

HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

Didsbury Point, West Didsbury, Manchester, Greater Manchester

ARS Report N°:2021/356



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DIDSBURY POINT, WEST DIDSBURY, MANCHESTER, GREATER MANCHESTER:

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

ARS LTD REPORT 2021/356



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Planning Reference: N/A Pre-planning
Local Authority: Greater Manchester
Site central NGR: SJ 83544 92566

EXECUTIVE SUMMARY

Project Name:	Didsbury Point, West Didsbury, Manchester, Greater Manchester
Planning Authority:	Manchester
Planning Reference:	N/A (Pre-planning)
Location:	The Boulevard, West Didsbury
Parish:	West Didsbury
Bedrock Geology:	Wilmslow Sandstone Formation (from BGS 2022)
Superficial Geology:	Glaciofluvial Sheet Deposits, Devensian (from BGS 2022)
Soils:	Soils 15 (from Soilscales 2022)
Site central NGR:	SJ 83544 92566
Date of Report:	March 2022

Archaeological Research Services Ltd was commissioned by Euan Kellie Property Solutions on behalf of Southway Housing Trust to produce a Historic Environment Desk-Based Assessment (DBA) of an area of land at Didsbury Point, The Boulevard, West Didsbury. This is in advance the submission of a planning application for a 6-8 floor development for 76 residential apartments with a medical centre on the ground floor.

There is a scarcity of Prehistoric, Romano-British and Medieval finds within the 1km study area and wider Withington and Didsbury. There is a low to negligible potential to find remains of this date within the PDA arising from the potential impacts from 19th and 20th century developments in the area. However, if any archaeological assets of this nature were found they would be of *illustrative historic value*, and of *high archaeological interest* and have *national significance* due to their *period, survival, and rarity*.

There is considerable evidence of the post-medieval institutional development immediately south of the PDA in the form of Chorlton Workhouse and attached burial ground. There is a medium potential for remains relating to these events to be present in the PDA and these be of *illustrative historic value* and of regional significance. As a result, they would be of *archaeological interest* due to their *period, survival, and rarity*. Furthermore, previous archaeological investigation undertaken in the area immediately to the south of the PDA before the construction of Didsbury High School found disarticulated remains from the Workhouse burial ground in the centre of their site. There is, therefore, potential for remains of a similar nature to survive within the PDA that could date from the Late Post-Medieval to Modern period. Any remains of this nature would be of *evidential value* due to the information they could provide on the quality of life within the workhouse.

The Modern period has a wealth of evidence that has potential to survive in the PDA. Analysis of historic mapping has shown two phases of building, in the 1920s (ARS1) and the 1970s (ARS2) within the PDA. The construction phase in the 1920s was built over in the 1970s, however there is still potential for below ground remains to survive which, if found would be of *evidential value* and *local significance*. They would therefore be of *archaeological interest*. Furthermore, it is considered to be part of a wider *group* being associated with the development of Chorlton Union Workhouse and later Withington Hospital. Any potential below ground remains would therefore have a shared group value of *regional significance* due to their *evidential value* as an inextricable entirety. This is due to the information the group as a whole could show on the development of institutional buildings including workhouses. This workhouse group also holds greater significance due to the information it can provide on the way such developments influenced settlement growth and economic and social differentiation.

There is considered to be low-negligible potential for archaeological evidence from the Prehistoric, Romano-British and Medieval periods, medium potential for remain of a Post-Medieval date and high-medium potential for those of the Modern period. Therefore, further archaeological assessment in the area would be required in consultation with Greater Manchester Archaeological Advisory Service.

It is recommended that an archaeological evaluation should be undertaken consisting of targeted trenching on the eastern, western and southern sides of the site due to the potential archaeological remains that may survive here. In addition, the investigation in the south of the site would ascertain the presence and or extent of the of the workhouse burial ground.



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I INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Euan Kellie Property Solutions on behalf of Southway Housing Trust to produce a Historic Environment Desk-Based Assessment (DBA) of an area of land at Didsbury Point, The Boulevard, West Didsbury. This is in advance the submission of a planning application for a 6-8 floor development for 76 residential apartments with a medical centre on the ground floor.

1.2 Site description

The 'red line boundary' of the proposed development area (hereafter 'PDA') is depicted by a red polygon on Figure 1, and is c.0.35 ha in area, centred at NGR SJ 83544 92566. The PDA is bounded to the north by the Boulevard and buildings (Photograph 1), to the south by a car park used by the new Didsbury High School (Photograph 2). To the east is housing (Photograph 3), and to the west is the Manchester Eye Hospital and the new Didsbury High School (Photograph 4). Within the site is a considerable amount of made ground (Hastings 2021, p4) on account of it being used recently as a compound. Otherwise, the site is relatively flat with a soil mound in the centre (Photograph 5) likely the result of 'landscaping' when the area was levelled. A breeze block services building (Photograph 6) is located to the west of the site which is seemingly disused and is likely connected to the brick footing in Photograph 7.

1.3 Geology and Soils

The underlying solid geology of the PDA comprises of the Wilmslow Sandstone Formation (BGS 2022). This is overlain by a superficial deposit of Glaciofluvial Sheet Deposits, Devensian which is made up of sand and gravel (BGS 2022).

The soils of the PDA are classified by the *Soilscapes* interactive online viewer as belonging to the Soilscapes 15 soils unit. These soils are described as '*Naturally wet very acid sandy and loamy soils*' (Cranfield University 2022).

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, the historic built environment, the historic landscape, and to assess their significance. The following objectives will contribute towards accomplishing these aims:

- ◆ 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 and any upstanding buildings/structures 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 Annexe 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 Lesley Dunkley, Historic Environment Record Officer for Greater Manchester Archaeological Advisory Service (GMAAS), and comprises a 1km 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 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 Greater Manchester Archives for historic maps, plans and other documents relevant to the study area.
- ◆ Groundsure 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.
- ◆ Environment Agency Lidar data.
- ◆ 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 sunny conditions on 11/03/2022.

4 BASELINE ASSESSMENT

4.1 Archaeological and Historical Background

In the discussion that follows, where sites recorded on the Greater 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 to Romano-British (-1,000,000 BC to 410 AD)

There is very little information on the Prehistoric and Romano-British periods in the wider study area. Within the 1km study area, one piece of evidence for Prehistoric activity is recorded, an Iron Age stone head carved to represent a figure wearing a balaclava style helmet and clothing (GMHER 9096.1.0), 800m north-west of the PDA. Aside from this there is a considerable scarcity of Prehistoric remains here, even beyond the 1km study. Yet, this may not reflect a lack of occupation in the area, but of its subsequent urbanisation, which may have truncated Prehistoric remains. This limits the potential for Prehistoric archaeological remains to be found anywhere within the 1km study area.

Evidence of the Romano-British period is just as scarce as that of the Prehistoric. Outside of the 1km study area a stray Roman coin of Antonius Pius (AD 131-161) was found to the south of Didsbury Village (Mottershead 2018, p5), c.1.2 miles away from the PDA. The lack of Romano-British remains within the area is probably a result of the later urbanisation as it is for the Prehistoric period. In addition, as there is considerable evidence for Roman activity within the Greater Manchester area focused on the Roman fort and *vicus* in the Castlefield area of Manchester City Centre (Mottershead 2018, p5), 3.2 miles north of the PDA, the lack of evidence in Didsbury is likely also a result of minimal excavation in the area. The study area was most likely undeveloped in the Romano-British period, situated in between Roman road 71b (Buxton to Manchester) and 7a (Chester to Manchester) (Margary 1967) but far enough away from both to have probable only experienced minimal footfall. As a result there is no recorded evidence of Romano-British activity in the area.

4.1.2 Medieval (410 to 1540)

The PDA falls on the periphery of the parish Withington and is located within West Didsbury. Both place-names first occur in the 13th century, neither are recorded in the Domesday Survey (Watts 2010; Williams and Martin 1992). While there is no evidence of the Medieval period listed in the 1km study area, the place-name 'Didsbury' is suggestive of Anglo-Saxon origin as it likely derives from a collection of terms translated as 'Dyddi's fortified place' (Watts 2010, p187). It was during the later medieval period when both Didsbury, c.1.3 miles south east of the PDA, and Withington, c.1.4km north east of the PDA, developed their medieval core, but neither of these fall within the 1km study area.

Didsbury has early religious routes seen in the chapel within the parish dating to the mid-13th century (Farrer and Brownbill 1911, p296), c.1.3 miles south east of the PDA. The chapel was consecrated in 1352 in order to provide a place of internment of plague victims and was confiscated by Edward VI as part of his establishment of Protestantism in England (Farrer and Brownbill 1911, p296). In addition, there is information in a charter dating to 1260 suggesting a corn mill operated in the area (Farrer and Brownbill 1911, p294). Further than this the information of medieval Didsbury is limited, the core was focused on the religious nature of the society but did not stretch as far as the PDA. The medieval history of Withington is similar, seen earliest in a manor, which included Didsbury, with tenure going back to the early 13th century (Farrer and Brownbill 1911, p288-293).

The PDA and wider study area have no indication of any medieval presence that relates to either Withington or Didsbury. It is most likely that the area was open land at this time. The report completed during the construction of Didsbury High School to the west of the site notes how the study area used is recorded as an area of moorland, named Barlow Moor which was later systematically divided (Mottershead 2018, p5).

4.1.3 Post-Medieval (1540 to 1901)

The Post-Medieval period marks one of expansion in the area. The early Post-Medieval period is linked closely to the development of Withington Manor which included Didsbury. The manor has 13th century roots as discussed above and was bought from the Haversage's in 1597 by the Mosley family and later by William Egerton of Tatton (Farrier and Brownbill, p288-293). The area is represented on early mapping including Laurie's 1832, Yates' 1786 and Bowen's 1760 maps. The land now occupied by the PDA was part of this estate by 1845 when it is listed in the Tithe Map as belonging to the family as '*Withington Demense*' meaning the area was part of their manorial lands (see Table 1 below).

The most significant development of this period was the construction of Chorlton Union Workhouse in 1854-5, c.1km south-east of the site, this can be seen in the 1876-1881 OS plan in Appendix VII. However, prior to this the immediate area around the site had consisted of fields, including 'Gin Field' (GMHER 9728.1.0) which is now the site of Southern Cemetery, c.400m south-west of the PDA. The PDA itself is listed on 1845 Tithe Apportionment, which is detailed in Table 1 below and illustrated in Figure 2. However, the use of this land is not given only the name '*Withington Demense*', meaning land attached to a manor. The land was owned by Wilbraham Egerton, this is the same Egerton family that owned the land at Tatton Park, c.13miles south of PDA, from 1598 to 1958 (NHLE1000501). The agricultural use of this area is further illustrated by old farmsteads recorded in the wider study, including Oaks Farm (GMHER 9702.1.0) and Park Cottage (NHLE1390766), an early 19th century Grade II Listed house c.550m north east of the PDA and is indicative for the character of buildings in the now transformed surrounding landscape.

Table 1. 1845 Tithe Apportionments

Owner	Occupier	Plot No.	Name and Description	Use
Wilbraham Egerton Esquire	John Hampson & Others	467	Withington Demense	Not Given

The late 19th century marked the beginning of an era of intense development for Didsbury and Withington. The area moved from one of agricultural land use to containing large scale institutional developments as a result of the need of the growing city of Manchester (Livesey 2017). The first of these developments was Chorlton Union Workhouse, built just south-east of the PDA in 1854 in the form of the core administrative block, this survives today as a Grade II Listed Building (NHLE1220295). In addition to this the gatepiers and entrance to the hospital, constructed at the same time are also Grade II Listed Buildings (NHLE1197895), an image of this can be seen in Figure 10. This original core of buildings was extended to include the five wards linked by a corridor to the north (Mottershead 2018, p6). These were the buildings closest to the PDA and do not survive today. The workhouse expanded rapidly in the late 19th century with the amount of people listed there nearly tripling the years between 1854 and 1857 (Manchester Archive; GB127.M4/60/1).

The workhouse is listed in Slater's 1877 and 1903 Trade Directories as including a matron, schoolmaster, chaplain, medical officers, and later surgeons, opticians, dentists, and vaccination officers (see Appendix I). The trade directories suggest that the workhouse had a medical and educational function, the medical clearly being a vital part of the workhouse with additions such as a fever hospital and mortuary building constructed to the west of the main workhouse (Mottershead 2018, p6). In addition to these developments the workhouse was extended in 1880 when a children's

home and schools were built south of Nell Lane (Livesey 2017, p10). A burial ground, shown on the 1876-1881 OS Plan (see Appendix VIII) directly to the west of the workhouse was also developed in 1856 when the Clerk to the Board of Guardians at the workhouse saw the need for a cemetery (Mottershead 2018, p6). Death registers show that burials began here in 1857, despite the land not becoming officially consecrated until 1875 (Mottershead 2018, p6). This aligns with the introduction of the 1857 Burial Grounds Act which indicated that no further interments were to be carried out in densely populated urban areas due to overcrowding of cemeteries in the larger towns and cities, such as Manchester. This led to the construction of larger new cemeteries on the edges of the large overpopulated urban areas and also combined with the addition of overflow burial grounds to cope with the density of burials during the mid to late 19th century. The expedient growth of population within the urban areas combined with the proliferation of diseases such as smallpox, typhus, yellow fever, and scarlet fever created this need in urban centres such as Manchester, Birmingham and London.

In addition to the workhouse burial ground, in 1879 Manchester Southern Cemetery (NHLE1001656), designed by H. J. Paull, was opened to the west of the hospital after the land was purchased for £39,340. The cemetery itself contains two groups of Listed Buildings, three chapels and the entrance gateway, lodge and registrar's office (see Appendix III for more detail), c.750m south-west of the PDA. Archaeological investigations were carried out when Didsbury High School to the west of the PDA was constructed in order to establish whether any human remains from the cemetery extended into this site. The evaluation and further watching brief carried out in 2018 by University of Salford Archaeology at the site noted disarticulated human remains in the cleared and backfilled cemetery in the area immediately south of the PDA.

In addition to the developments of the workhouse in the late 19th century housing began to develop to the east and south, following the regular road pattern of the earlier fields (Livesey 2017). The three Conservation Areas c.370m-c.1km east of the PDA (DGM1555; DGM1610; DGM1615) were all developed to include housing, a good example of this housing is Oak Bank, alongside a train line and attached stations. Christ Church (NHLE1247379), the Woodstock Arms Public House (NHLE1197801) and Withington Town Hall (NHLE1291512) were all built in this period within the 1km study area and exist today as Grade II Listed Buildings. By the end of the post-medieval period this area had changed from fields to one of intense institutional development that acted as a suburb to the main city of Manchester.

4.1.4 The Modern (1901 to the present day)

The early modern period saw a continuation of the developments taking place in the late post-medieval. These include The Mercantile Bank of Lancashire (NHLE1200800), c.650m east of the PDA, as well as the Methodist Church formerly known as Grosvenor St Aidan's (NHLE1246658), c.1km south-east of the PDA, a Synagogue built in 1925-6 (NHLE1246274), c.850m south-east of the PDA, and another bank built in 1914-15 (NHLE1393802), c.1km east of the PDA. By the 1930s the existing character of this area was largely established with the expansion of housing to the north of the PDA (see 1933 OS plan in Appendix VIII), the expansion of Manchester Southern Cemetery and the construction of Princess Road to the west of the PDA (Livesey 2017, p11).

One of the key developments in the modern period was the use of the workhouse, which became known as Withington Hospital from 1910 (Livesey, 10), in the First World War as Nell Lane Military Auxiliary Hospital (Mottershead 2018, p6). The hospital took in c.25,000 wounded and convalescent British and Allied soldiers and 10,000 German POWs (Mottershead 2018, p6). It is likely that the burial ground next to the hospital was used during this time as it reached capacity in 1922 (Mottershead 2018, p6). During this time the hospital received a letter from Florence Nightingale noting that it should become a model for other hospitals and would be an excellent place to train nurses (Manchester Archive; GB127.MS f 362.1).

The hospital had begun to expand north before the war, as can be seen in 1907 OS plan (Appendix VIII), but the 1922 OS plan shows expansion into the PDA (Figure 3). A structure, ARS1, of unknown use, which disappears by the 1933 that no longer depicted on the OS plan (Appendix VIII) so was perhaps linked to a need for increased capacity for the hospital during the war.

After the war the hospital was passed on to the Township of South Manchester, and those buried in the western edge of the attached burial ground were reinterred in Manchester Southern Cemetery in 1932 after the construction of Princess Road disturbed them (Mottershead 2018, p6). Further remains were taken from the burial ground after it was closed in 1970 and reinterred in Manchester Southern Cemetery due to development of Withington Hospital (Mottershead 2018, p6). The hospital was added to further from the late 1940s to the 1970s as can be seen on the 1971-1975 OS plan (see Appendix VIII) as well as plants from this time (see Figure 11). Hospital buildings spread into the PDA and the land beyond at this time ARS2, this can be seen in Figure 4. Following this development, the hospital acted to serve the community until it was faced with closure in the 1990s and eventually closed in 2002 (Mottershead 2018, p7). Buildings within the PDA and surrounding area were then demolished in 2008 and a new hospital was opened just south of Nell Lane and operates today as Withington Community Hospital. The area surrounding the PDA has since been redeveloped with new buildings including Didsbury High School.

4.2 Designated Assets

On-Site

The NHLE does not included any designated heritage assets that are within the PDA.

Study Area

There are 22 designated heritage assets within the wider study area beyond the PDA, comprising of 18 Listed Buildings, 3 Conservation Areas and 1 Registered Parks and Gardens. The Listed Buildings are detailed in Appendix III and are all Grade II Listed. Conservation Areas and the Registered Park and Garden are listed in Tables 2 and 3 below and their locations are depicted in orange (Grade II Listed Buildings), purple (Grade II Registered Parks and Gardens), and pink (Conservation Areas) on Figure 5.

Table 2. Conservation Areas within the wider study area

HER ID	Description
DGM1555	Blackburn Park During the Medieval period this area was occupied by fields and a single large property, Parkfield House. In the late 19 th and early 20 th century this area was developed with housing and a train line alongside public buildings. Much of the housing remains the same today.
DGM1610	Albert Park In the 19 th century the area was occupied by fields and farmsteads along with some buildings including housing and farmsteads. In the late Victorian period the area was developed to include more housing, a shopping area and a public house. Through the late 19 th century to the early 20 th century the area was developed with an increase of housing, a train station, a church and a synagogue.
DGM1615	Ballbrook This area is represented as fields on the 1848 tithe mapping containing Ball Brook, a small watercourse going south east to north west. This watercourse formed part of the boundary between Didsbury and Withington. In the late 19 th and early 20 th century the area was developed with housing.

Table 3. Registered Parks and Gardens within the wider study area

NHLE ID	HER ID	Description	Grade
1001656	5173	Manchester Southern Cemetery Public cemetery opened in 1879 after 40ha of land was purchased in 1872 for £39,340. It was designed by City Surveyor J. G. Lynde with buildings by H. J. Paull. It was extended in 1926 to include 36 ha of land north-east of Nell Lane. In 2001 the cemetery was still in use.	<i>Grade II</i>

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 HER within the PDA. However, historic mapping has shown two building periods within the PDA that are listed in Table 4 below and illustrated in Figures 3 and 4.

Table 4. ARS Identified Features

ARS ID	Description
ARS1	Buildings in 1922 OS plan Buildings relating to Withington Hospital. It is only visible until 1933 OS mapping and is possibly related to the use of the hospital in WWI.
ARS2	Buildings in 1971-1975 OS plan Buildings relating to the Withington Hospital. Demolished in 2008 after the hospital was closed in 2002.

Study Area

There are 5 known archaeological sites and/or findspots within the wider study area. These are listed in Table 5 below and are depicted in blue on Figure 6. Further details are provided in the gazetteer in Appendix II.

Table 5: Known archaeological sites/findspots located within the wider study area

HER ID	Description
8483.1.0	Church of St Christopher (site of) Built in 1935 by architect Bernard Miller from brick. It is represented on 1985-96 OS mapping but has been replaced by 6 terraced houses in the late 1990s. Previously a listed building.
9096.1.0	Meltham Avenue Stone Head Stone head with a flat back, side and top dating to the Iron Age. The face is wearing a balaclava-type helmet and has marks on the plinth which may represent clothing.
9702.1.0	Oaks Farm (site of) Tithe award for Didsbury marks this farm as occupied by Joseph Renshaw and owned by Rev. Robert Morley. This was lost to housing development and field expansion by the 1922 OS map.
9728.1.0	Gin Field (site of) Field names Gin Field and Little Gin Fields appear on Tithe mapping. Gin relates to a power mechanism frequently powered by horse or man power. Southern Cemetery has expanded over the site by the 1981 OS map.
9741.1.0	Lower Withington Area of small settlement called 'Lower Withington' on tithe award. Scatter of small buildings in this area but there is no place-name relating to this and it's difficult to perceive what this area may have been used for.

4.3.2 Historic Built Environment

On-Site

There are no elements of the historic built environment recorded by the HER within the PDA.

Study Area

There are no elements of the historic built environment recorded by the HER within the wider study area beyond the PDA.

4.3.3 Historic Landscape

On-Site

There is one HLC unit within the PDA, and this is tabulated in Table 6 below and illustrated on Figure 7.

Table 6: HLC types Located within the PDA

HLC ID	HLC broad type	HLC primary type	HLC Previous Type	Name	Details
HGM14628	settlement	Empty Housing Plots	Institutional Enclosed Land	South of The Boulevard, Withington	Post 1999 green space. Lay out of adjacent street patterns suggests future residential development. Site of mid to late 20th century small to medium scale buildings probably associated with Withington Hospital (hospital annexes?).

Study Area

A total of 154 HLC units, have been mapped within the wider study area, as illustrated on Figure 7 and detailed in Appendix IV. This information shows the area surrounding the PDA as one of settlement and industry, previously it was focused on the institution of the workhouse and cemetery as well as enclosed land.

4.4 Previous Investigations

4.4.1 Archaeological Events

A total of 5 archaeological investigations undertaken within the study area are currently recorded on the Greater Manchester HER. These are detailed in Appendix V and their locations illustrated on Figure 8. The closest events to the PDA are immediately to the south and just cross into the southern border, these are an evaluation and subsequent watching brief (EGM4989; EGM5075). These were completed in 2018 prior to the construction of Didsbury High School to assess the potential for human remains to present within the site boundary. No complete skeletons were found but disarticulated human remains were encountered.

5 ASSESSMENT OF THE SIGNIFICANCE OF AFFECTED HERITAGE ASSETS

This assessment has identified no heritage assets within the PDA recorded within the Greater Manchester HER. However, the historical map regression has identified that the PDA was developed in the late 1910s-1920s as part of the expansion of Withington Hospital to the south, this was replaced in the 1970s by buildings that have subsequently been demolished. It should be noted that the significance of any below-ground remains cannot be understood without field evaluation and the following assessment is limited to assessing the potential for archaeological assets within the PDA.

The later development in the PDA during the 1970s, illustrated in Figure 4, was part of the growing Withington Hospital (ARS2). This development covered the entire PDA and could possibly survive depending on the level of demolition in 2008 with possible remnants of foundations covered during the process. Institutional remains from the late 20th century are better documented than earlier examples. While any below ground remains would be of low *archaeological interest*, due to their commonality and high survival rate, they would still possess *local significance* and *evidential value* and should not be dismissed. If considered part of a wider group, these developments would be of *illustrative value* in understanding the expansion of the hospital in the late 20th century.

Development in the eastern area of the site in the 1920s, illustrated in Figure 3, was limited to one building running the length of the site (ARS1). It is unknown what this building was used for during this period and it was removed by the 1930s. If any below ground remains survive relating to this structure they would give a vital insight into the use and construction of the building. It is considered that any institutional remains from the early 20th century surviving below ground, relating to this development, would be of *local* and *regional significance*, as they would possess *evidential value* and *archaeological interest* on account of the *rarity* of its *survival* due to the subsequent redevelopment and its unknown function. Furthermore, it is considered to be part of a wider *group* being associated with the development of Chorlton Union Workhouse and later Withington Hospital. Any potential below ground remains would therefore have a shared group value of *regional significance* due to their *evidential value* as an inextricable entirety. This is due to the information the group as a whole could show on the development of institutional buildings including workhouses. This workhouse group also holds greater significance due to the information it can provide on the way such developments influenced settlement growth. An increased understanding of workhouse development and running would allow a greater understanding of the wider settlement around Didsbury and the wider Manchester area (Nevell et al, 2021). It is unknown what degree of demolition and leveling was undertaken when these early 20th century buildings were removed. As a result, there is a low-medium potential for these remains to survive in the form of foundations or cellarage, however the construction of later hospital buildings reduces this potential.

The Original *North West England Research Framework* further states that the archaeology of the industrial period ‘*is dominated by the theme of industry, its growth and its impacts*’ (Nevell, 2006-2007). While the *Updated North West England Regional Research Framework* similarly states that there is a focus on ‘*the archaeology of technology and production*’ as well as to ‘*theoretical approaches looking at the social context and consequences of industrialisation*’ (Nevell et al, 2021). A key topic for the updated North West England Research Agenda is the development of institutional buildings including workhouses and hospitals during the industrial period and well as the influence workhouses had on settlement growth (Nevell et al, 2021). The relationship of the wider workhouse/hospital group to the terraced housing surrounding the PDA area is considered important, with any possible below ground remains holding illustrative and historic evidential value in the expansion of early modern institutions.

Furthermore, there is also potential for remains of a post-medieval date to survive within the PDA given the proximity of the site to developments in the 19th century to the south. There is potential the archaeology relating to the lives of those within the workhouse could survive here. If remains of this

nature were to be found within the PDA they would be of *illustrative historic value* and of regional significance. As a result, they would be of *archaeological interest* due to their *period, survival, and rarity*. Prior archaeological investigations in the area to the south before the construction of Didsbury High School found disarticulated remains from the Workhouse burial ground in the centre of their site. There is, therefore, potential for remains of a similar nature to survive within the PDA that could date from the late Post-Medieval to early modern period. Remains of this nature should be addressed with the highest sensitivity in accordance with ClfA's Standards for Recording Human Remains (2017). They would be of *evidential value*, of regional significance and of *archaeological interest* due to the wealth of information they could provide on the quality of life in the workhouse during this period.

There is a low to negligible potential for remains for Prehistoric or Romano-British activity to survive within the PDA. There is very little evidence of this period within the 1km study area and further Didsbury or Withington, so the likelihood its survival within the PDA is low due to later redevelopment. However, if any archaeological assets of this nature were found they would be of *illustrative historic value*, and of *high archaeological interest* and have *national significance* due to their *period, survival, and rarity*.

6 ASSESSMENT OF POTENTIAL IMPACTS

The development proposes the construction of a residential development of 76 apartments. Currently the exact location of foundation trenches is unknown, however due to the small size of the site it is likely that ground intervention works would occur across the site. 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.

At present the site has been levelled after the 1970s hospital developments were demolished in 2008. It has since been used as a compound during the construction of the high school to the west of the site. The construction of the 1970s buildings was directly on top of the 1920 structure on the eastern side of the site. However, the level of site clearance that was carried out in the early 20th century is not known, so there is still potential for structural elements of these early hospital buildings to remain. It is likely that if significant below ground works were to be undertaken in this area of the site that *in situ* foundations or cellarge, if present, relating to the hospital would be directly impacted.

Despite the site being developed twice during the 20th century and subsequent unknown level of site clearance, it cannot be ruled out that archaeological assets from earlier time period could survive on. However, this potential is low to negligible due to the lack of remains of this period and level of redevelopment within the PDA.

7 RECOMMENDATIONS

It is recommended that an archaeological evaluation should be undertaken consisting of trial trenching on the eastern, western and southern sides of the site due to the potential for archaeological remains to survive here. This investigation would ascertain the presence or absence of below ground features relating

to 20th century development relating to the expansion of Withington Hospital. In addition, the investigation in the south of the site would ascertain the presence and or extent of the workhouse burial ground. It would also investigate and establish the level of preservation of earlier archaeological assets within the PDA.

8 STATEMENTS AND ACKNOWLEDGEMENTS

8.1 Archive Deposition

One digital PDF/A copy of the final report will be deposited with Lesley Dunkley at Greater Manchester Archaeological Advisory Service.

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 TRADE DIRECTORIES

Trade Directory	Name	Description
Slater's Directory of Manchester & Salford, 1877-8 [Part 2]	Chorlton Union: Union Workhouse, Withington	List of Guardians as well as roles including matron, schoolmaster, schoolmistress, chaplain, residential medical officers and dispensers.
Slater's Manchester, Salford & Suburban Directory, 1903 [Part 3]	Chorlton Union	Union is not inclusive of townships in South Manchester. Entry provides list of guardians and roles including those above and vaccination officers, surgeon, optician and dentist.

APPENDIX II GAZETTEER OF ARCHAEOLOGICAL REMAINS

HER Entries

HER ID	Description
8483.1.0	Church of St Christopher (site of) Built in 1935 by architect Bernard Miller from brick. It is represented on 1985-96 OS mapping but has been replaced by 6 terraced houses in the late 1990s. Previously a listed building.
9096.1.0	Meltham Avenue Stone Head Stone head with a flat back, side and top dating to the Iron Age. The face is wearing a balaclava-type helmet and has marks on the plinth which may represent clothing.
9702.1.0	Oaks Farm (site of) Tithe award for Didsbury marks this farm as occupied by Joseph Renshaw and owned by Rev. Robert Morley. This was lost to housing development and field expansion by the 1922 OS map.
9728.1.0	Gin Field (site of) Field names Gin Field and Little Gin Fields appear on Tithe mapping. Gin relates to a power mechanism frequently powered by horse or man power. Southern Cemetery has expanded over the site by the 1981 OS map.
9741.1.0	Lower Withington Area of small settlement called 'Lower Withington' on tithe award. Scatter of small buildings in this area but there is no place-name relating to this and it's difficult to perceive what this area may have been used for.

APPENDIX III GAZETTEER OF THE HISTORIC BUILT ENVIRONMENT

NHLE Entries

NHLE ID	HER ID	Description	Grade
1197801	8285.1.0	The Woodstock Arms Public House Formerly offices for The British Council. A 19 th century large detached house made of red brick and a red tiled roof with a square plan plus a large porch-cum-staircase on the north side.	Grade II
1197802	11667.1.0	Alcock Monument in Centre of Manchester Southern Cemetery Erected in 1920 to commemorate Flight Commander Sir John W. Alcock, pilot of the first aircraft to make a non-stop trans-Atlantic flight. Made of white marble in the form of a tall Celtic cross on a pedestal.	Grade II
1197803	11664.1.0	Registrar's Office at Manchester Southern Cemetery Built in 1879 from coursed sandstone rubble with ashlar dressings with a slate roof and cocks comb ridge tiles in a Gothic style. This forms a group with entrance gateway and entrance lodge.	Grade II
1197895	8497.1.1	Entrances Lodges, Piers, Screen and Gates of Withington Hospital Pair of entrance lodges to the hospital with linking screens, gate piers and gates. Built by 1854 by Hayley, Son and Hall from red brick with sandstone dressings and hipped slate roofs. This forms a group with the Withington Hospital principal administrative block.	Grade II
1200800	8456.1.0	Mercantile Bank of Lancashire (formerly) Former bank dating to 1903 designed by Joseph Swarbrick. Made from finely-pointed red brick with red and yellow terracotta detailing and a red tiled roof. Internally there are mahogany doors with lugged surrounds, 2 staircases with turned balusters, egg and dart cornices and mosaic floors. In the Albert Park Conservation Area.	Grade II
1207857	11661.1.0	Church of England Chapel in Manchester Southern Cemetery Cemetery chapel built in 1879 from coursed sandstone rubble with a slate roof with red cockscomb ridge tiles in a Gothic style. This forms part of an intact settlement of 3 cemetery chapels of varied form but matching style.	Grade II
1207869	11665.1.0	Gateway at Entrance to Manchester Southern Cemetery Settlement of 6 gatepiers with gates at entrance to the cemetery. Erected in 1879 with sandstone ashlar piers and a wrought-iron gates. Forms group with associated Registrar's Office to the west and lodge to east.	Grade II
1207899	11662.1.0	Roman Catholic Chapel in Manchester Southern Cemetery Cemetery chapel built in 1879 from coursed sandstone rubble with a slate roof with red cocks comb ridge tiles in a Gothic style. This forms part of an intact settlement of 3 cemetery chapels of varied form but matching style.	Grade II
1220295	8497.1.0	Withington Hospital, Principal Administrative Block (former) Hospital built in 1854 by Hayley, Son and Hall for Chorlton Union. It was made from red brick with sandstone dressings and slate roofs. It was built in a cruciform plan with long wings to the left and right and a chapel projecting forward at the centre with a tower at the junction and a rear wing.	Grade II
1246274	15859.1.0	Synagogue Built in 1925-6 by Delissa Joseph and Joseph Sunlight. Constructed from red brick with some Portland stone dressings. Interior contains Ionic columns rising through galleries, and polished white marble	Grade II

NHLE ID	HER ID	Description	Grade
		steps. Fine example of a synagogue of this period. Park of the Albert Park Conservation Area.	
1246658	8527.1.0	Didsbury United Reformed Church (formerly Grosvenor St Aidan's) Methodist church in 1901 built from red brick with a terracotta dressing and green slate roof in a late Gothic manner. Contains stained glass. In the Blackburn Park Conservation Area.	Grade II
1247379	8566.1.0	Christ Church Church built in 1881-2 by Henry Littler from sandstone rubble with ashlar dressing in a Gothic style. On the interior there is a conventional aisle and 2 centred arches on octagonal piers.	Grade II
1279545	11666.1.0	Nonconformist Chapel in Manchester Southern Cemetery Built in 1879 from coursed sandstone rubble with slate roofs and red cocks comb ridge tiles from Gothic style. Forms part of intact settlement of 3 cemetery chapels of varied form by matching style.	Grade II
1279558	8283.1.0	Oak Bank Pair of houses dating to 1851, now altered. Made of red brick in a Flemish bond with some yellow headers and a slate roof. Rear and interior have not been inspected. In the Albert Park Conservation Area.	Grade II
1283073	11663.1.0	Entrance Lodge to Manchester Southern Cemetery Built in 1879 from coursed rubble with ashlar dressings with a slate roof with red cocks comb ridge tiles in a Gothic style. This forms a group with entrance gateway and Registrar's office.	Grade II
1291512	8457.1.0	Withington Town Hall (formerly) Now local Board and Health offices. Dates to 1880-1890 and made of buff brick with dressings of red brick and red terracotta as slate roof. The interior has a large open-well staircase with ornamental cast-iron balusters and a first floor assembly hall. It is a good example of a modest late 19 th century civic building representing an important phase in the development of local government. In Albert Park Conservation Area.	Grade II
1390766	15546.1.0	Park Cottage House built in c.1830 with late 19 th or early 20 th century alterations and additions. Built from red brick in a Flemish bond incorporating burnt headers for decorative effect. Uncommon survival of an early 19 th century dwelling designed for a rural environment, now embedded in a densely populated urban quarter. This house is of special architectural interest as an Indicator of the character, scale and detail of the buildings of a now-transformed rural landscape.	Grade II
1393802	16136.1.0	Former District Bank (West Didsbury Branch) Former District Bank built in 1914-1915 by Barker, Ellis and Jones of Manchester. Made from brick with applied mock timber framing and cement render panels. It has an exterior of hand-made bricks in a Tudor style.	Grade II

Conservation Areas

HER ID	Description
DGM1555	Blackburn Park During the Medieval period this area was occupied by fields and a single large property, Parkfield House. In the late 19 th and early 20 th century this area was developed with housing and a train line alongside public buildings. Much of the housing remains the same today.
DGM1610	Albert Park

HER ID	Description
	In the 19 th century the area was occupied by fields and farmsteads along with some buildings including housing and farmsteads. In the late Victorian period the area was developed to include more housing, a shopping area and a public house. Through the late 19 th century to the early 20 th century the area was developed with an increase of housing, a train station, a church and a synagogue.
DGM1615	Ballbrook This area is represented as fields on the 1848 tithe mapping containing Ball Brook, a small watercourse going south east to north west. This watercourse formed part of the boundary between Didsbury and Withington. In the late 19 th and early 20 th century the area was developed with housing.

Registered Parks or Gardens

NHLE ID	HER ID	Description	Grade
1001656	5173	Manchester Southern Cemetery Public cemetery opened in 1879 after 40ha of land was purchased in 1872 for £39,340. It was designed by City Surveyor J. G. Lynde with buildings by H. J. Paull. It was extended in 1926 to include 36 ha of land north-east of Nell Lane. In 2001 the cemetery was still in use.	<i>Grade II</i>

APPENDIX IV GAZETTEER OF HLC UNITS

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM11076	institutional	Cemetery	Enclosed Land	Manchester Southern Cemetery, West Didsbury	Late 19th century cemetery, enlarged in the late 20th century.
HGM11077	horticulture	Allotments	Enclosed Land	Wintermans Road, Chorlton Cum Hardy	Mid-20th century Allotment Gardens. Railway runs along northern edge (now dismantled).
HGM11078	horticulture	Allotments	Enclosed Land	Meltham Avenue, Withington	Late 19th/early 20th century Allotment Gardens. Extended in the mid-20th century. Railway runs along southern edge (now dismantled).
HGM11080	communications	Railway Line	Enclosed Land	Dismantled Railway Line, Chorlton Cum Hardy	Dismantled part of railway, originally part of Manchester South District Line Railway.
HGM11082	ornamental, parkland and recreational	Sports Ground	Residential Ornamental, Parkland and Recreational Enclosed Land	Hough End Centre & Fields, Chorlton cum Hardy	Playing fields with a large sports centre to the west.
HGM11093	settlement	Social Housing Development	Enclosed Land Residential Unenclosed Land	Doncaster Avenue, Chorlton Cum Hardy	Mid-20th century properties, mainly semis with a small number of maisonettes. There are small areas of modern infill within the social housing. A small modern nursery lies towards the centre of the area.
HGM11098	settlement	Terraced Housing	Residential	Darlington Road, Levenshulme	Early 20th century terraces.
HGM11099	settlement	Social Housing Development	Enclosed Land	Golborne Avenue, Withington	Mid-20th century social housing, a mixture of semis, rows and maisonettes. A small church lies to the west.
HGM11102	institutional	School	Enclosed Land	Old Moat School, Old Moat Lane, Withington	Mid-20th century school.

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM11104	settlement	Low Rise Flats	Residential Enclosed Land	Holly Royde Close, Withington	Early 21st century properties, mainly low rise flats with a small number of semis and a row of 6 dwellings.
HGM11132	ornamental, parkland and recreational	Golf Course	Enclosed Land	Northenden, Withington & Didsbury Golf Courses, Manchester	Early 20th century golf courses with a sewage works to the north-west (now demolished and part of the golf course).
HGM11133	settlement	Conversions	Enclosed Land Residential	Holly Royde, Holly Royde Close, Withington	Early 21st century apartments in Victorian house.
HGM11139	institutional	Medical Complex	Enclosed Land Institutional	Withington Hospital, Nell Lane, Withington	19th century workhouse institute later developed throughout the 20th century as the Withington Hospital. The Chorlton Union Workhouse named here in 1894. Some 19th century buildings extant.
HGM11143	ornamental, parkland and recreational	Playing Fields/ Recreation ground	Enclosed Land	Parkway Playing Fields & Mersey Bank Playing Fields, Princess Parkway, Northenden	Mid/late 20th century playing fields.
HGM11380	settlement	Terraced Housing	Enclosed Land	Buxton Avenue, Withington	Early 20th century terraced housing.
HGM11381	settlement	Terraced Housing	Horticulture Enclosed Land	Tunstead Avenue, Withington	Mid-20th century terraced housing.
HGM11447	ornamental, parkland and recreational	Playing Fields/ Recreation ground	Enclosed Land	Cavendish Road Recreation Ground, Cavendish Road, Chorlton-cum-Hardy	Early 20th century recreation ground with band stand (no longer extant).
HGM11450	institutional	School	Enclosed Land Institutional	Shawgrove School, Cavendish Road, Withington	Mid-20th century school, previously a memorial home on same footprint.
HGM11452	institutional	School	Enclosed Land	Cavendish Community Primary School,	Early 20th century school.

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
				Cavendish Road, Withington	
HGM11454	institutional	School	Enclosed Land	Lancasterian School & Community Clinic, Elizabeth Slinger Road, Withington	Late 20th century school.
HGM11498	settlement	Social Housing Development	Enclosed Land	Caldervale Avenue, Didsbury	Mid-20th century properties, mainly small semi's with a number of rows, most likely social housing.
HGM11501	settlement	Social Housing Development	Enclosed Land	Darley Avenue, Didsbury	Mid-20th century properties, mainly small semi's with a number of rows, most likely social housing.
HGM11515	industrial	Metal Trades (Light)	Enclosed Land Ornamental, Parkland and Recreational	Siemens, Siemens Road, Chorlton	Siemens, a light Engineering Company with grounds and car parking, includes modern depot to the east.
HGM11519	institutional	Medical Complex	Institutional Enclosed Land	Withington Community Hospital & Buccleuch Lodge, Burton Road, Withington	Early 20th century Hospital.
HGM11542	settlement	Terraced Housing	Enclosed Land	Burton Road, Didsbury	late 19th century terraces.
HGM11988	ornamental, parkland and recreational	Sports Ground	Enclosed Land	Mersey Meadows, Didsbury	late 20th Century Sports Ground.
HGM11992	institutional	School	Residential Horticulture	St Thomas Aquinas RC High School, Arrowfield Road, Chorlton-cum-Hardy	late 20th Century High school with church and convent attached.
HGM12298	settlement	Social Housing Development	Horticulture Enclosed Land	Arrowfield Road, Chorlton-cum-Hardy	Late 20th Century housing, mixture of rows and maisonettes with a small number of low rise flats.
HGM12310	settlement	Social Housing Development	Enclosed Land	Hough End Avenue, Chorlton	Late 20th Century housing, mixture of rows and maisonettes with a

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
					small number of low rise flats. Southern Hotel (PH) lies to the north.
HGM12313	settlement	Private Housing Development	Extractive Enclosed Land	New Barns Avenue, Chorlton	early 21st Century housing, mixture of rows and maisonettes.
HGM12317	industrial	Utilities	Enclosed Land	Pheasant Drive, Chorlton	Late 20th Century Electricity sub-station.
HGM12319	institutional	School	Enclosed Land Institutional	The Birches School, New Holme Road, West Didsbury	Late 20th Century School.
HGM12324	institutional	Police Station	Institutional Enclosed Land	Elizabeth Slinger Road, West Didsbury	Late 20th Century Police Station.
HGM12585	communications	Motorway and Trunk Road Junctions	Enclosed Land	Princess Road Junction, Withington	Large junction heading towards M56 motorway.
HGM12625	settlement	Semi-Detached Housing	Enclosed Land	Northern Grove, Old Lansdowne Road and Streets Between, West Didsbury	Area of mainly semi-detached housing with a few detached, built in the second half of the 19th century in an area then named Albert Park. Includes a small amount of more modern infill/replacements and a public house.
HGM12633	settlement	Private Housing Development	Enclosed Land	Central Road, Withington	Late 19th century housing, mixture of semis, detached and a rows of terraces to the north.
HGM14104	settlement	Semi-Detached Housing	Residential Enclosed Land	Around Longton Avenue and Goulden Road, Wythington	Predominantly mid-20th century semi-detached houses. Houses to the south of the area are earlier. Some later residential additions. Previous type of enclosed agricultural land and villa gardens.
HGM14107	settlement	Semi-Detached Housing	Enclosed Land Residential	Around Sandileigh Avenue, Ball Brook Avenue and Danesmoor Road,	Early 20th century semi-detached houses. Houses to the south of the area are earlier. Some later residential additions. Previous type of enclosed agricultural land and villa gardens.

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
				Withington, Manchester	
HGM14111	settlement	Villas/ Detached Housing	Enclosed Land	At the the junction of Palatine Road and Oak Road, Wythington	Late 19th century detached houses and high status semi-detached houses. Significant residential infill and probable conversion to modern use (apartments, commercial and institutional). Constructed on enclosed agricultural land.
HGM14112	settlement	Villas/ Detached Housing	Enclosed Land	114 to 134 (even), 119 to 123 (odd) and 135 137 (odd) Palatine Road, Didsbury	Late 19th century detached houses and high status semi-detached houses. Significant residential infill and probable conversion to modern use (apartments, commercial and institutional). Constructed on enclosed agricultural land.
HGM14276	institutional	School	Horticulture Residential Enclosed Land	Ewing School, Central Road, Didsbury	Ewing School and field, late 20th century. Site of late 19th century semi-detached houses (villa) and mid-20th century allotments.
HGM14278	settlement	High Rise Flats	Enclosed Land	Hague Court, Central Road, Didsbury	Medium to high rise flats, late 20th century. Site of early to mid-20th century allotments.
HGM14279	institutional	Civic & Municipal Buildings	Enclosed Land Commercial Residential	Danesmoor Court, 95 to 97 Palatine Road, Didsbury	Probable small to medium scale government office buildings (including job centre), late 20th century. Site of Palatine Picture House and small garage, mid-20th century.
HGM14281	communications	Commercial Core-Urban	Residential Enclosed Land	At the Junction of Palatine Road and Lapwing Lane, Didsbury, Manchester	Early to mid-C20 commercial core, including terraced row (possibly residential to start) and purpose-built bank. Some later additions. Formerly grounds to a high-status villa of the late C19.

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM14283	settlement	Planned Estate (Industrial)	Enclosed Land Residential	Lawnside Mews, Didsbury	Cul de sac of short terraced rows, late 20th century. Site of two mid-20th century small scale detached buildings (houses?).
HGM14285	communications	Offices	Ornamental, Parkland and Recreational Residential Enclosed Land	94 to 96 Palatine Road, Didsbury	Small scale buildings with parking, late 20th century. Probably offices (commercial?). Replaced a late 20th century detached building of similar scale.
HGM14287	settlement	Villas/ Detached Housing	Enclosed Land	98 Palatine Road, Didsbury	Late 19th century villa. Little alteration to the original foot print. Some possible modernisation or conversion. Constructed on enclosed agricultural land.
HGM14289	settlement	Villas/ Detached Housing	Enclosed Land Residential	83 to 87 Palatine and 1 Sandleigh Avenue, Didsbury	Early 20th century detached and semi-detached houses. No 87 Palatine Road is now converted to a surgery. Constructed in the grounds to a detached house of the late 19th century named Sandleigh.
HGM14291	settlement	Terraced Housing	Enclosed Land	Around Burton Road, Orchard Street and Vicker Grove, Withington	Late 19th century grid iron development of through terraced house. Two pairs of contemporary semi-detached houses are also present. There may be a strong commercial element in properties fronting Burton Road.
HGM14293	settlement	Terraced Housing	Enclosed Land	Around Burton Road, Bottesford Avenue and Arley Avenue, Didsbury	Late 19th to early 20th century grid iron development of through terraced house. There may be a strong commercial element in properties fronting Burton Road.
HGM14295	settlement	Terraced Housing	Horticulture Enclosed Land	Around Leopold Avenue and Park Avenue, Withington	Late 19th to early 20th century grid iron development of through terraced house. Slight later additions. Constructed on

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
					previously undeveloped agricultural or horticultural land.
HGM14297	communications	Commercial Core-Urban	Enclosed Land	Around the Junction of Burton Road, Cavendish Road and Lapwing Lane, Didsbury	Small commercial high street originating in the late 19th to early 20th century. Includes contemporary rows of shops, public house and (modernised) hotel. Some later additions. A bowling green was also present. Now a car park.
HGM14303	communications	Commercial Core-Urban	Enclosed Land	124 to 132 Burton Road, Withington	Small commercial high street originating in the early to mid-20th century. Some later additions.
HGM14304	settlement	Low Rise Flats	Horticulture Enclosed Land	Lapwing Court and Brankgate Court, Didsbury	Several small to medium scale blocks of low rise flats, late 20th century. Previously a horticultural nursery.
HGM14306	settlement	Low Rise Flats	Residential Enclosed Land	5 Lapwing Lane and 1 to 6 Pandora Street, Didsbury	Two small to medium scale blocks of low rise flats, late 20th century. Previously late 19th century terraced houses.
HGM14308	settlement	Social Housing Development	Residential Enclosed Land	Around Moordale Street and Claremont Avenue, Didsbury	Late 20th century terraced rows and low rise flats (maisonettes). Previously late 19th century terraced houses.
HGM14310	settlement	Social Housing Development	Enclosed Land Residential	1 to 19 (odd) Orchard Grove, Manchester	Late 20th century terraced rows. Previously garden plots associated with late 19th century semi-detached houses. Earlier plot shape is retained.
HGM14311	settlement	Low Rise Flats	Enclosed Land Residential	2 to 30 (even) Orchard Street, Withington	Late 20th century low rise flat. Previously late 19th century terraced houses. Earlier plot shape is retained.
HGM14313	settlement	Low Rise Flats	Horticulture	21 to 111 (odd) Tintern Avenue (including Tintern Court), Withington	Late 20th century low rise flats in three small to medium scale blocks. A short row of smaller scale houses or flats also present. Site of nurseries depicted probably in 1851 (Nell

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
					Lane Nurseries). Late 19th century plot shape is retained.
HGM14315	settlement	Vernacular Cottages		131 to 147 Nell Lane, Withington	Cluster of cottages/houses, predominantly 19th century. The building foot prints of 1894 appear extant on current mapping. Some structures may predate 1851. Probably associated with nurseries to north. Late 20th century additions.
HGM14317	settlement	Conversions	Institutional Enclosed Land	177 to 179 (odd) Burton Road, Didsbury	Late 20th century conversion of late 19th century St Lukes (C of E) Church. Significant additions. Associated Sunday school demolished.
HGM14335	institutional	University or College	Enclosed Land Residential	City College of Manchester Fielden Centre, Barlow Moor Road, Didsbury	City College of Manchester Fielden Centre and youth centre, late 20th century small to medium scale complex. Built on the site of a late 19th century house named The Headlands.
HGM14339	settlement	Low Rise Flats	Residential	Langham Court and Ravens Wood, off Mersey Road and Spath Road, Didsbury	Late 20th century multi-storey low rise flats and apartment blocks. More than one development phase included in the area. Built on the site of a late 19th century villa development named Fielden Park.
HGM14340	settlement	Low Rise Flats	Residential Enclosed Land	Woods End, off Mersey Road, Didsbury	Late 20th century apartment blocks. Built on the site of a late 19th century villa development named Fielden Park.
HGM14342	settlement	Villas/ Detached Housing	Residential	Around Mayfair Park and Mayfair Cottages, off Mersey Road, Didsbury	Predominantly late 20th century private development of higher status detached houses. Built on the site of a late 19th century villa development named Fielden Park. Mayfair

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
					Cottages may be extant from an earlier phase.
HGM14343	institutional	Nursing Home / Almshouse/ Hostel	Residential Enclosed Land	Morris Feinmann Home, Palatine Road, Didsbury	Medium scale building complex set in grounds with parking. Probably a residential care home. Built on the site of a late 19th century villa development named Fielden Park. Villas probably incorporated in to current development.
HGM14484	institutional	Religious (Worship)	Ornamental, Parkland and Recreational Institutional	Grosvenor St Aidan's United Reform Church, Palatine Road, Didsbury	1901 late gothic style church. Smaller late 19th century church previously present. Possibly converted to Sunday school in the early 20th century.
HGM14486	ornamental, parkland and recreational	Sports Ground	Ornamental, Parkland and Recreational	Northern Lawn Tennis Club, Elm Road, Didsbury	Northern Lawn Tennis Club, courts established in the early 20th century. Significant late 20th century building additions (pavilion and sports hall). Previously undeveloped agricultural land.
HGM14489	settlement	High Rise Flats	Residential Ornamental, Parkland and Recreational	131 Palatine Road, Didsbury	Late 20th century high rise flats. Site of late 19th century villas. Earlier garden plots preserved.
HGM14491	settlement	Private Housing Development	Residential Ornamental, Parkland and Recreational	Trafalgar Place, Palatine Road, Didsbury	Late 20th century cul de sac of short terraced rows and a pair of semi-detached houses. Site of late 19th century villas. Earlier garden plots preserved.
HGM14493	settlement	Private Housing Development	Residential Ornamental, Parkland and Recreational	Blackburn Gardens, Didsbury	Late 20th century cul de sac of short terraced rows and a pair of semi-detached houses. Site of late 19th century villas. Earlier garden plots preserved.
HGM14496	settlement	Private Housing Development	Residential Ornamental, Parkland and Recreational	159 to 161b Palatine Road, Didsbury	Late 20th century short terraced row. Part of grounds to late 19th century villas. Earlier garden plot shape preserved.

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HGM14499	settlement	Villas/ Detached Housing	Ornamental, Parkland and Recreational	Linden Road and Parkfield Road South, Didsbury	Predominantly late 19th to early 20th century detached houses (piecemeal development of similar HLC type). Some later and earlier additions. Constructed on former landscaped agricultural land associated with adjacent Parkfield House.
HGM14502	settlement	Villas/ Detached Housing	Ornamental, Parkland and Recreational	At the Junction of Palatine road and Barlow Moor Road, Didsbury	Late 19th detached houses (villas). Residential conversions. Constructed on former landscaped agricultural land associated with near by Parkfield House.
HGM14546	settlement	Terraced Housing		90 to 108 (even) Barlow Moor Road, Didsbury	Terraced row depicted here in 1851. Probably extant. Some later additions including residential infill development to the rear (Tripps Mews). Possible commercial element.
HGM14547	settlement	Villas/ Detached Housing	Enclosed Land	Around the Junctions of Barlow Moor Road, Palatine Road and Old Lansdowne Road, Didsbury	Late 19th detached houses (villas). Some current building footprints demonstrate significant additions suggesting modernisation or conversion (school, care home etc).
HGM14550	settlement	Private Housing Development	Residential Enclosed Land	Avoncourt Drive and Meridan Palce, Didsbury	Late 20th century cul de sac of detached houses. Houses occur within the foremr grounds to late 19th century villas.
HGM14552	settlement	Low Rise Flats	Residential Enclosed Land	Beresford Court and Hannah Lodge, Didsbury	Two blocks of low rise flats/apartments, late 20th century. Built on the site of late 19th century villas.
HGM14553	institutional	Religious (Worship)	Ornamental, Parkland and Recreational Enclosed Land	Shaare Sedak Synagogue and Jewish Youth and Community Centre, Old Lansdowne	The Shaare Sedak Synagogue was established and built in the mid-20th century on the site of early 20th century tennis courts. The Jewish Youth and Community Centre was

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
				Road, Didsbury	added in the late 20th century. Earlier plots are extant.
HGM14555	institutional	Religious (Worship)	Residential Enclosed Land	Synagogue of Withington Congregation of Spanish and Portuguese Jews, Old Lansdowne Road, Didsbury	Synagogue of Withington Congregation of Spanish and Portuguese Jews, built 1925-26. Designed by Delissa Joseph. Good period example. Hall to rear is later. A single pair of semi-detached houses of the late 19th century is included in this area.
HGM14556	settlement	Low Rise Flats	Institutional Enclosed Land	Queen's Court, Queenston Road, Didsbury	Mid-20th century development of low rise flats (maisonettes). Site of late 19th century church (St Mary's). 19th century boundary plot preserved.
HGM14558	settlement	Private Housing Development	Residential Enclosed Land	Calluna Mews, Didsbury	Late 20th century cul de sac of short terraced rows. Site of late 19th century villas. Earlier garden plots partially preserved.
HGM14559	settlement	Private Housing Development	Residential Enclosed Land	Raleigh Close, Didsbury	Late 20th century cul de sac of short terraced rows. Site of late 19th century corporation (town) yard. Pre 1851 garden plot preserved.
HGM14561	settlement	Low Rise Flats	Residential Enclosed Land	Raleigh Close, Didsbury	Probable late 20th century apartment blocks. Site of late 19th century corporation (town) yard. Pre 1851 garden plot preserved.
HGM14562	institutional	Civic & Municipal Buildings	Residential	Withington Town Hall, Lapwing Lane, Didsbury	Former 19th century local Board of Health Offices, now Town Hall. Built around 1880-90 in the Classical style. A building was present in this area in 1851. Probable house. Building named the Coach House present to the rear.
HGM14564	communications	Public House	Enclosed Land Residential	108 Palatine Road, Didsbury	Public house probably situated in heavily converted late 19th century villa named

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					Summer Hill. There is a similarity in building footprints. Significant additions. 19th century perimeters. Extant.
HGM14565	ornamental, parkland and recreational	Playing Fields/ Recreation ground	Enclosed Land	The Albert Club, Old Lansdowne Road, Didsbury	Late 19th century bowling green and club houses in apparent good preservation. Tennis courts of unknown date also present.
HGM14566	communications	Public House	Enclosed Land Residential	139 Barlow Moor Road, Didsbury	Public house described on current mapping. Probably a converted late 19th century villa. Similarities to building foot print.
HGM14568	communications	Business (General)	Enclosed Land Residential	139a Barlow Moor Road, Didsbury	Replacement or significant extension to late 19th century detached house. Probable change of land use to commercial activity (day nursery?).
HGM14569	settlement	Low Rise Flats	Enclosed Land	Barlow Moor Court, Didsbury	Late 20th century blocks of apartments/low rise flats. Land remained undeveloped since previous use as agricultural land (later delimited by surrounding residential development).
HGM14570	settlement	Villas/ Detached Housing	Enclosed Land	Moorfield Road, Didsbury	Late 19th to early 20th century higher status semi-detached houses. Constructed on enclosed agricultural land.
HGM14571	settlement	Villas/ Detached Housing	Enclosed Land	Around The Beeches, Barlow Moor Road and Stanton Avenue, Didsbury	Late 19th century villas. Some later additions (residential). Probable conversion to modern use (such as apartments). Constructed on enclosed agricultural land.
HGM14573	settlement	Semi-Detached Housing	Enclosed Land	Around Ashwood Avenue, Rowsley Avenue and Darley Avenue, Didsbury	Predominantly a piecemeal development of early to mid-20th century semi-detached houses. Some detached houses present. Constructed on enclosed agricultural land.

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HGM14574	institutional	Religious (Worship)	Enclosed Land	Islamic centre, Barlow Moor Road, Didsbury	Late 19th chapel and Sunday school. Although now in use as an Islamic centre, the character remains 19th century. Slight later additions to building footprint. Constructed on enclosed agricultural land.
HGM14575	settlement	High Rise Flats	Enclosed Land Residential	Beech House, The Beeches, Didsbury	Late 20th century multi-storey apartment blocks. Single villa formerly present to the north by 1910.
HGM14576	settlement	Private Housing Development	Enclosed Land Residential	15 to 31 (odd) Stanton Avenue, Didsbury	Late 20th century short terraced rows. Single villa formerly present to the north by 1910.
HGM14577	settlement	Private Housing Development	Enclosed Land Residential	Beeches Mews, Didsbury	Late 20th century short terraced rows and a detached houses. Allotments and/or gardens associated with adjacent late 19th century villas fell were present in the area.
HGM14578	ornamental, parkland and recreational	Urban Green Space	Enclosed Land	South of Darley Avenue, Didsbury	Piecemeal enclosed agricultural land gradually bounded by early and mid-20th century housing development. Foot paths suggest public access but no formal recreational activity.
HGM14580	settlement	Villas/ Detached Housing	Enclosed Land	Around Darley Avenue, Rowsley Avenue and Winster Avenue, Didsbury	Late 19th to early 20th century detached houses. Pre-war piecemeal development. Some later residential additions. Constructed on enclosed agricultural land.
HGM14581	communications	Commercial Core-Urban	Enclosed Land	163 to 175 (odd) Burton Road, Didsbury	Commercial/institutional developments of the late 19th to early 20th century. A club, public hall and short row of shops are probably extant from this period. Some later additions to rear including a short

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
					row of small terraced houses.
HGM14583	institutional	Nursing Home / Almshouse/ Hostel	Enclosed Land Institutional	Nell Lane Court, Newholme Road, Didsbury	Small to medium scale irregular planned building of unknown function, late 20th century. Possibly institution (residential care home?). Late 19th century Chorlton Union Workhouse fell within the area previously.
HGM14584	communications	Business (General)	Enclosed Land Residential	156 Barlow Moor Road, Didsbury	Garage established in the early to mid-20th century. Some later additions. A short row of three small late 20th century terraced houses is also present. Grounds to late 19th century villa previously fell within the area.
HGM14585	settlement	Terraced Housing	Enclosed Land	21-41 (odd) Queenston Road and 64-114 (even) Old Lansdowne Road, West Didsbury	Two higher-status terraces with front gardens, built in the second half of the 19th century in an area then named Albert Park. The surrounding contemporary housing is mainly semi-detached with some detached.
HGM14586	settlement	Private Housing Development	Residential Enclosed Land	Richmond Gardens, Darley Avenue, Didsbury	Late 20th century mixed development: short terraced row, detached houses and small church hall. Single villa formerly present by 1910.
HGM14587	communications	Offices	Residential Enclosed Land	Southern Gate, Princess Road, Didsbury	Late 20th century multi storey office block with car park. Previously the rectory to adjacent late 19th century Christ Church fell within the area. Semi-detached house were also present after 1922.
HGM14588	settlement	Private Housing Development	Residential Enclosed Land	Oaker Place, Oaker Avenue, Didsbury	Late 20th century development of two short terraced rows. Site of late 19th century villa (The Elms). Earlier site perimeter extant.

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HGM14589	settlement	Low Rise Flats	Residential Enclosed Land	Ashwood Court, Ashwood Avenue, Didsbury	Late 20th century apartment block. Previously mid-20th century semi-detached houses.
HGM14591	institutional	Religious (Worship)	Enclosed Land	Christ Church, at the Junction of Darley Avenue and Princess Road, Didsbury	Christ Church built 1881-82 by Henry Littler in the Gothic Style. Late 20th century church hall to rear.
HGM14593	settlement	Semi-Detached Housing	Enclosed Land Residential	Ambrose Drive and High Croft Avenue, Didsbury	Mid-20th century semi-detached houses. Site of late 19th century villa (The Home). Pre 1851 house (Riverside) also fell within the area.
HGM14594	settlement	Private Housing Development	Residential	Ambrose Gardens, Ambrose Drive, Didsbury	Late 20th century development of two short terraced rows and low rise flats. Site of pre 1851 detached house or farm. Farm possibly demolished by 1892 and replaced with villa.
HGM14595	institutional	Religious (Worship)	Residential	St Ambrose Catholic Church, Princess Road, Didsbury	Late 20th century St Ambrose Catholic Church and presbytery. Site of pre 1851 Oaks Farm (possibly depicted in 1786).
HGM14596	settlement	Terraced Housing	Enclosed Land	1 to 15 Manor Drive, Didsbury	Late 19th to early 20th century terraced row. Enclosed land in 1851. Farm fell within the area by 1894.
HGM14600	communications	Retail (General)	Commercial Horticulture Enclosed Land	749 to 807 (odd) Princess Road, Didsbury	Post 1999 small to medium scale buildings with parking. Probably retail outlets. Replaced earlier buildings of similar description and probable function.
HGM14602	institutional	School	Enclosed Land	St Ambrose RC Primary School, Princess Road, Didsbury	Mid-20th century St Ambrose RC Primary School. Constructed on enclosed agricultural land.
HGM14605	communications	Business Park	Ornamental, Parkland	Around Derwent	Three post 1999 small to medium scale buildings with parking. Probably

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			and Recreational Enclosed Land	Avenue, Didsbury	commercial offices. Site of early 20th century Christie Playing Fields. The late 19th century Oaks Hotel and bowling green were also present to the north of the area.
HGM14606	communications	Hotel Complex	Enclosed Land Ornamental, Parkland and Recreational	Around Derwent Avenue, Didsbury	Post 1999 motel and public house. Part of larger commercial development. Site of early 20th century Christie Playing Fields.
HGM14607	settlement	Semi-Detached Housing	Enclosed Land	Around Hadon Road and Derwent Avenue, Didsbury	Predominantly a piecemeal development of early 20th century semi-detached houses. Some detached houses present. Some later additions. Constructed on enclosed agricultural land.
HGM14610	settlement	Semi-Detached Housing	Enclosed Land	Around Barley Avenue, Macefin Avenue and Manor Drive, Didsbury	Early 20th century semi-detached houses. Some detached houses present. Constructed on enclosed agricultural land.
HGM14611	settlement	Private Housing Development	Enclosed Land	Around Macefin Avenue and Manor Drive, Didsbury	Early 20th century detached houses (some villa status). Constructed on enclosed agricultural land.
HGM14623	institutional	Cemetery	Enclosed Land	Old Burial Ground, Nell Lane, Didsbury	Late 19th century cemetery associated with adjacent and contemporary Fever Hospital and Mortuary. Significantly reduced in size. This was part of the Chorlton Union Workhouse complex.
HGM14624	settlement	Low Rise Flats	Institutional Enclosed Land	Apartment development off Nell Lane, Didsbury	Post 1999 small scale apartment development. Site of late 19th century Fever Hospital and Mortuary part of the Chorlton Union Workhouse complex.
HGM14625	settlement	High Rise Flats	Institutional Enclosed Land	42 to 120 (even) Princess	Post 1999 medium scale apartment development. Site of

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
				Road and 40 to 198 (even) The Boulevard, Withington	mid to late 20th century small to medium scale buildings probably associated with Withington Hospital (hospital annexes and staff accommodation?).
HGM14627	settlement	Social Housing Development	Institutional Enclosed Land	Around Clearwater Drive, Georgia Avenue and The Boulevard, Withington	Post 1999 development of low rise flats, terraced rows and semi-detached houses. Site of mid to late 20th century small to medium scale buildings probably associated with Withington Hospital (hospital annexes and staff accommodation?).
HGM14628	settlement	Empty Housing Plots	Institutional Enclosed Land	South of The Boulevard, Withington	Post 1999 green space. Lay out of adjacent street patterns suggests future residential development. Site of mid to late 20th century small to medium scale buildings probably associated with Withington Hospital (hospital annexes?).
HGM14641	settlement	Low Rise Flats	Enclosed Land Commercial Residential	Fielden Court, Barlow Moor Road, Chorlton-cum-Hardy	Post 1999 residential development. Predominantly low rise flats/apartments. Terraced row also present. Previously a medium scale retail outlet (garage?).
HGM14643	settlement	Semi-Detached Housing	Enclosed Land	235 to 239 (odd) Barlow Moor Road, Disbury	Predominantly mid-20th century semi-detached houses. Later detached house also present. Previously enclosed agricultural land.
HGM14644	communications	Commercial Core-Suburban	Enclosed Land	241 to 245 (odd) Barlow Moor Road, Chorlton-cum-Hardy	Mid-20th century probable shop parade. Possible residential element. Previously enclosed agricultural land.
HGM14645	settlement	Villas/ Detached Housing	Enclosed Land	245d Barlow Moor Road, Chorlton-cum-Hardy	Late 19th to early 20th century detached house. Some later additions. Previously enclosed agricultural land.

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HGM14646	settlement	Semi-Detached Housing	Enclosed Land	247 to 379 (odd) and 254 to 274 (even) Barlow Moor Road (including Barlow terrace), Disbury	Predominantly early to mid-20th century semi-detached houses. Some terraces/pseudo terraces also present. Previously enclosed agricultural land.
HGM15083	settlement	Low Rise Flats	Enclosed Land Residential	Copperways, Goulden Road, Withington	Late 20th century low rise flats/apartments. Constructed within the grounds of a late 19th century villa.
HGM15148	institutional	Community Establishment	Ornamental, Parkland and Recreational Enclosed Land	Community Centre, Dermot Murphy Close, Withington	Late 20th century community centre. Previously mid-20th century playing fields.
HGM15149	institutional	Nursing Home / Almshouse/ Hostel	Ornamental, Parkland and Recreational Enclosed Land	Retirement Home, 91 Dermot Murphy Close, Withington	Probable post 1999 retirement home. Previously mid-20th century playing fields.
HGM15150	institutional	Nursing Home / Almshouse/ Hostel	Ornamental, Parkland and Recreational Enclosed Land	Le Bas House, Ormskirk Avenue, Withington	Probable late 20th century retirement home. Previously mid-20th century playing fields.
HGM15151	settlement	Low Rise Flats	Ornamental, Parkland and Recreational Enclosed Land	9 to 68 (odd) Dermot Murphy Close, Withington	Probable late 20th century low rise flats/apartments. Possible residential care element. Previously mid-20th century playing fields.
HGM15152	horticulture	Allotments	Enclosed Land	Allotment Gardens, off Ormskirk Road, Withington	Mid-20th century allotments. Narrow strip of land between early 20th century housing and former 19th century railway. No previous built character.
HGM15154	institutional	Religious (Worship)	Enclosed Land	Catholic Church of St Bernadette, off Ormskirk Road, Withington	Late 20th century Catholic Church of St Bernadette. No previous built character.

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HGM15156	settlement	Private Housing Development	Enclosed Land Institutional	Scholars Drive and Hasper Avenue, Withington	Late 20th century development of semi-detached house and short terraced rows. Previously the early 20th century Old Moat County Secondary School.
HGM15157	institutional	Medical Complex	Enclosed Land	Surgery, 62 Whitchurch Road, Withington	Post 1999 surgery. No previous built environment.
HGM15159	settlement	Private Housing Development	Ornamental, Parkland and Recreational Enclosed Land	Stow Gardens, Withington	Late 20th century short terraced rows. Previously the mid-20th century "Albermarle Lawn Tennis Club".
HGM15160	settlement	Semi-Detached Housing	Enclosed Land	Chatham Grove, Withington	Late 19th century higher status semi-detached houses. No previous built environment.
HGM15161	settlement	Villas/ Detached Housing	Enclosed Land	Mavlern Grove, Withington	Predominantly late 19th century detached houses. Significant late 20th century residential additions (in empty 19th century plots). Previously enclosed agricultural land.
HGM15163	settlement	Semi-Detached Housing	Enclosed Land	Around Albemarle Road and Langford Road, Withington	Late 19th to early 20th century higher status semi-detached houses. No previous built environment.
HGM15164	settlement	Vernacular Cottages		Park Cottage	House built c.1830. 19th and 20th century additions.
HGM15168	settlement	Semi-Detached Housing	Residential	Around Snady Hurst Road and Abberton Road, Withington	Development of early to mid-20th century semi-detached houses. Area contained pin Fold Farm depicted in 1851.
HGM15170	communications	Commercial Core-Suburban	Enclosed Land	106 to 122 (even) and 123c to 127 (odd) Burton Road, Withington	Early to mid-20th century shop parade. No known previous development.
HGM15173	settlement	Low Rise Flats	Commercial Enclosed Land	Burton Court, at the Junction of	Post 1999 small to medium scale development. Probably

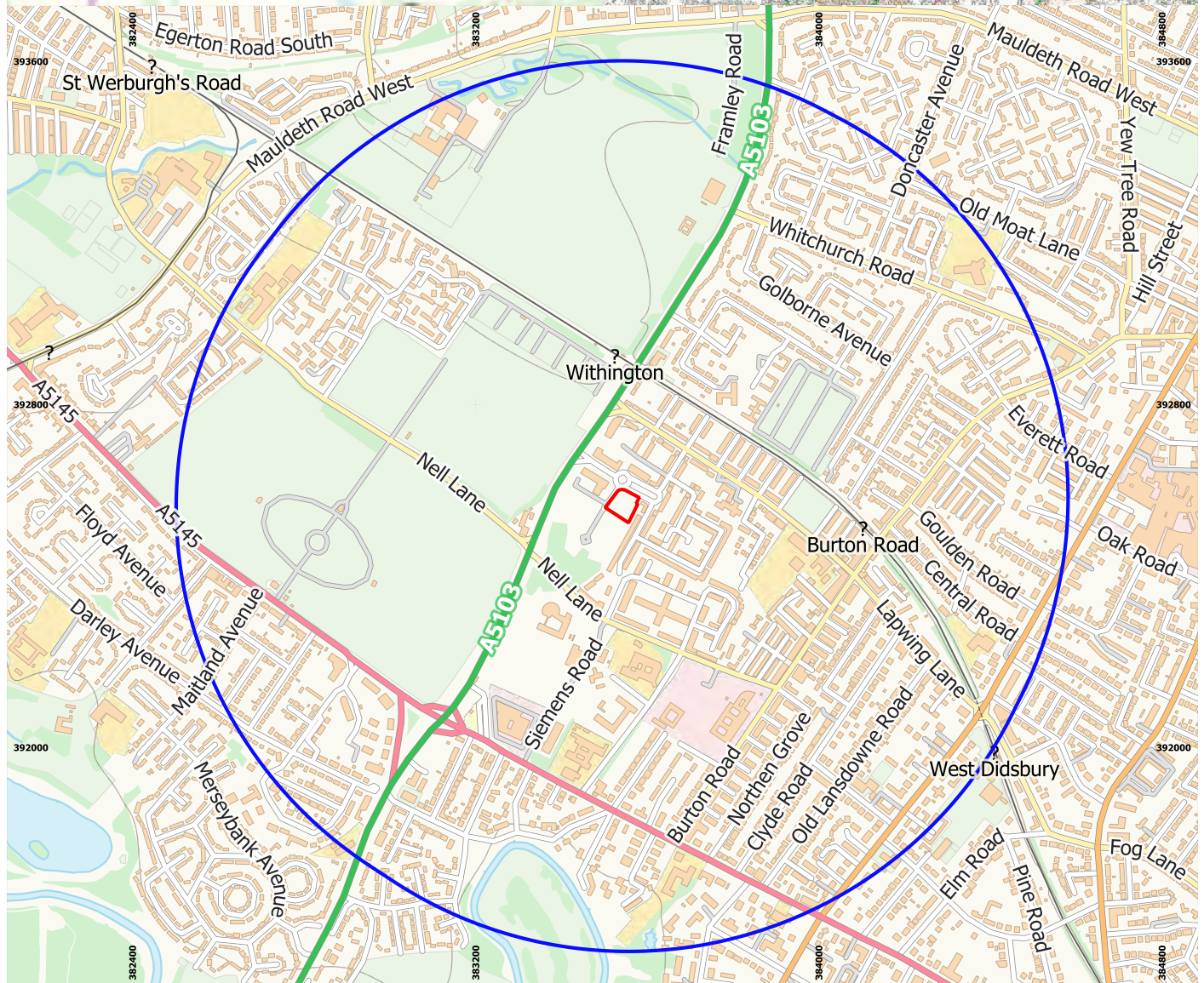
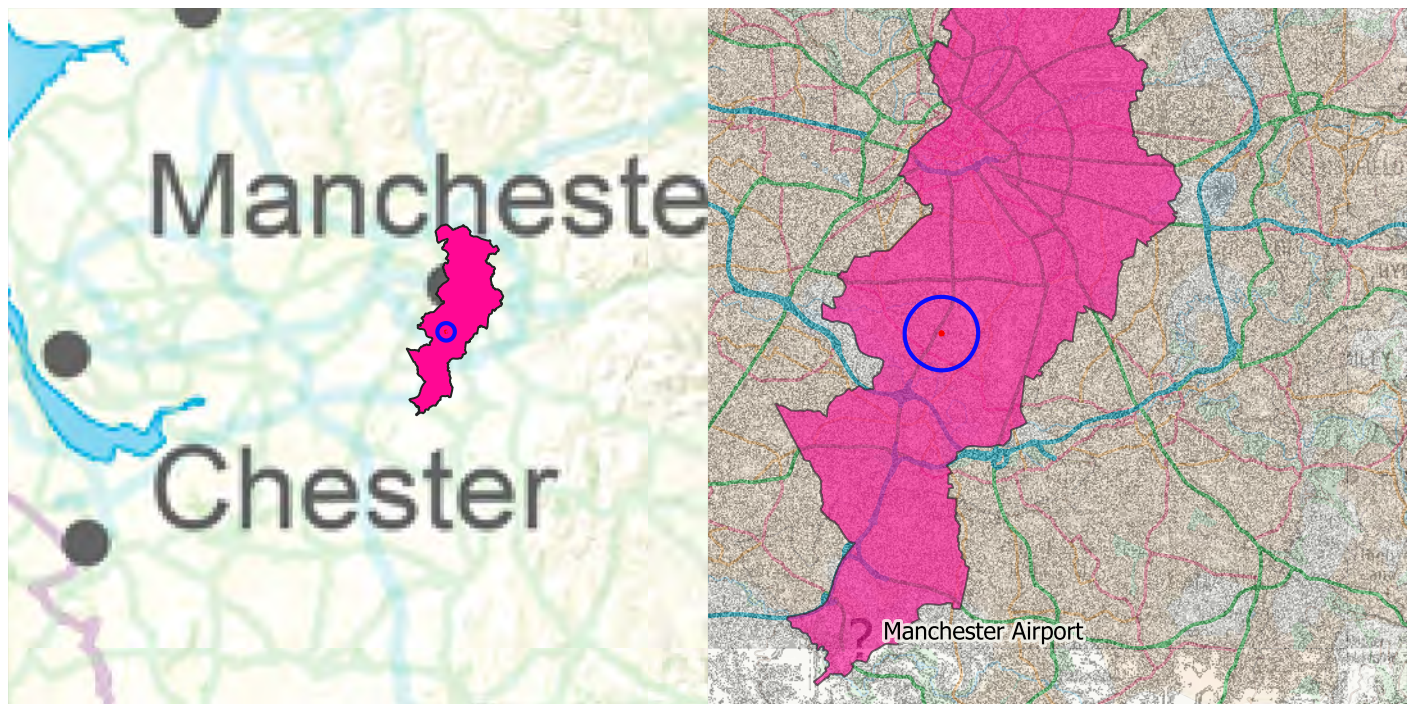
HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
				Burton Road and Central Road, Withington	residential. Possibly commercial. Site of early to mid-20th century billiards hall.
HGM15175	settlement	Terraced Housing	Residential	Newton Place, Withington	Early 20th century short terraced row. A building range fell within the area in 1851 (probable row of early 19th century cottages).
HGM15176	communications	Public House	Residential	73 Burton Road, Withington	A building range fell within the area in 1851 (probable row of early 19th century cottages). A beer house was described in 1959 within the range in the same location as current public house. Possible survival of earlier building fabric.
HGM15178	settlement	Social Housing Development	Residential	Barnett Avenue, Withington	Late 20th century cul-de-sac of short terraced rows. Replaced mid-20th century social housing (probable). Street plan survives. Site of pre 1851 settlement.
HGM15184	settlement	Terraced Housing	Residential Enclosed Land	Around Everett Road, Redcar Avenue and Tenby Avenue, Withington	Early 20th century grid-iron development of terraced houses. Site of late 19th century villa, The Limes.
HGM15185	settlement	Villas/ Detached Housing	Enclosed Land	Around Everett Road, Burton Avenue, Parkgate Avenue, Palatine Avenue and Keston Avenue, Withington	Late 19th to early 20th century development of semi-detached houses. Some slightly later additions. Previously undeveloped agricultural land (villa to south east of the area).
HGM15200	settlement	Semi-Detached Housing	Enclosed Land	32 to 44 (even) Burton Road, Withington	Piecemeal development of predominantly mid-20th century semi-detached houses. Various plans present. No previous built environment.

HLC ID	Broad Type	HLC Primary type	Previous Type	Name	Details
HGM15201	communications	Commercial Core-Suburban	Enclosed Land	50 to 62 (even) Burton Road, Withington	Mid-20th century shop parade. No previous built environment.
HGM15202	settlement	Low Rise Flats	Enclosed Land	Chatham Court, Wythington	Late 20th century low rise flats (maisonettes). Possibly used as allotments in the mid-20th century. With the exception of glass houses, no previous built environment.
HGM15205	settlement	Low Rise Flats	Residential	31 Burton Road, Withington	Late 20th century small scale structure in gardens with parking and garages. Probably an apartment development. Site of short lived development of detached houses (temporary social housing?). Previously pre 1851 cottages.

APPENDIX V GAZETTEER OF PREVIOUS ARCHAEOLOGICAL EVENTS

HER Event Entries

HER ID	Description
EGM4848	Siemens Campus Heritage impact assessment carried out in 2017 in advance of a residential development.
EGM4944	Old House at Home PH (former) Historic building survey carried out in 2018 in advance of demolition and redevelopment. Despite modern interventions and modifications it was possible to assess the original plan, form and character of the public house. Trial trenching was recommended.
EGM4958	73 Burton Road Desk Based Assessment undertaken in 2018 in advance of demolition and residential development.
EGM4989	Laurus Didsbury High School Archaeological evaluation undertaken in 2018 to establish the presence of human remains. None found.
EGM5075	Laurus Didsbury High School Watching brief undertaken in 2018. No archaeological features were encountered but disarticulated human remains were found.



Site name: Didsbury Point
Date: March 2022
Drawn by: RS
Scale: Varies



1km Study Area

 Site Boundary

 Manchester District





Figure 2: 1845 Tithe Map

-  1km Study Area
-  Site Boundary



Site name: Didsbury Point Date: March 2022 Drawn by: RS Scale: 1:4000 @ A4	Archaeological Research Services Ltd Suite 1 First Floor Dunham House Cross Street Sale M33 7HH Tel: 01619 762544 www.archaeologicalresearchservices.com
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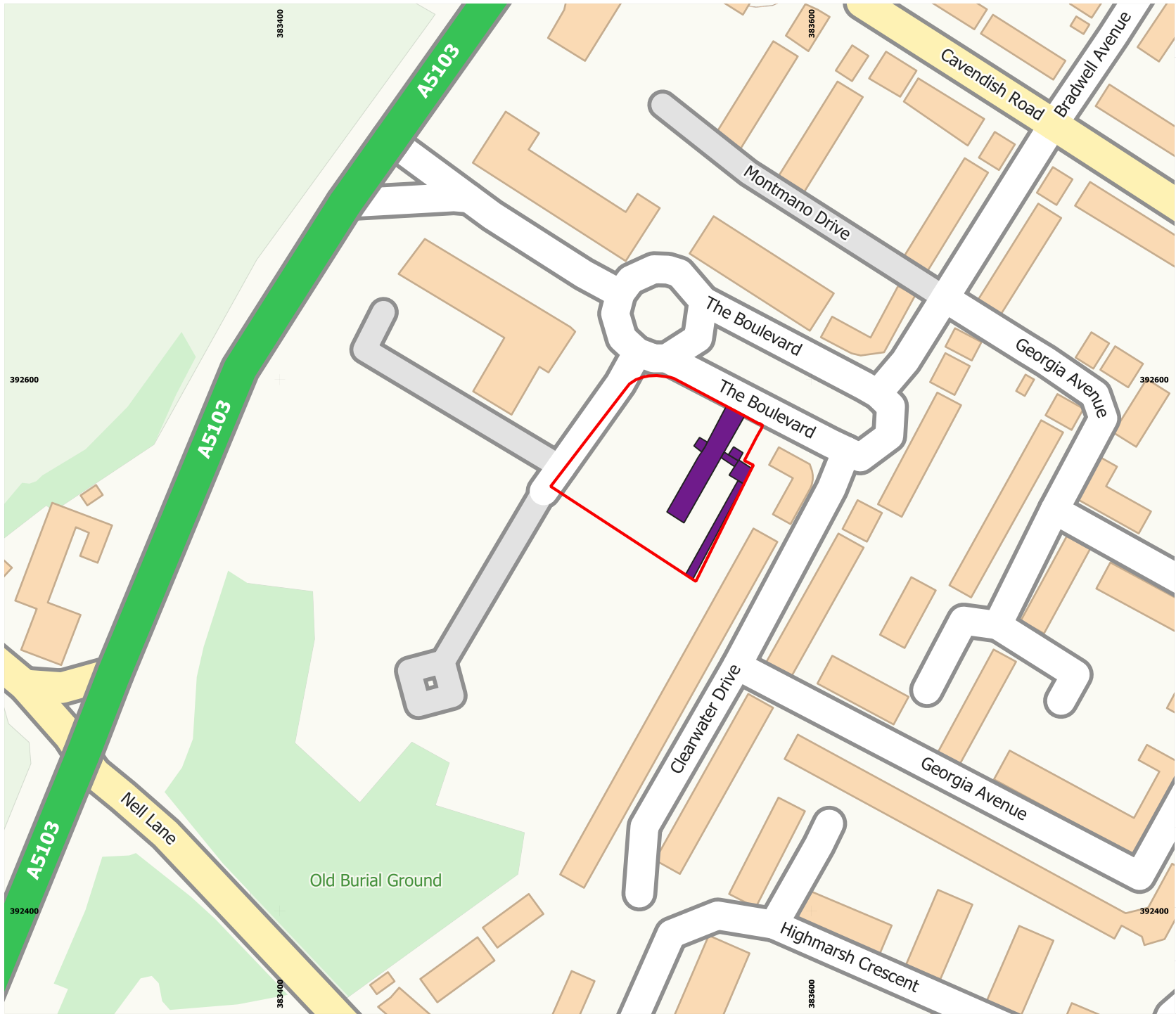


Figure 3: ARS Identified Features from 1922 OS Mapping

- 1km Study Area
- Site Boundary
- ARS1



Site name: Didsbury Point
 Date: March 2022
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 Scale: 1:2000 @ A4

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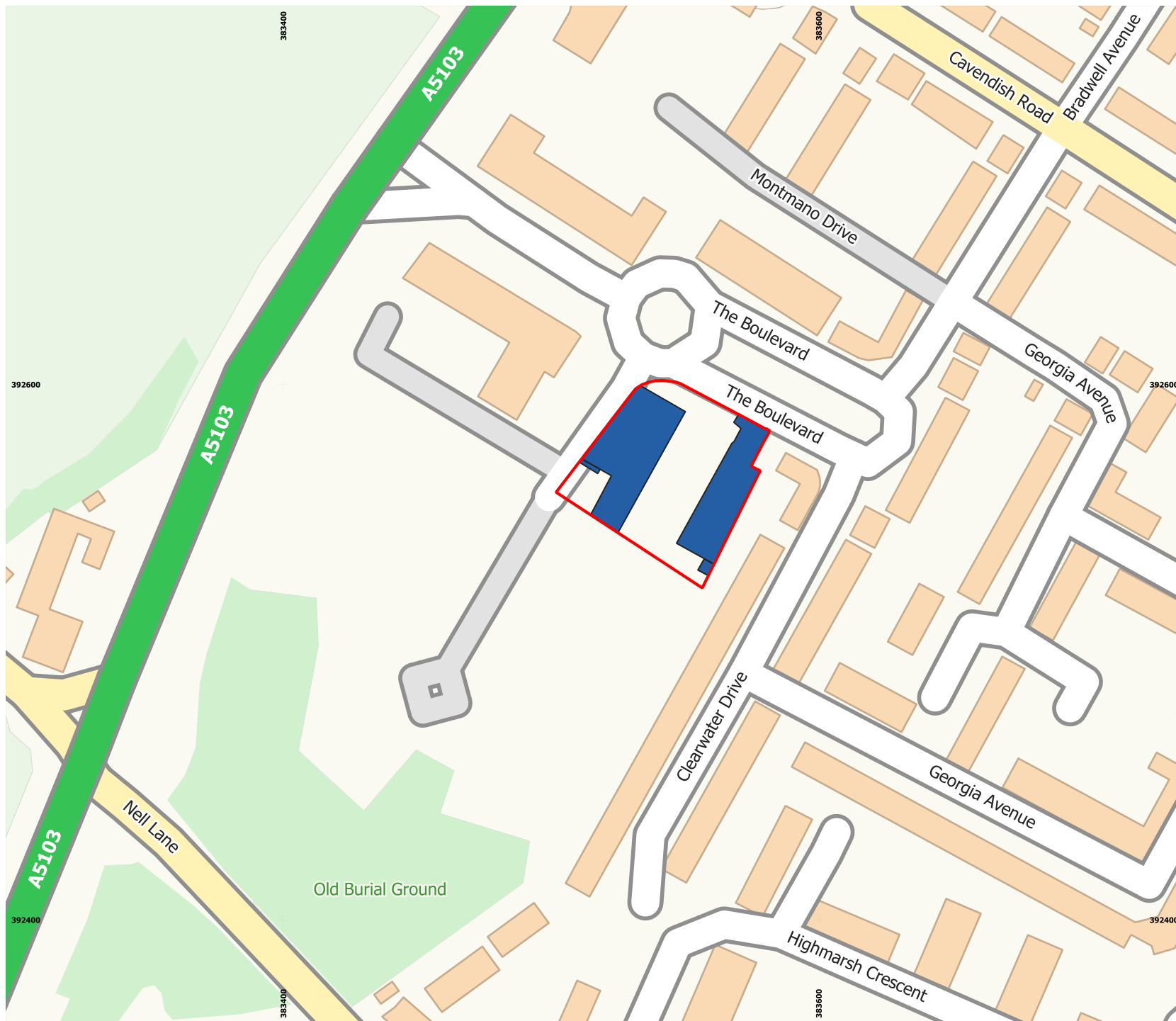


Figure 4: ARS Identified Features from 1971-1975 OS

- 1km Study Area
- Site Boundary
- ARS2



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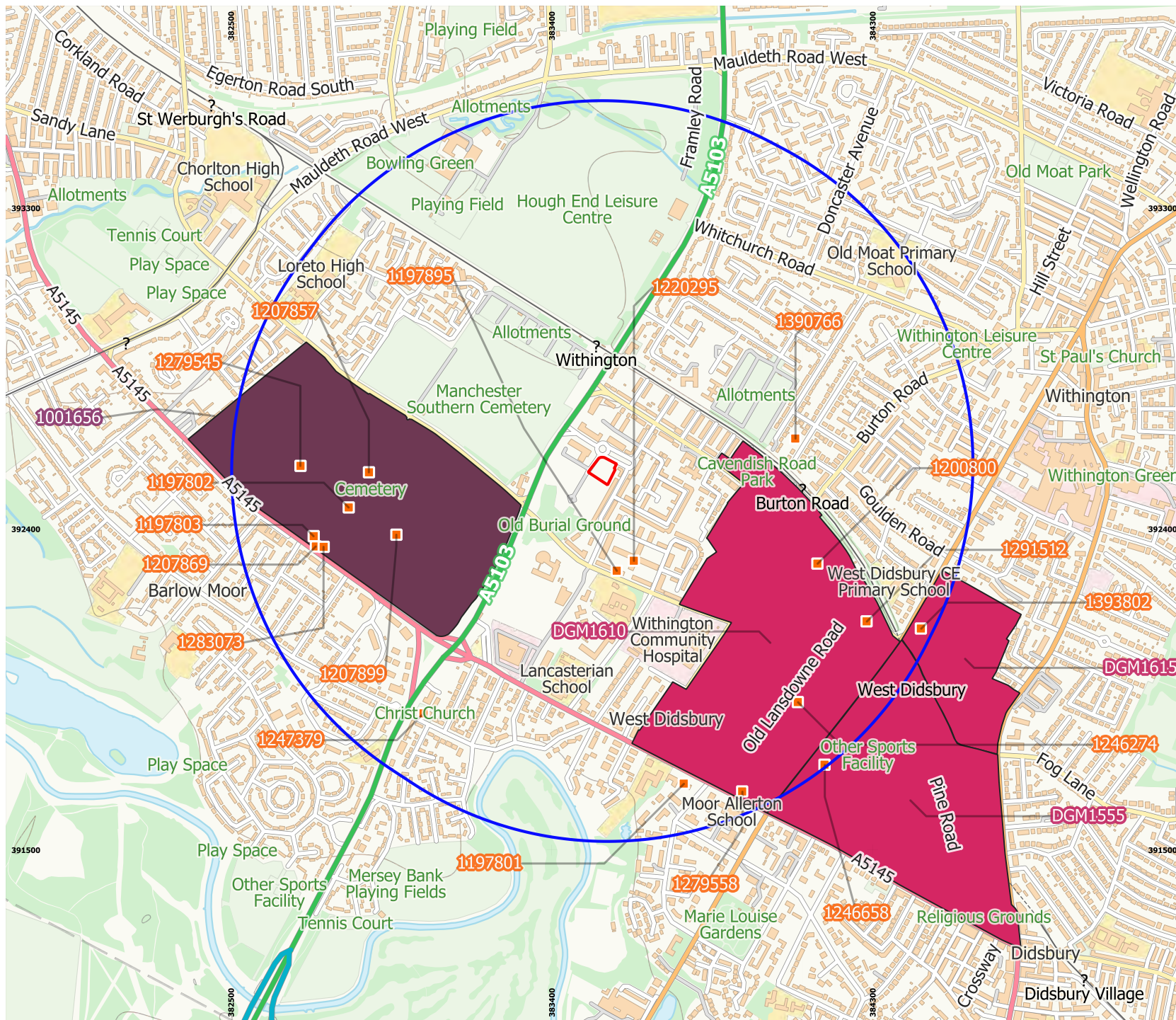


Figure 5: Designated Assets

- 1km Study Area
- Site Boundary
- Listed Buildings
- Conservation Area
- Registered Park and Garden



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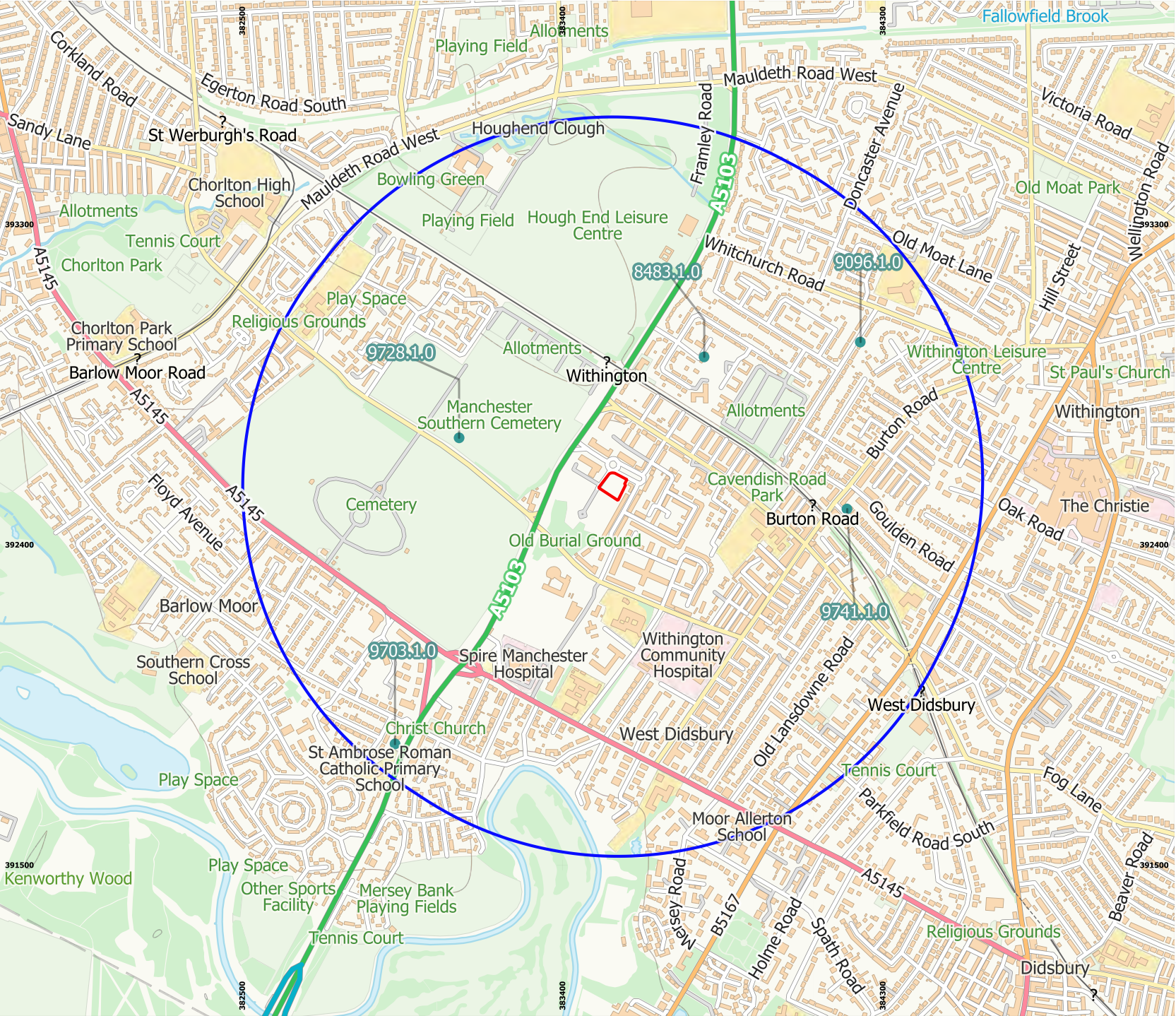


Figure 6: Archaeological Remains

- 1km Study Area
- Site Boundary
- Archaeological Remains

0 250 500 m

N

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Drawn by: RS	
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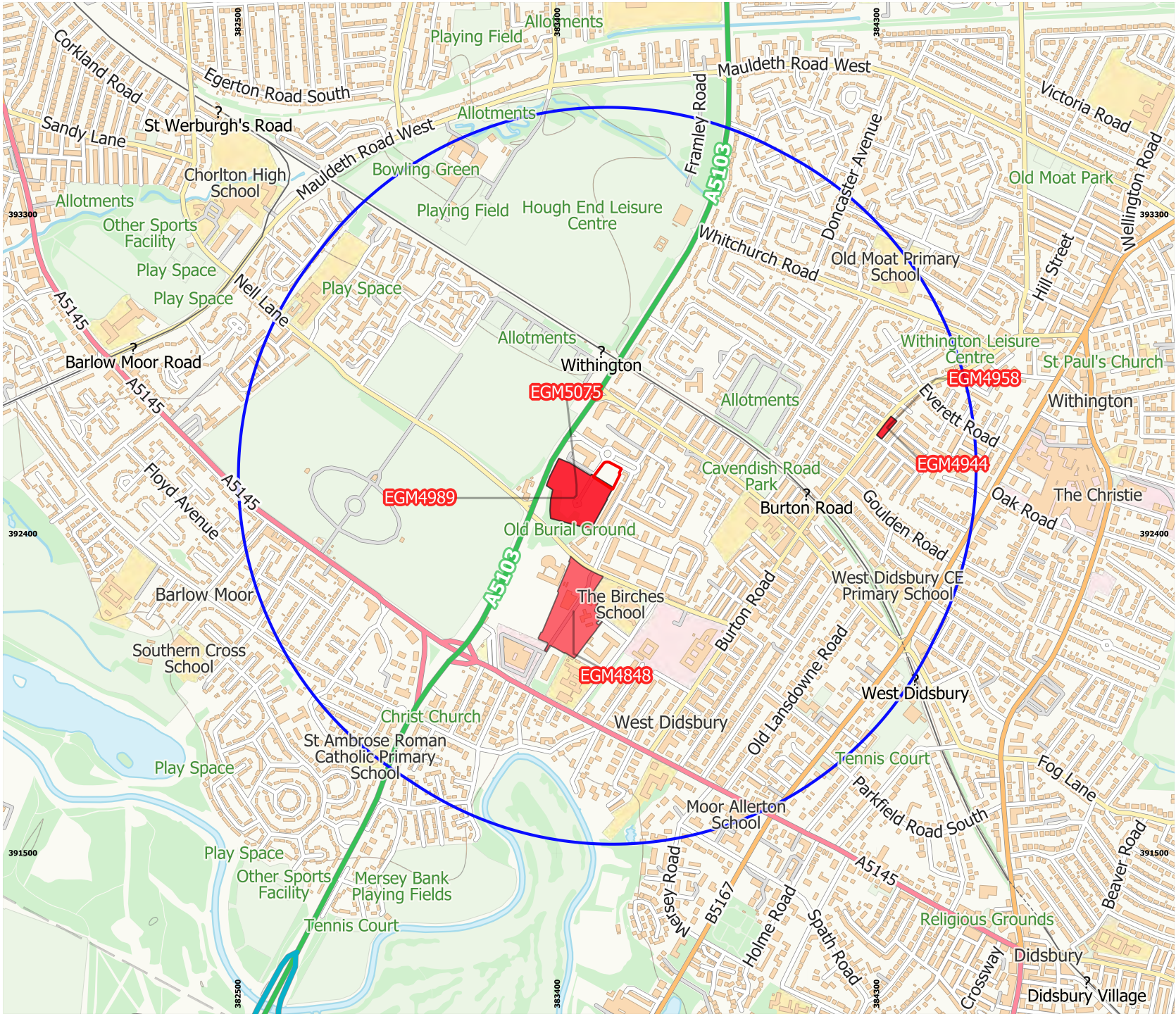


Figure 8: Archaeological Events

- 1km Study Area
- Site Boundary
- Archaeological Events





Figure 9: Photo Locations

-  1km Study Area
-  Site Boundary
-  Photo Labels



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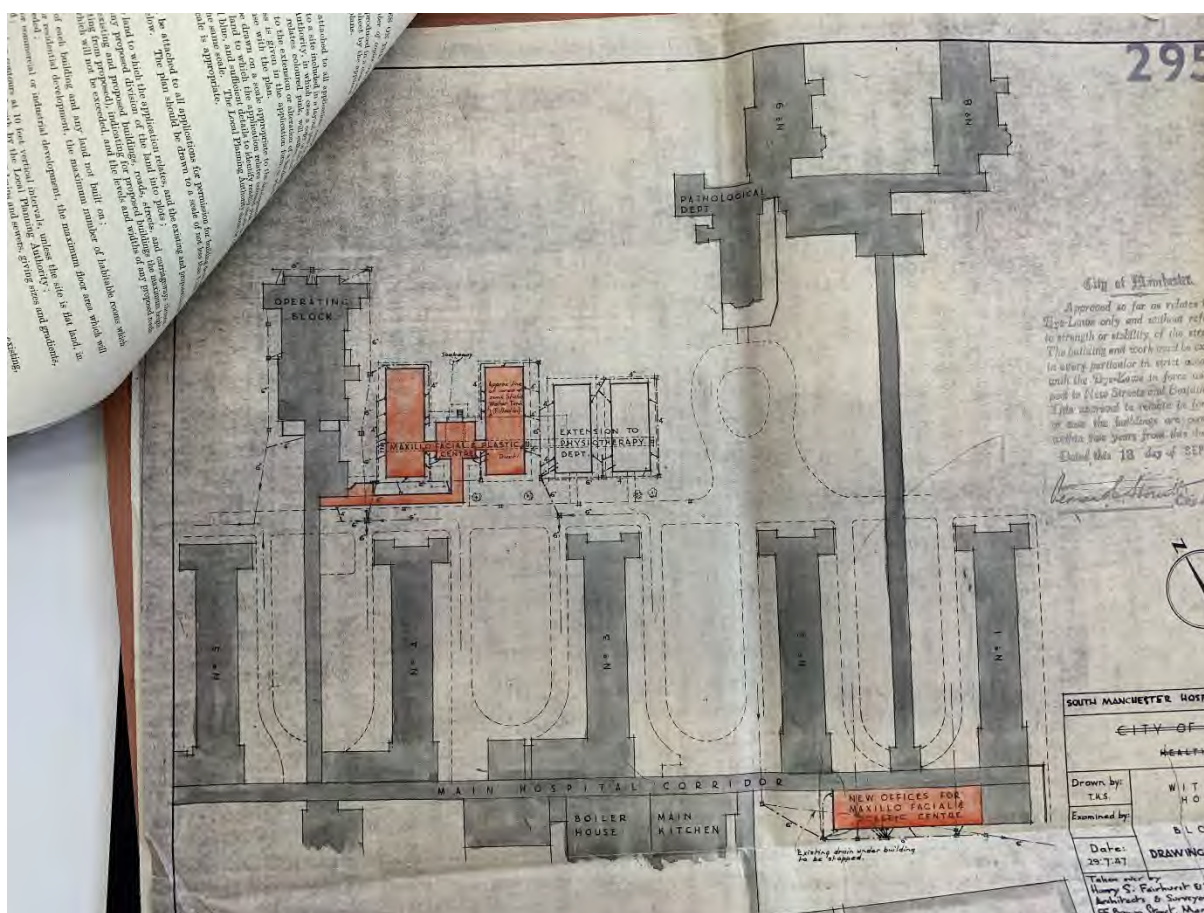


Figure 10: Photo of Workhouse, 1856 (GB127.m53434)



With thanks to Manchester Archive

Figure 11: Plan of Hospital Extension 1949-50 (GB127.M900/1/12/19/29514)



With Thanks to Manchester Archive

APPENDIX VII PHOTOGRAPHS

Photograph 1:
View north



Photograph 2:
View south



Photograph 3:
View east



Photograph 4:
View west



Photograph 5:
View of mound in centre of site



Photograph 6:
View of disused breeze block services buildings



Photograph 7:
Brick footing related to services building



APPENDIX VIII GROUNDSURE LARGE-SCALE HISTORIC MAP REPORT

Site Details:

383544.51902324555,
392566.1526272781

Client Ref: ARS21-356
Report Ref: GS-8544590
Grid Ref: 383542, 392563

Map Name: County Series

Map date: 1894

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1894
Revised N/A
Edition 1894
Copyright N/A
Levelled N/A

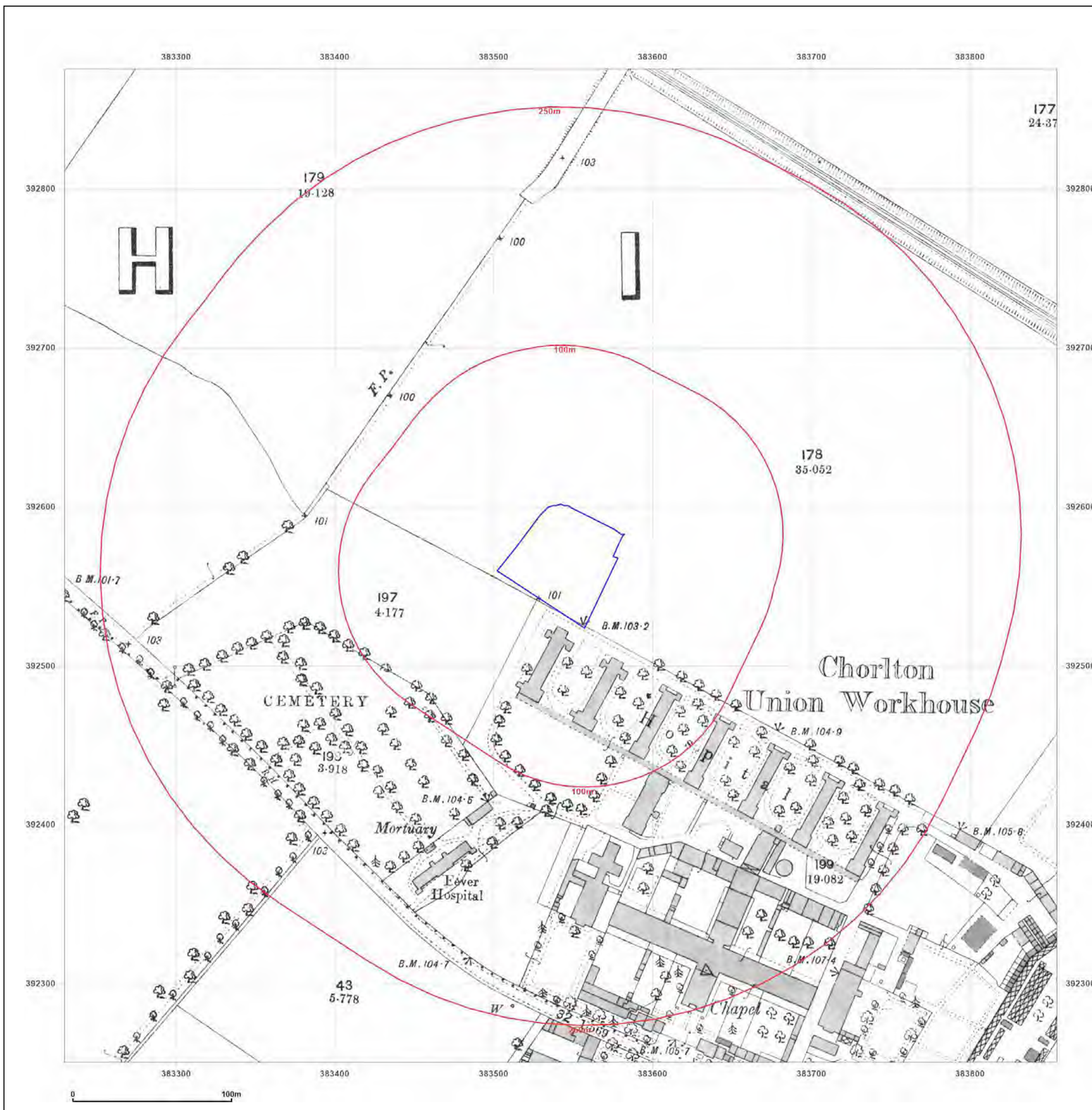


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Client Ref: ARS21-356
Report Ref: GS-8544590
Grid Ref: 383542, 392563

Map Name: County Series

Map date: 1907

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1905
Edition 1907
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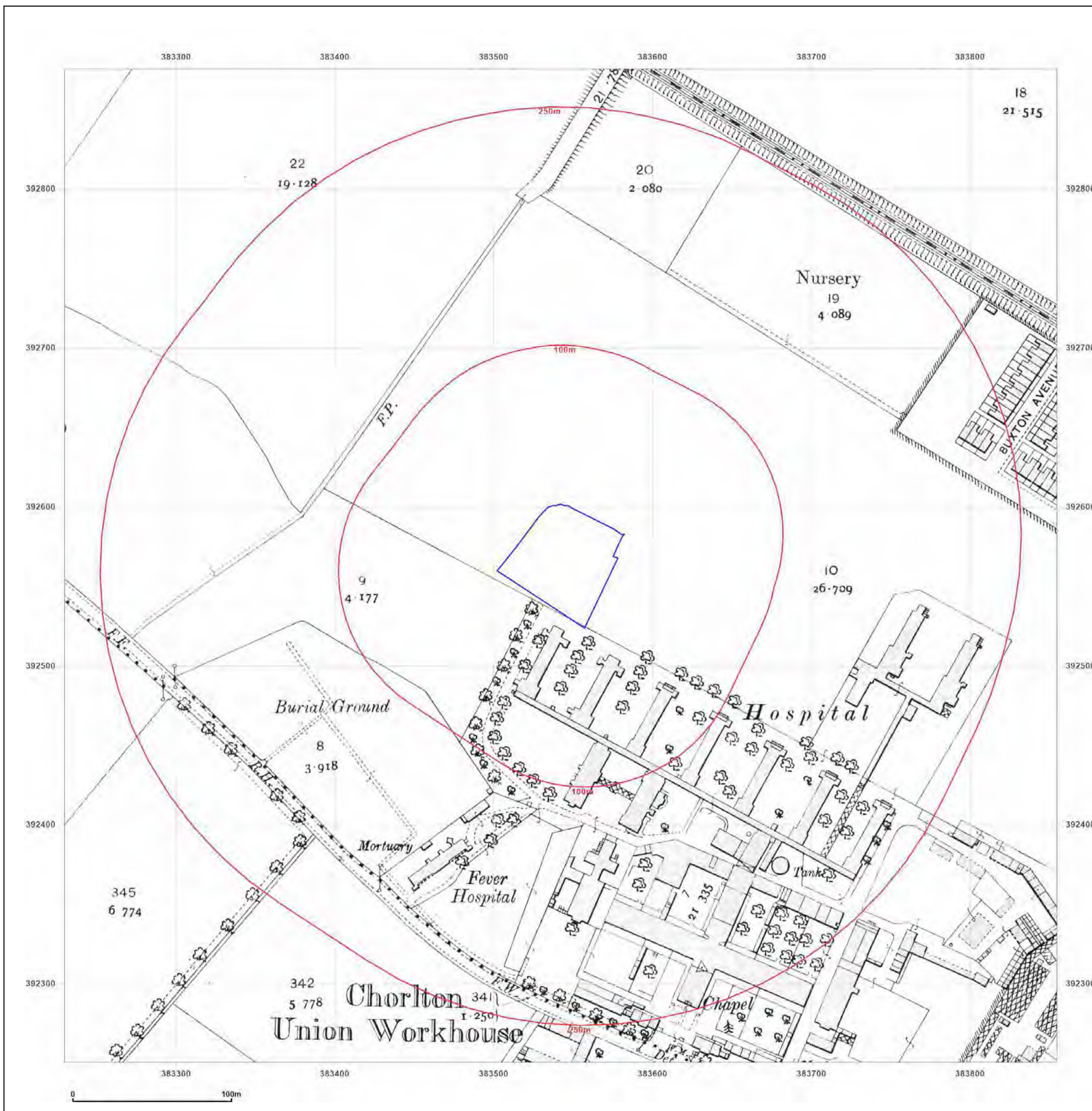


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Report Ref: GS-8544590
Grid Ref: 383542, 392563

Map Name: County Series

Map date: 1910

Scale: 1:2,500

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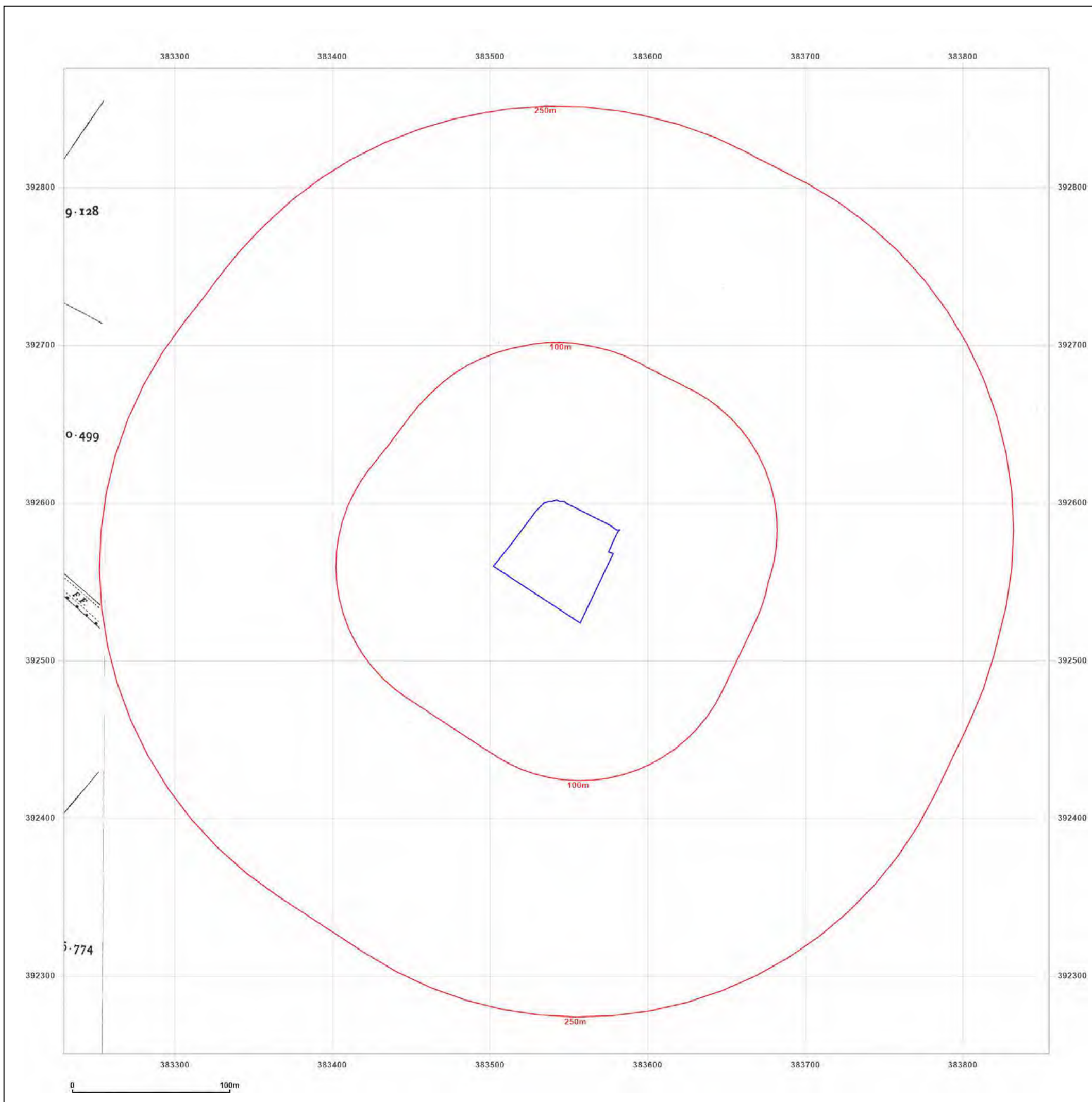


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Client Ref: ARS21-356
Report Ref: GS-8544590
Grid Ref: 383542, 392563

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Map date: 1922

Scale: 1:2,500

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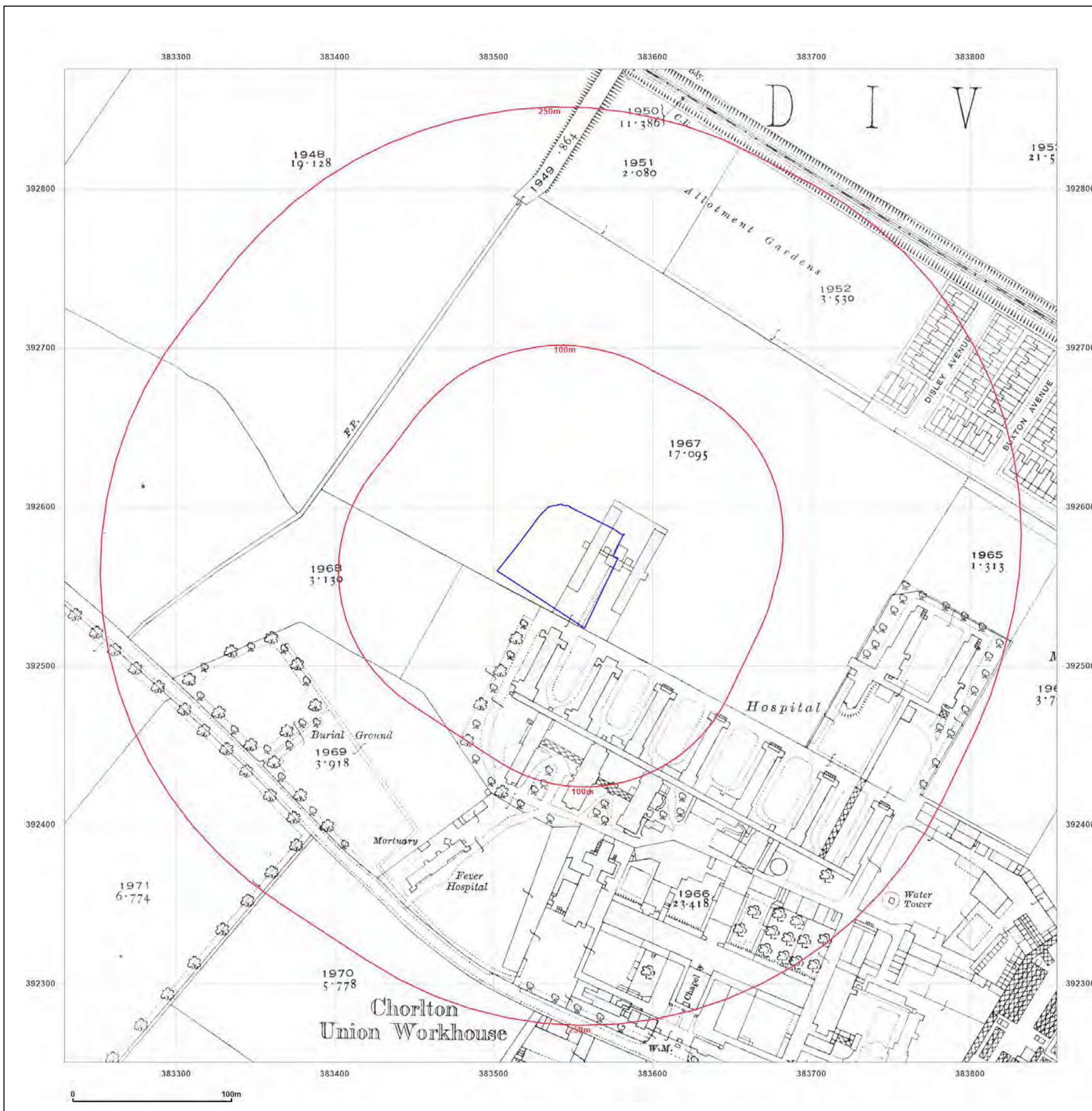


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Printed at: 1:2,500



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Edition N/A
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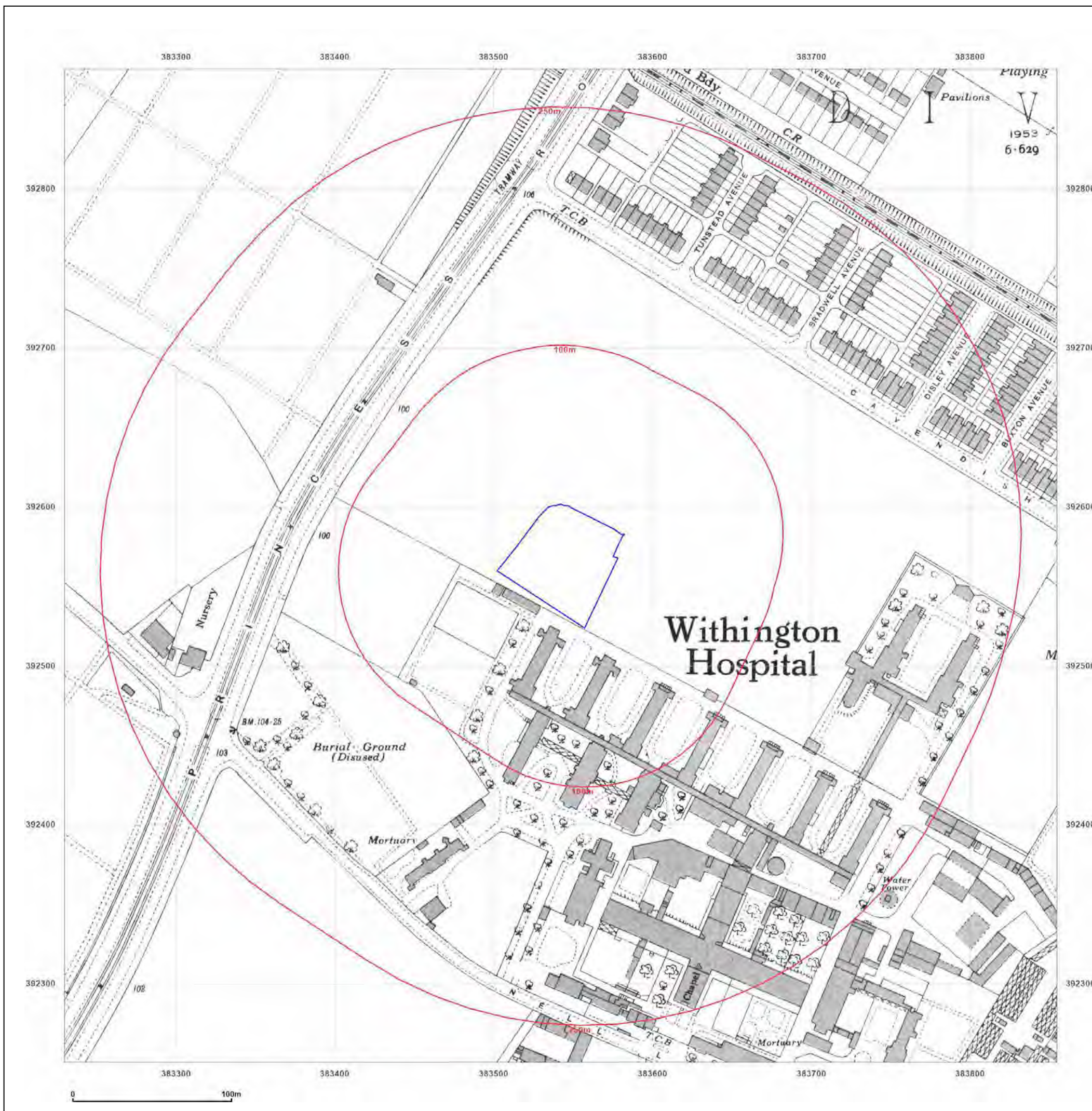


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Grid Ref: 383542, 392563

Map Name: National Grid

Map date: 1955

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1955
Edition N/A
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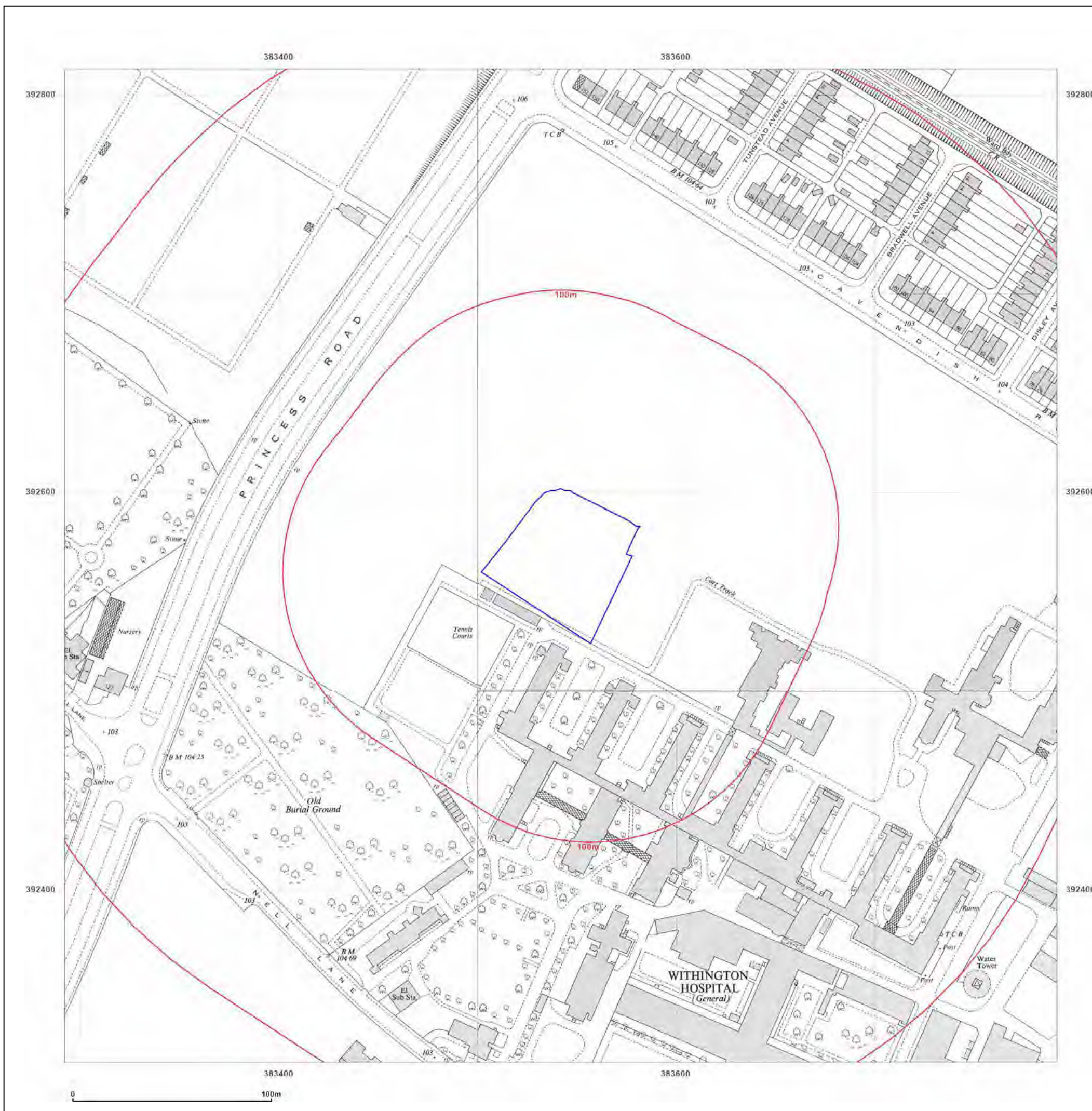


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Grid Ref: 383542, 392563

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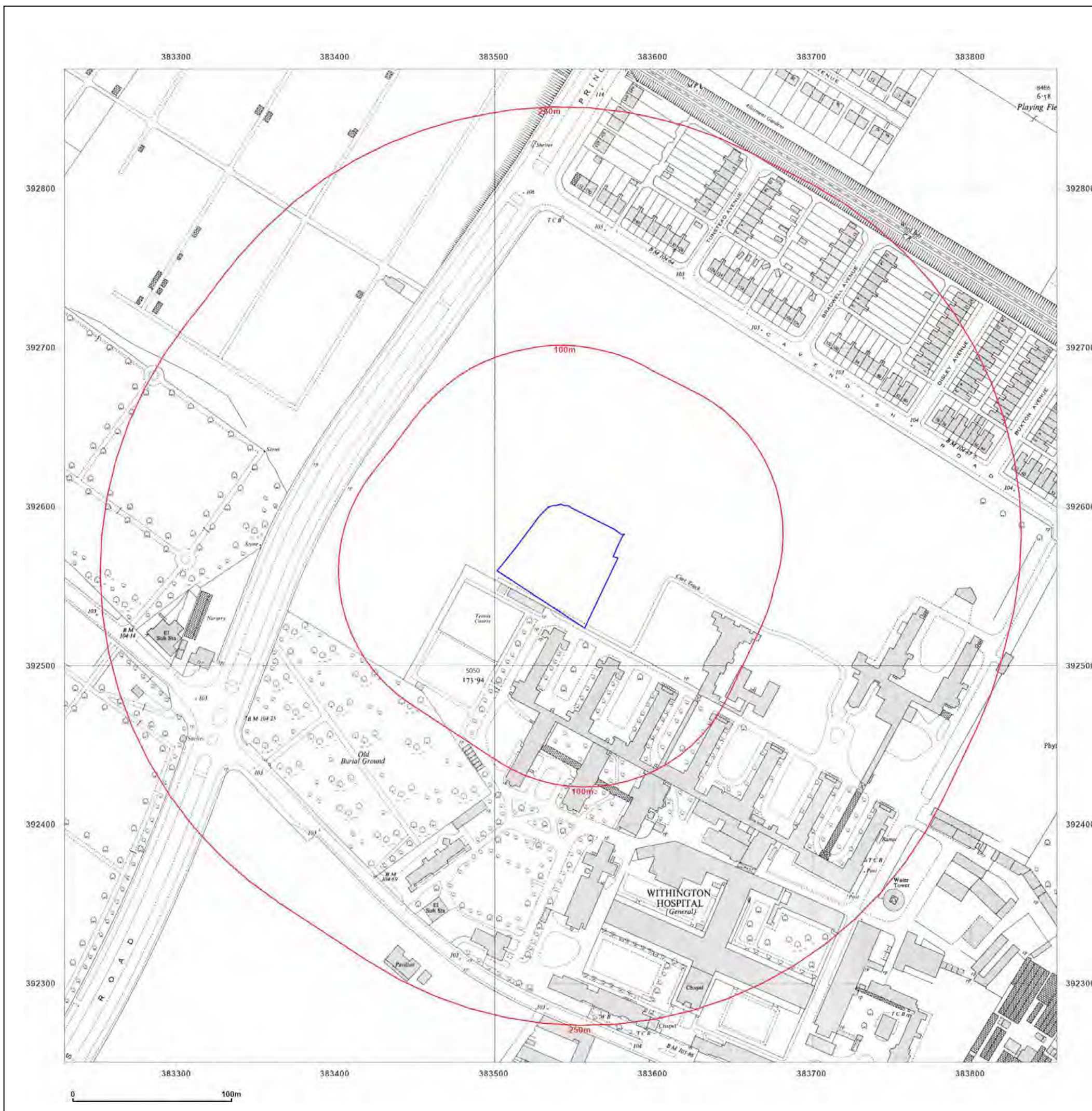


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Client Ref: ARS21-356
Report Ref: GS-8544590
Grid Ref: 383542, 392563

Map Name: National Grid

Map date: 1971-1975

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: ARS21-356
Report Ref: GS-8544590
Grid Ref: 383542, 392563

Map Name: National Grid

Map date: 1980-1982

Scale: 1:1,250

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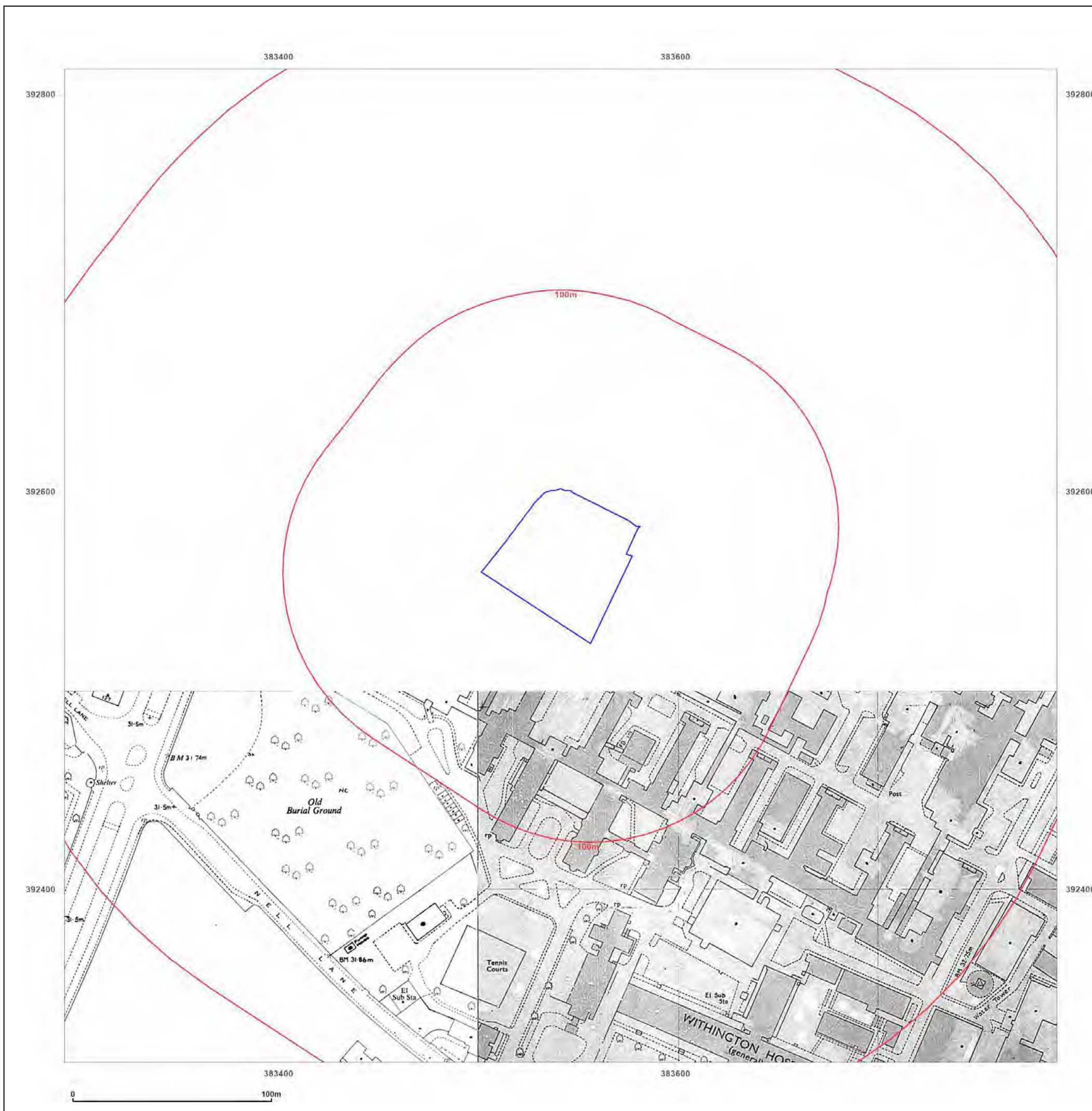


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Map Name: National Grid

Map date: 1982-1983

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Grid Ref: 383542, 392563

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

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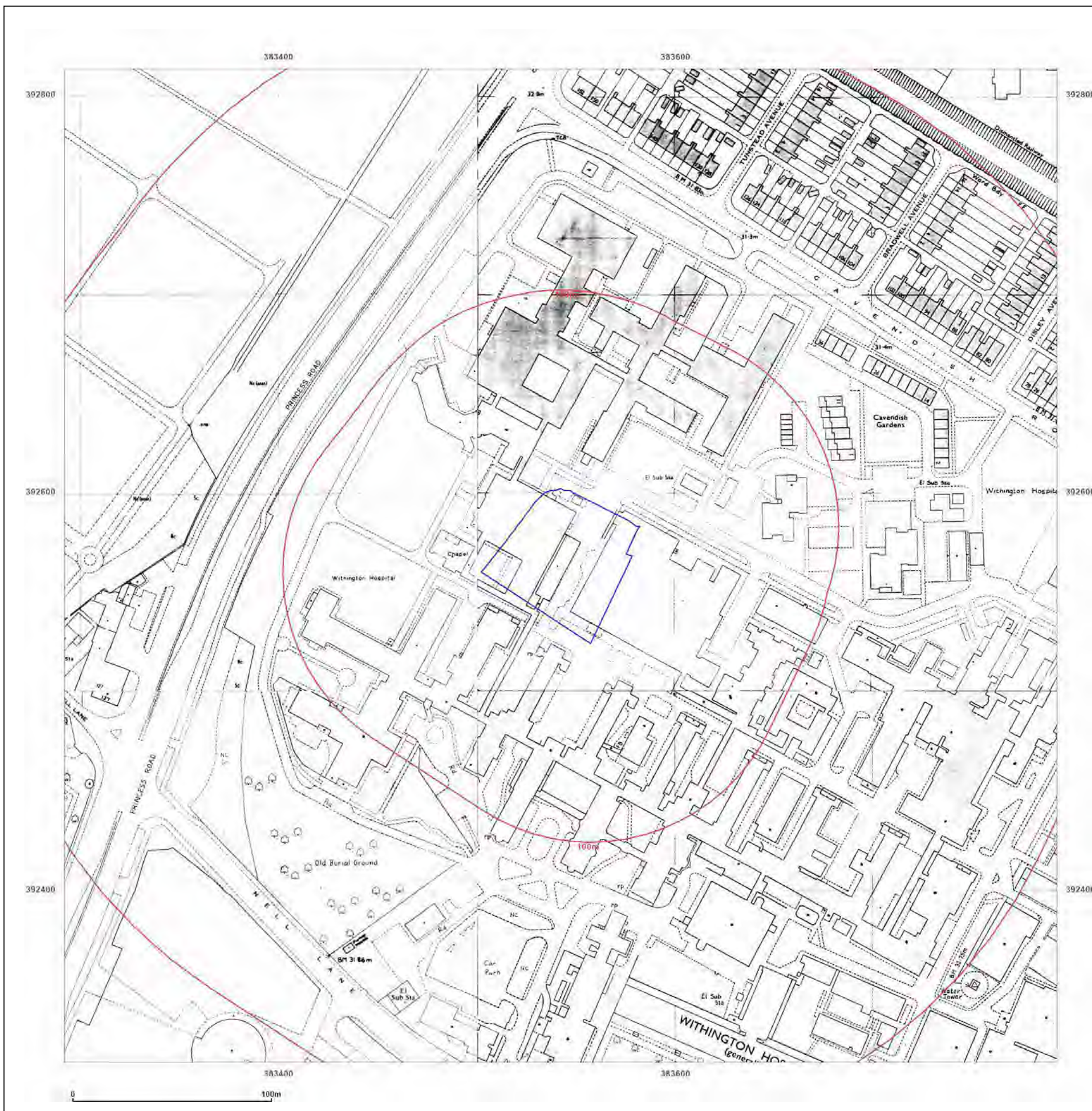


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Map Name: National Grid

Map date: 1989-1992

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Report Ref: GS-8544590
Grid Ref: 383542, 392563

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

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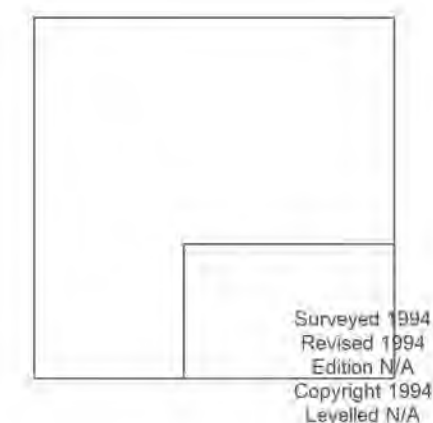
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Scale: 1:1,250

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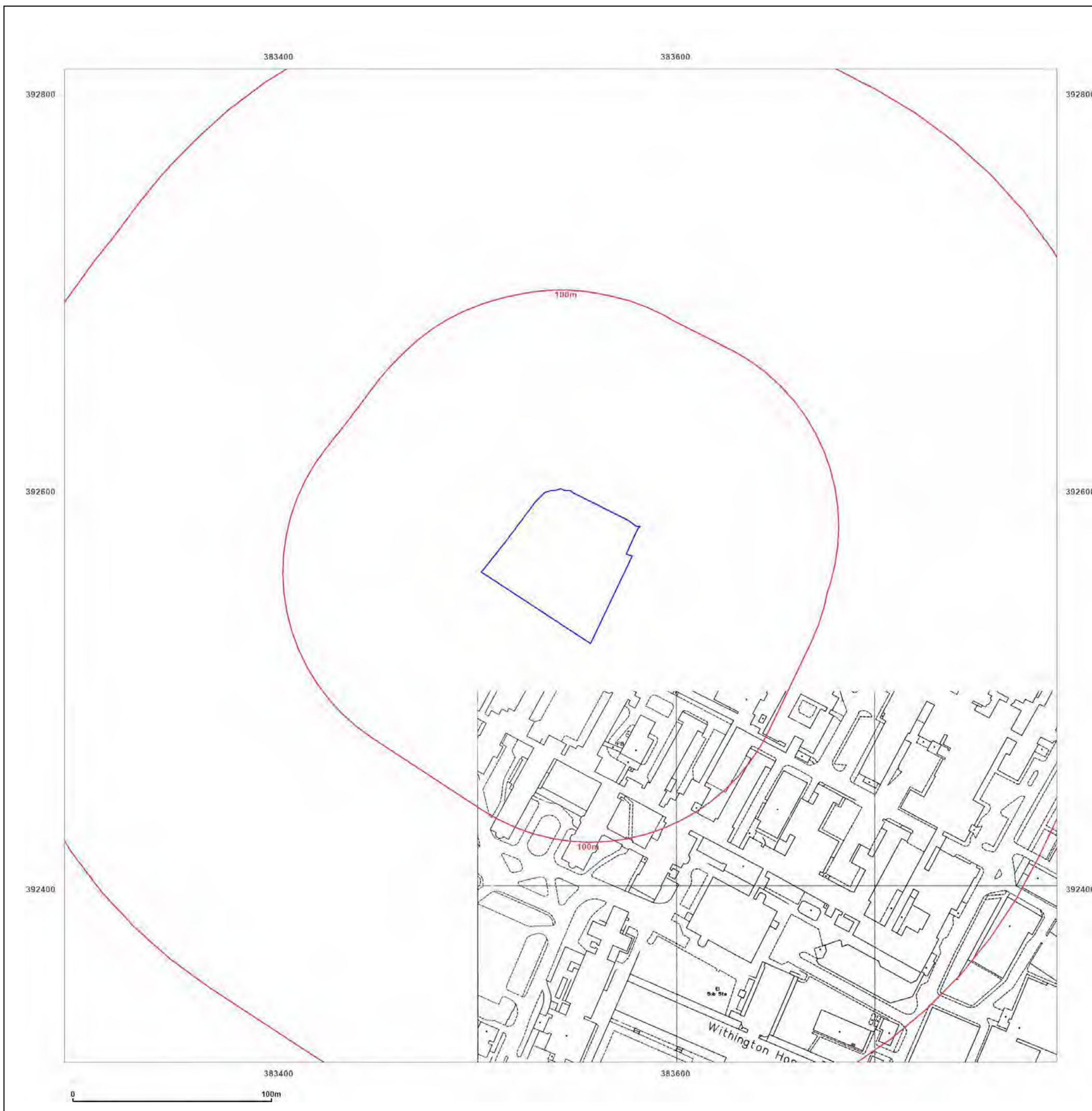


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Report Ref: GS-8544590
Grid Ref: 383542, 392563

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

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