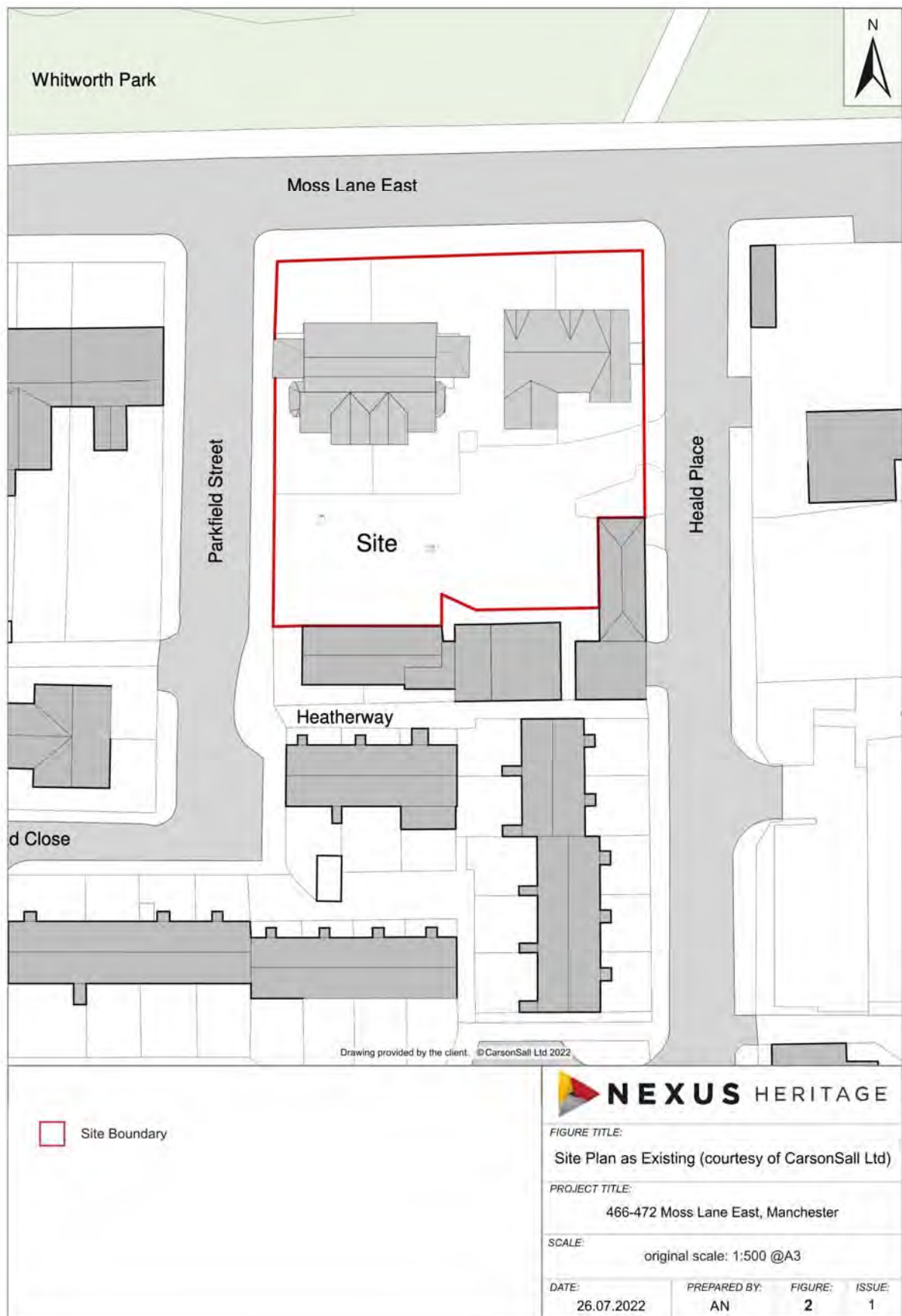
Tithe map of Moss Side (township in the parish of Manchester), Lancashire (tithable parts only), 1849. National Archives ref. IR 30/18/221

Tithe apportionment of Moss Side (township in the parish of Manchester), 1845. National Archives ref. IR 29/18/221

APPENDICES

APPENDIX A

FIGURES









Extract from original held by the Digital Archives Association. ©Digital Archives Association



Approximate Site Location



NEXUS HERITAGE

FIGURE TITLE:

C. and J. Greenwood's Map of the County
Palatine of Lancashire, 1818

PROJECT TITLE:

Land at Moss Lane East, Manchester

SCALE:

original scale: unknown

DATE:

28.07.2021

PREPARED BY:

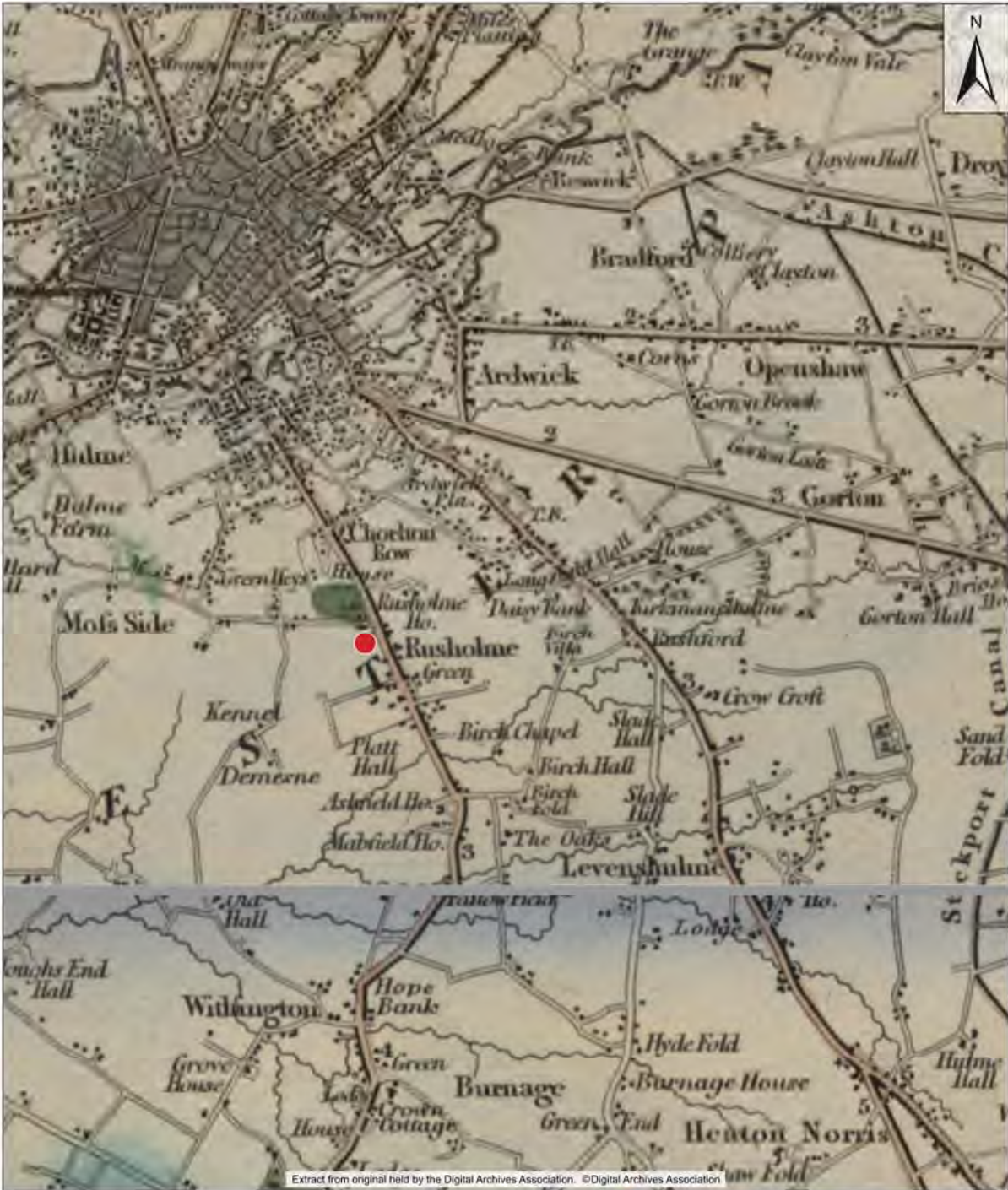
AN

FIGURE:

5

ISSUE:

1



Extract from original held by the Digital Archives Association. ©Digital Archives Association



Approximate Site Location



NEXUS HERITAGE

FIGURE TITLE:

G. Hennes's Map of the County Palatine
of Lancashire, 1829

PROJECT TITLE:

Land at Moss Lane East, Manchester

SCALE:

original scale: unknown

DATE:

28.07.2021

PREPARED BY:

AN

FIGURE:

6

ISSUE:

1





☐ Approximate Site Location



NEXUS HERITAGE

FIGURE TITLE:
Ordnance Survey Map of Manchester and Salford
sheet 46, surveyed 1850, published 1850

PROJECT TITLE:
466-472 Moss Lane East, Manchester

SCALE:
original scale: 1:1,056

DATE:	PREPARED BY:	FIGURE:	ISSUE:
26.07.2021	AN	8	1



Approximate Site Location



NEXUS HERITAGE

FIGURE TITLE:

Ordnance Survey Map of Manchester, Lancashire
sheet CIV.15.16, surveyed 1889, published 1891

PROJECT TITLE:

Land at Moss Lane East, Manchester

SCALE:

original scale: 1:500

DATE:

26.07.2021

PREPARED BY:

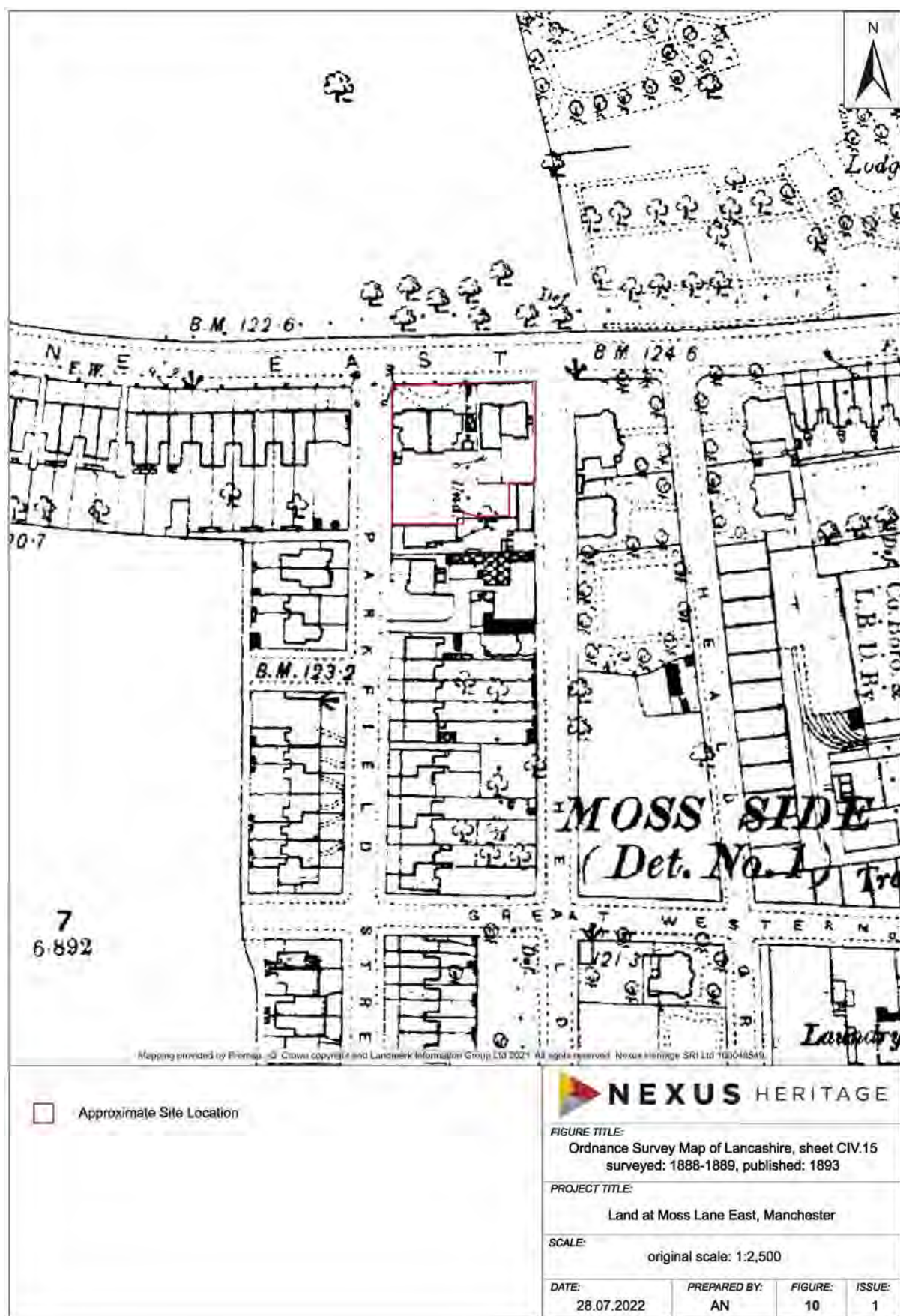
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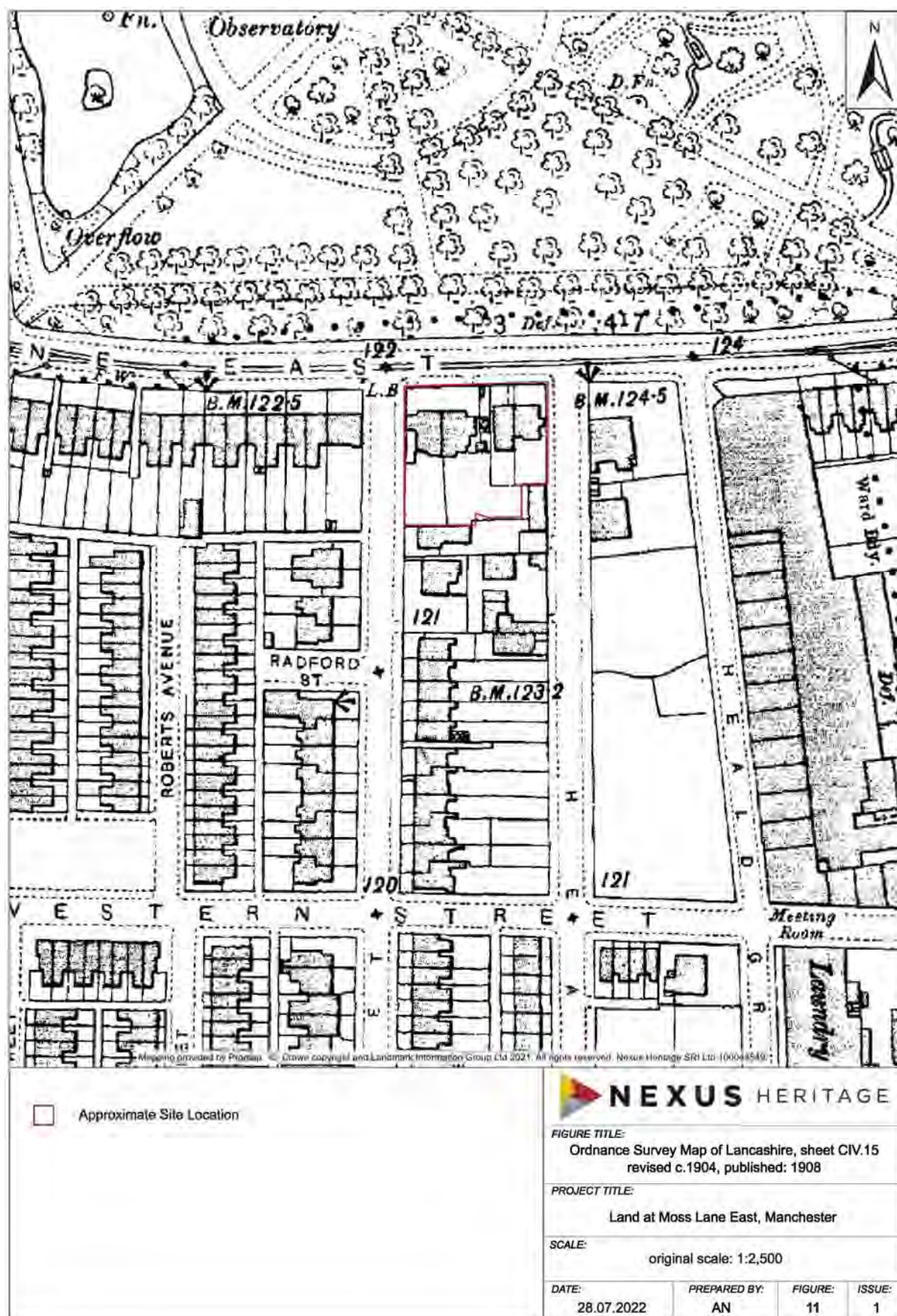
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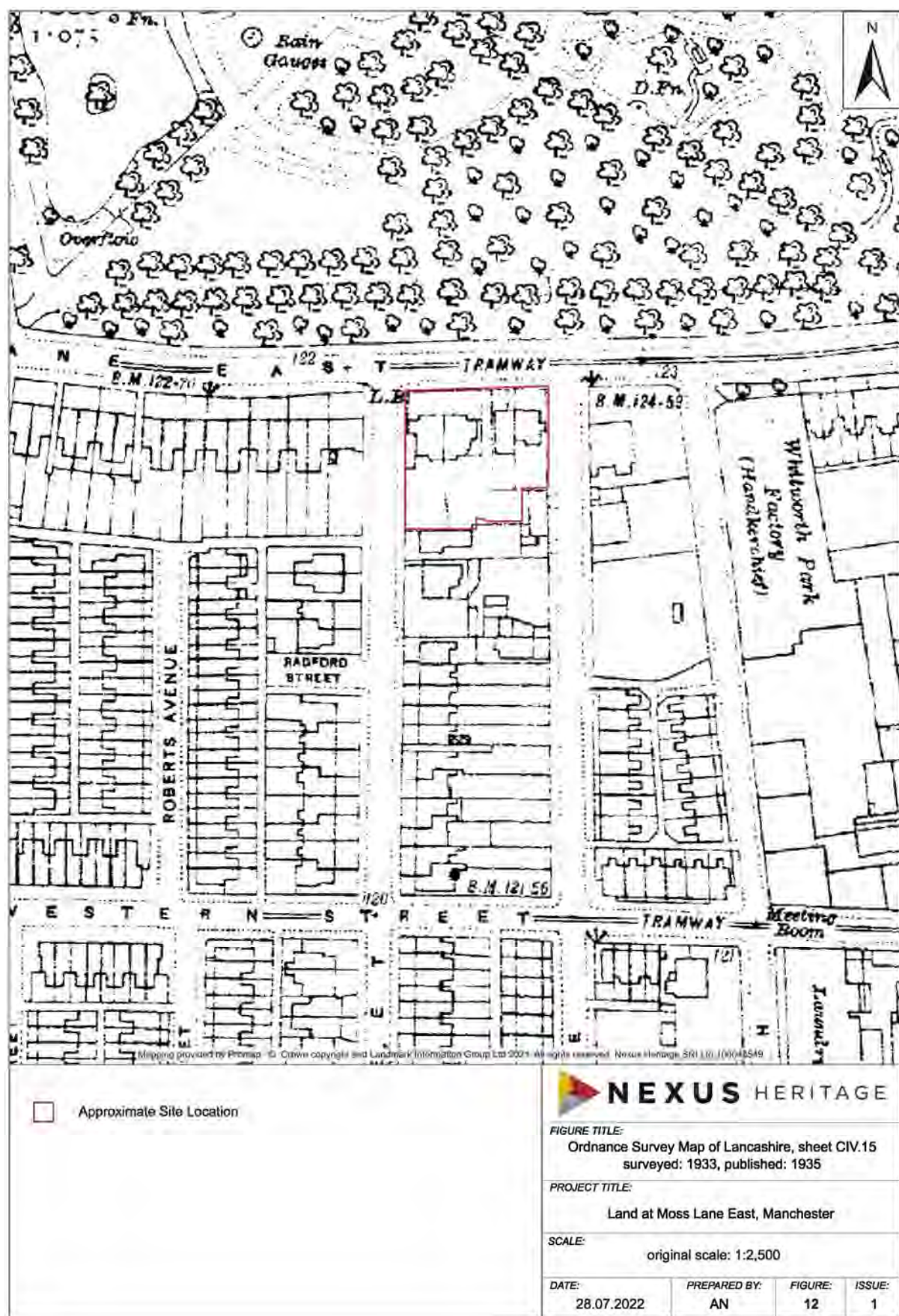
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ISSUE:

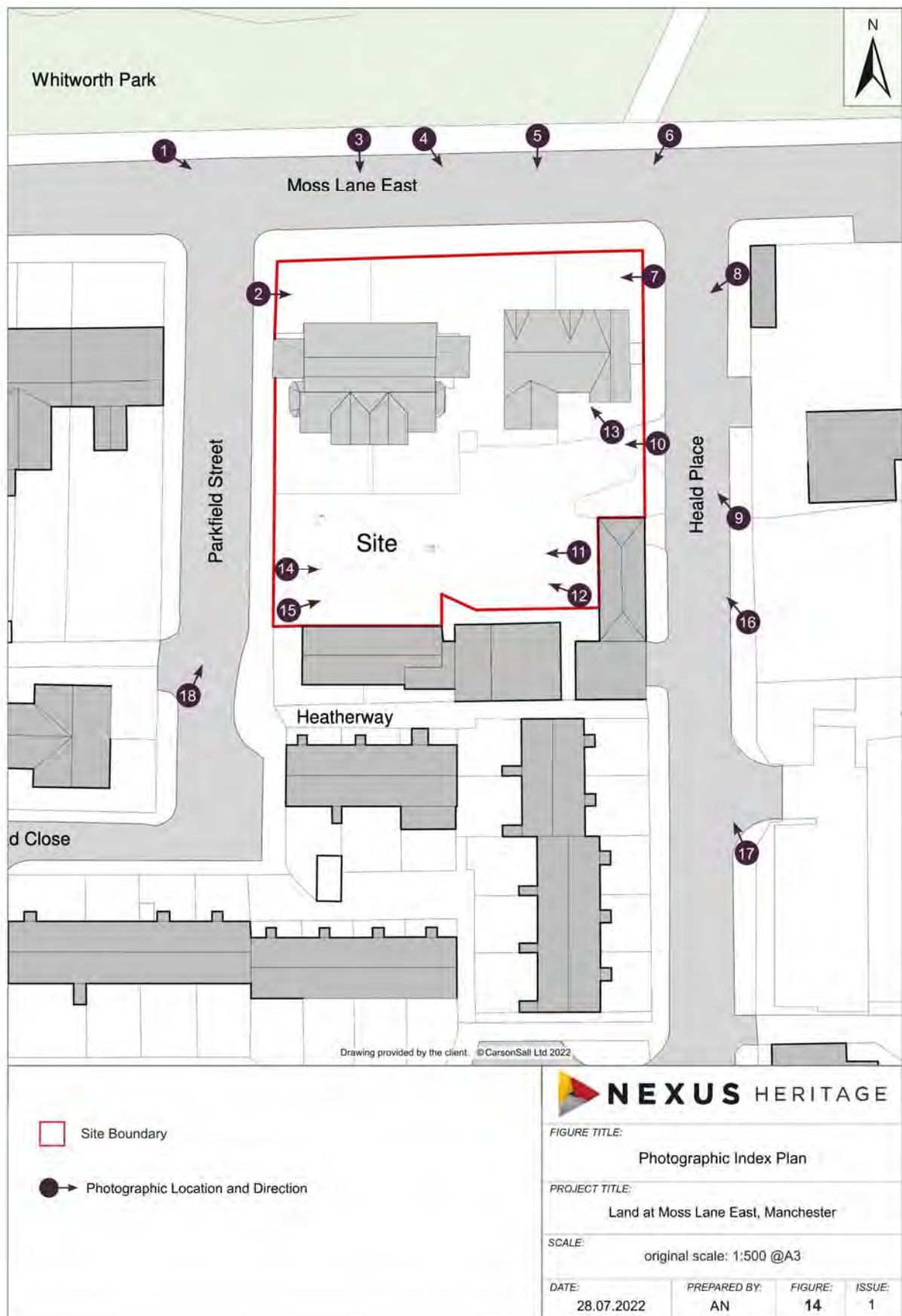
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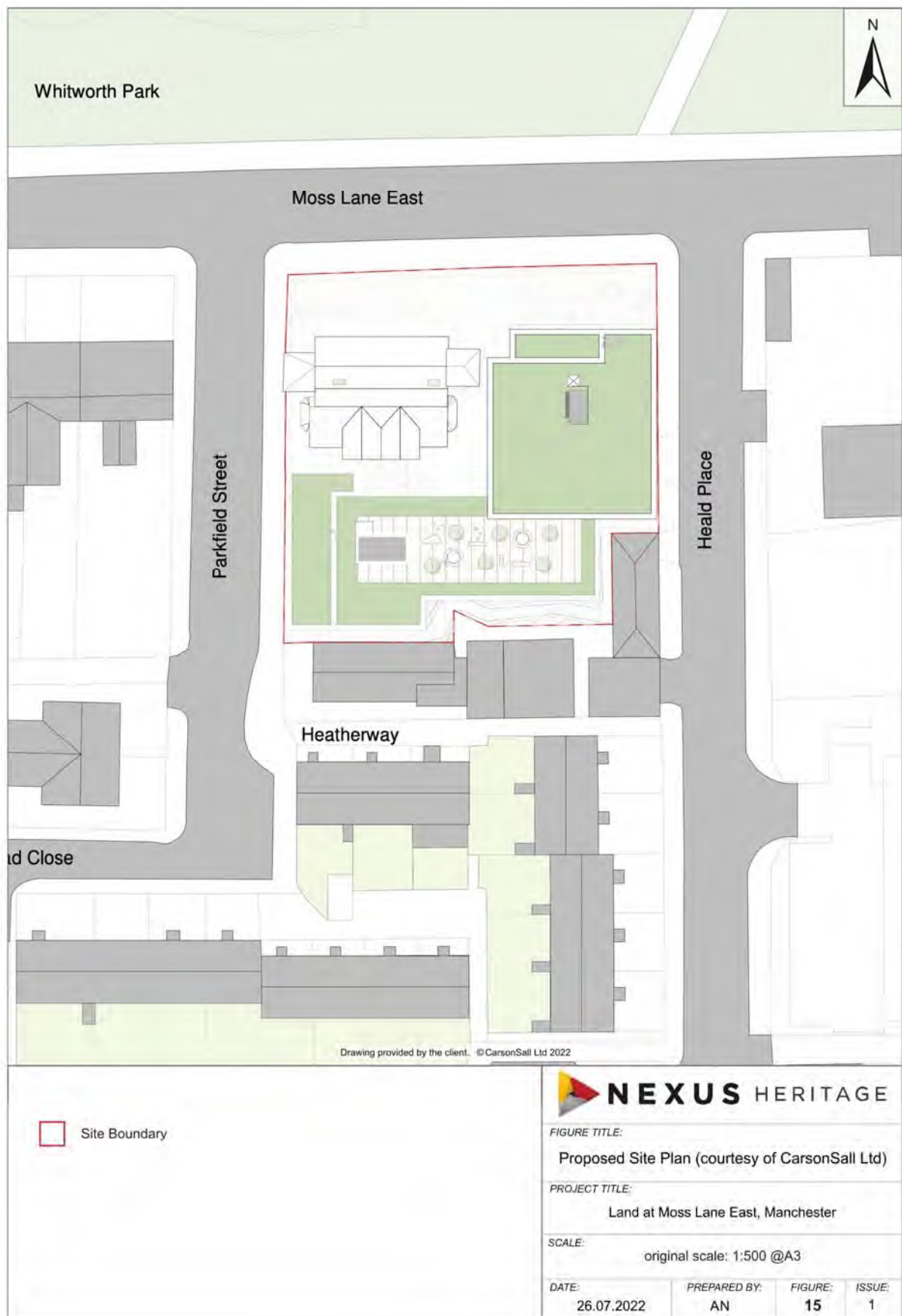












APPENDIX B

PHOTOGRAPHS



Plate 1: Sightline to the south-east towards the Site from Moss Lane East highlighting the front (north-facing) elevations of 466-468 and 470 Moss Lane East and the narrow front garden strips to both properties.



Plate 2: Sightline to the east from Parkfield Street across the front garden strips to 466-468 and 470 Moss Lane East



Plate 3: Sightline to the south from Moss Lane East highlighting the front (north-facing) elevation of 466-468 Moss Lane East



Plate 4: Sightline to the south-east from Moss Lane East highlighting the front (north-facing) elevation of 470-472 Moss Lane East



Plate 5: Sightline to the south from Moss Lane East highlighting the front (north-facing) elevation of 470-472 Moss Lane East



Plate 6: Sightline to the south-west from Moss Lane East highlighting the front (north-facing) elevation of 470-472 Moss Lane East and the projecting porch on the east-facing elevation with doorway stopped up and repurposed as a window



Plate 7: Sightline to the west from Heald Place across the front garden strips to 466-468 and 470-472 Moss Lane East



Plate 8: Sightline to the south-west from Heald Place highlighting the east-facing elevation of 470-472 Moss Lane East



Plate 9: Sightline to the north-west from Heald Place towards the boundary wall, vehicular Site entrance and rear (south-facing) elevation of 470-472 Moss Lane East



Plate 10: Sightline to the west through the Site's vehicular entrance onto the hardstanding area used for car-parking



Plate 11: Sightline to the west across the hardstanding area used for car-parking



Plate 12: Sightline to the west-north-west across the hardstanding area used for car-parking



Plate 13: Sightline to the rear (south-facing) elevation of 470-472 Moss Lane East showing the basement fenestration.



Plate 14: Sightline to the east across the hardstanding area used for car-parking



Plate 15: Sightline to the east-north-east across the hardstanding area used for car-parking



Plate 16: Sightline to the north-west along Heald Place towards the Site. Part of the rear (south-facing) elevation of 470 Moss Lane east is visible, back-clothed against the tress in Whitworth Park.



Plate 17: Sightline to the north-west along Heald Place towards the Site. Part of the rear (south-facing) elevation of 470 Moss Lane east is visible, back-clothed against the tress in Whitworth Park.



Plate 18: Sightline to the north along Parkfield Street towards the western boundary wall of the Site, with the rear (south-facing) elevation of 466-468 Moss Lane East prominent.