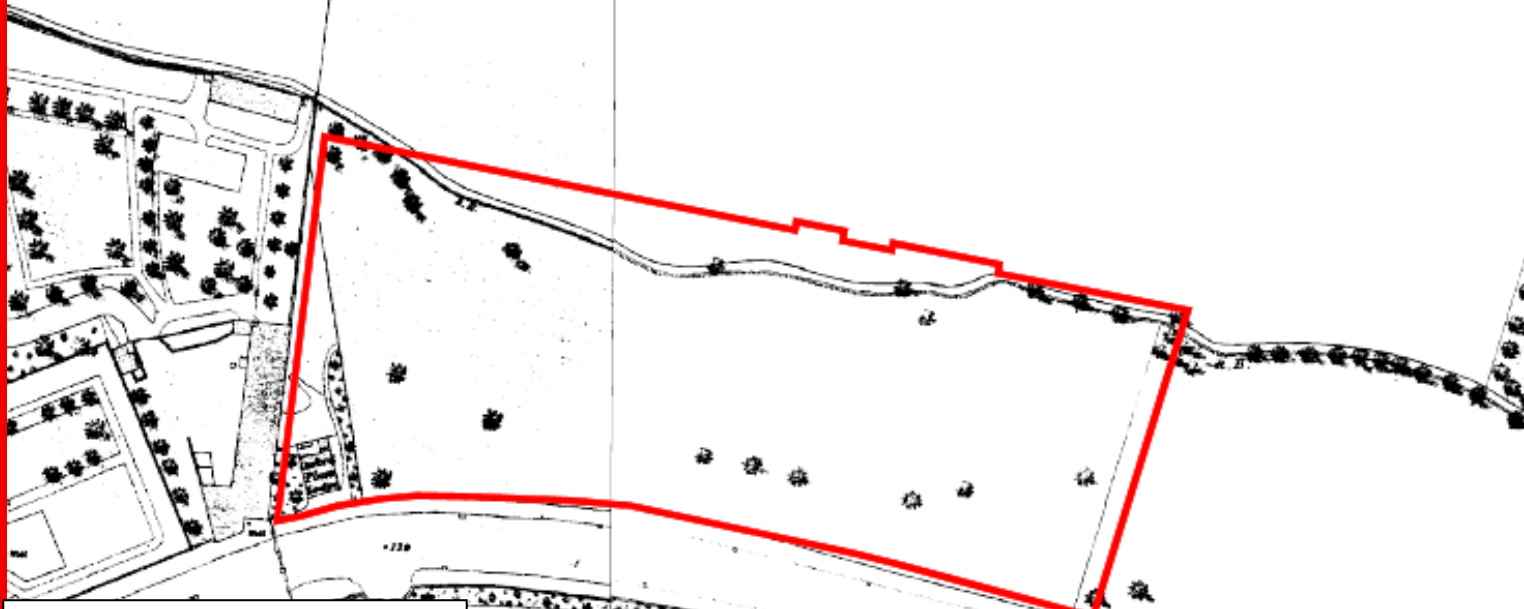




University of
Salford
MANCHESTER

Archaeological Desk-Based Assessment

St Gabriel's, Oxford
Place, Manchester

Client:

Arcadis LLP

Technical Report:

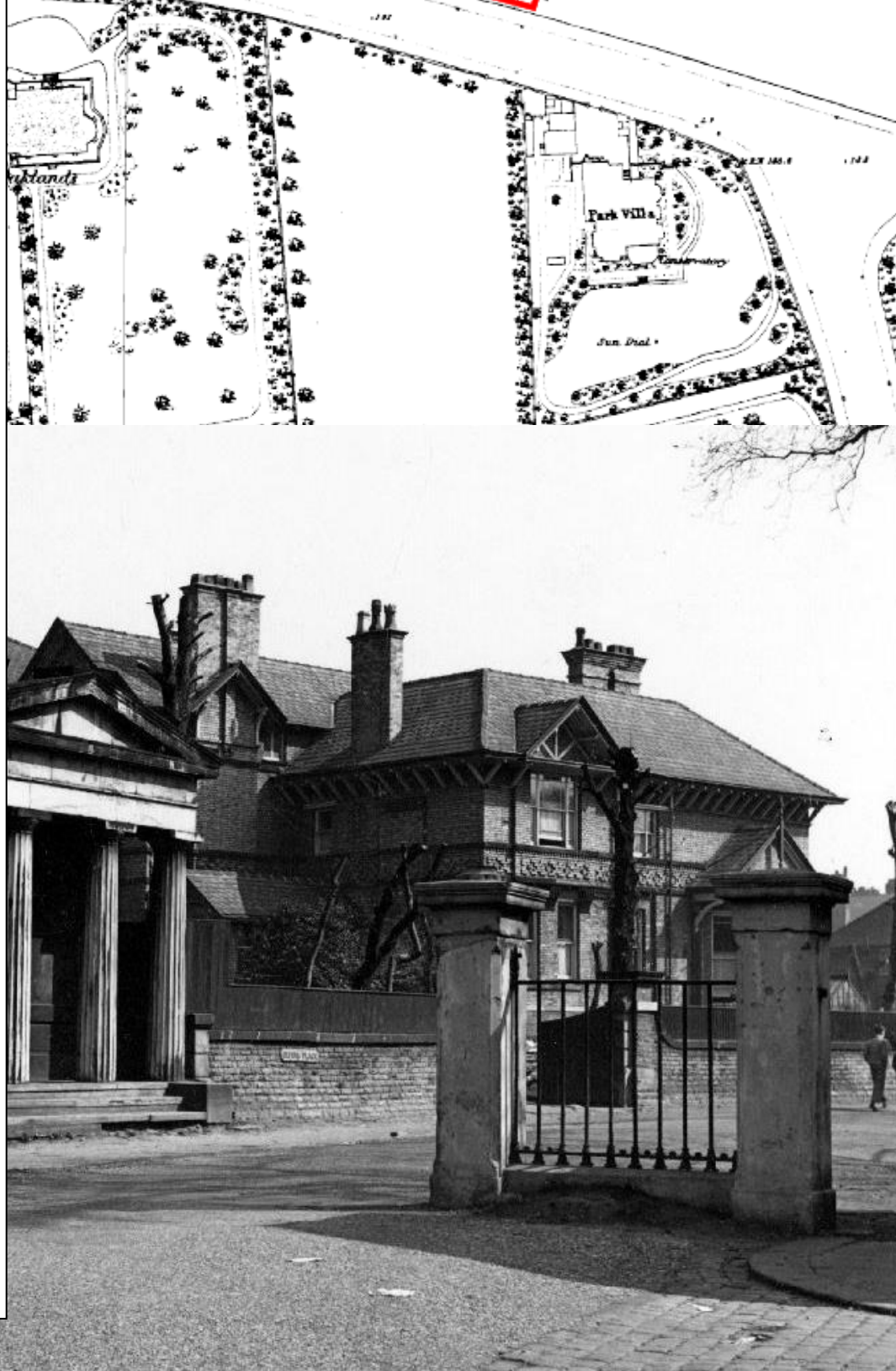
Salford Archaeology

Author:

Katie Fletcher

Report No:

SA/2022/33





Site Location: The site is currently occupied by St Gabriel's Hall and St Gabriel's Hall extension, Woodthorpe Hall, St David's and the Chapel. It is bounded by bordering properties to the north, east and west and by Oxford Place to the south.

NGR: 385229 395762

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Summary

Arcadis LLP is devising proposals for student accommodation and associated amenities at St Gabriel's, Manchester (centred on NGR 385229 395762). The development includes the demolition of St David's Hall and St Gabriel's extension, and the retention and conversion of St Gabriel's Hall, the Chapel and Woodthorpe Hall into studio apartments, together with the development of a four- and a five-storey building. In order to facilitate the planning process, Salford Archaeology was commissioned to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the future treatment of any surviving remains.

Late eighteenth- and early nineteenth-century mapping shows that the site remained undeveloped and was situated a short distance to the west of Blackstake Farm. The earliest recorded historical activity within the site relates to the former boundary of the ancient townships of Rusholme and Chorlton-on-Medlock, which ran broadly parallel with the north site boundary. Although the exact age of the township boundary is uncertain, early nineteenth-century maps suggest that this boundary followed a sinuous watercourse.

The rapid expansion of Manchester during the industrial revolution made the city centre a heavily polluted and unpleasant place to live, and those who could afford to do so, moved to suburban areas on the fringe of the city. In the 1830s, Rusholme was a separate township that remained semi-rural in character. In 1837, the area was developed into a 70-acre private estate for wealthy families moving into newly built terraced houses and villas. Shortly after the first residents moved into their new homes, the Victoria Park Trust was formed.

The Park could only be accessed by paying a toll at the toll gates located at the entrances to the estate. Mid-nineteenth-century mapping shows that the northwest tollgate was situated immediately to the south of the site and that the Oxford Place tollgate lodge had been erected within the southwest corner of the site. Later maps and photographs show that this was a small single-storey building with a portico and stepped entrance. The remainder of the site was undeveloped.

During the second half of the nineteenth century, two grand villas with landscaped gardens and outbuildings were erected within the site. Late nineteenth-century mapping annotated these buildings as The Lodge and Woodthorpe Hall. During the residential development of the area, the watercourse that seemed to mark the township boundary had most likely been culverted. Archaeological evidence suggests that the watercourse was contained within a brick culvert.

By the mid-twentieth century, Woodthorpe Hall had been demolished and redeveloped into low-rise flats that currently occupy the site. In addition, the Lodge, currently known as St Gabriel's, had been extended and converted into student halls, and St David's Welsh Chapel had been erected. After 1951, the chapel was built and in 1962 Oxford Place tollgate lodge was demolished. A stone post associated with the former tollgate structure currently survives in the southern site boundary wall.

The development site has some potential to contain remains associated with nineteenth-century villas such as outbuildings, a nineteenth-century tollgate lodge, and part of the former footprint of Woodthorpe Hall may survive beneath the mid-twentieth-century Woodthorpe Hall building. However, remains of the 19th-century villa are likely to be of low archaeological significance due to the quantity of extant villas of a similar date and design which survive within the wider area. These features also have limited potential to address the research agendas listed in the North West region's archaeological framework and it is unlikely that further archaeological investigation of them will be required. Furthermore, the present Woodthorpe Hall building is being retained within the development.

The proposed development site also has the potential to contain remains of the township boundary and potential elements of the pre-industrial landscape. Any surviving buried remains would be of local archaeological importance.

The exact scope and extent of any such further investigation of the site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that this could be achieved via archaeological monitoring in the form of a watching brief, or a programme of archaeological evaluation trenching may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance, depending on the depth and extent of the ground-breaking works across the Site.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

1. Introduction

1.1 Planning Background

Arcadis LLP commissioned Salford Archaeology to carry out an archaeological desk-based assessment to support design proposals for a development scheme at St Gabriel's, Manchester (referred to herein as 'the Site'). The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

1.2 Government and Local Planning Policies

1.2.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, revised July 2021). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 189-208), and states that local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

Paragraph 203 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 199-202) should be taken into account in determining a planning application.

Paragraph 205 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

1.2.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. In 2012 Manchester City Council adopted a core strategy, which is scheduled until 2027. The heritage strategy is set out in *Objective 6: The Environment* which summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Within this section, Policy EN 3 states:

“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).

2. Method Statement

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site, and comprises a desk-based study. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

2.1 Research Sources

The desk-based assessment made use of the following sources:

- Published and unpublished cartographic, documentary and photographic sources;
- The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- The North West England Regional Research Framework;
- The National Heritage List for England

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the early nineteenth century. The results of the historical and archaeological research are analysed against the current framework for the region, *The North West England Regional Research Framework*, in order to identify whether there is potential for Site to contribute to the current initiatives and research questions listed within the agenda.

2.2 The Document

The following presents the historical and archaeological evidence for the Site. A gazetteer (Chapter 5) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 2-7), is used to assess the significance of the remains (Chapter 6) and impact of the proposed development (Chapter 7). A mitigation strategy is outlined in Chapter 8, based on the assessment presented in the previous chapters.

3. The Setting

3.1 Location

The Site (NGR 385229 395762) is situated to the south of Manchester City centre and is bounded by bordering properties to the north, east and west, and by Oxford Place to the south. (Plate 1; Fig. 1). The Site is currently occupied by St Gabriel's Hall and St Gabriel's Hall extension, Woodthorpe Hall, St David's Hall, and the chapel. Mature tree planting and shrubs run along the southern Site boundary.



Plate 1: Recent aerial view looking north across the Site

The Site lies at a height of approximately 39.6m Above Ordnance Datum (aOD). Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125). The now culverted Corn Brook ran east-west approximately 360m north of the Site.

3.2 Geology

The Site is located on a band of solid geology comprising the Manchester Marls Formation, consisting of mudstone, which is overlain by superficial deposits of till. Directly to the west of the Site, the solid geology comprises of the Chester Formation, which consists of sandstone (British Geology Society).

3.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Scheduled Monuments, listed buildings, or any Registered Parks. The Site does, however, fall within the Victoria Park Conservation Area, which is a local designation. The Conservation Area was designated in March 1972 and extends from the backs of properties to the north of Daisy Bank Road and Oxford Place to Kent Road East and West, and Rusholme Grove in the south. A conservation area appraisal was not reviewed as part of this assessment, however the Manchester City Council website provides a summary of the history and character of the area, which has been included below.

Victoria Park Conservation Area History:

With the advent of the Industrial Revolution the growth of Manchester, and in particular the cotton industry, made the owners of businesses wealthy in a short space of time. Factories, powered by steam engines, discharged smoke which made the city centre an unpleasant and unhealthy place to live, and those who could afford to do so moved away to outlying areas.

In the 1830s Manchester was not yet a city, and Rusholme was an independent township. Richard Love was commissioned to plan a 70-acre private estate there and the scheme was officially launched in 1837.

By 1845, when residents formed the Victoria Park Trust, about a dozen houses had been built, nine of which are standing today. The incorporation of Rusholme into Manchester County Borough in 1885 brought official recognition of the Trust by the City Council.

The Park remained a private estate to which access could be gained only by paying a toll at the Park's entrance gates. During the second half of the nineteenth century, the professional classes moved into the area, and a number of houses came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Madox Brown both lived in Addison terrace; Richard Cobden lived at Crescent Gate and the Pankhurst family lived at no. 4 Buckingham Crescent in the 1890s.

A steady deterioration of the area became noticeable in the 1920s, when it was bisected by the construction of Anson Road, and changing economic and social circumstances since 1945 have accelerated the decline.

Victoria Park Townscape:

The houses in Victoria Park are large and are set in spacious grounds. Several of the roads are laid out in gently undulating curves, whilst others are straight and relatively short. They are nearly all wide, and some of them have grass verges. These increase the width of the highway space without increasing the width of the actual carriageways. Generally, the grass verges are not planted with trees since there is sufficient space for trees within the grounds of each property. Both carriageways and footpaths have been paved in tarmacadam, which is not the original paving material, and kerbs have been replaced with concrete.

Grass verges which terminate at vehicular crossings have been damaged by car tyres, and to help minimise this the most vulnerable parts have sometimes been paved with granite setts.

Park Crescent is a circular road similar to a roundabout, and the space it encloses, planted with trees and incorporating paving and seating, has never been built on. It is also topographically the lowest point in the Park, the slope from the highest point to the lowest being very gentle.

Not all the large old houses in Victoria Park have survived, and where they were demolished there now stand either groups of smaller houses or large, institutional buildings, such as schools, colleges, churches, university halls of residence and blocks of flats.

In many cases the large spaces between buildings have been maintained and a significant number of trees retained. The gardens are enclosed by walls of stone or brick, most of which are of medium height with or without a hedge behind them for additional height. Other walls are high enough to screen the house and grounds entirely from the road. At the entrances to properties there were large gates and gate piers, many of which have unfortunately been demolished.

The houses were built on a large scale in brick, with projecting bays, string courses in a contrasting colour, tall chimneys and vertically-proportioned windows, some in Venetian style. Roofs were pitched and finished in blue slate.

Some of the houses have classical details, projecting portico entrance porches with entablature pediments over the windows and quoins at the corners. Others may have hood moulds over the windows and bracketed eaves cornices.

Dalton Hall has the window surrounds highlighted in a contrasting brick colour whilst the fine arched entrance is decorated with mottoes in illuminated lettering.

The Edgar Wood Centre has a steeply-pitched roof, tall dormer windows, a conical slate roof on a round tower, semi-circular arched windows and a lych gate in matching style.

Victoria Park and its buildings today:

A relatively small proportion of houses from the 1830s and 1840s still exist. As in any part of the city, redevelopment takes place and large gardens of old houses are seen by some as lucrative sites for new building. In several cases an old house was preserved and greatly extended, as is the case with Xaverian College where new buildings have been constructed in the grounds over a long period. St Anselm Hall, originally known as Kent House, has also been subjected to periodic extension.

Houses on Oxford Place were demolished in 1910 to make way for Hulme Hall, a university hall of residence, which is a large building designed in the Arts and Crafts style and incorporating a quadrangle. Many more high-quality buildings were built on the site in the 1960s and later.

Some sites in Victoria Park remained vacant until around the turn of the century, a good example being the First Church of Christ Scientist on Daisy Bank Road - now the Edgar Wood Centre - which was built on a green site in 1903. By 1971 it had fallen into disrepair and its use as a church ended. Restoration was completed by 1976,

when it was used as an annexe to Elizabeth Gaskell College. It is regarded as a masterpiece - one of the most original buildings of its period. It was designed in the Arts and Crafts style with Art Nouveau motifs and is a grade I listed building.

The Church of St Chrysostom on Conyngham Road is on the site of an earlier church, begun in the 1840s and never completed. The present building on the site was designed by G. T. Redmayne; it was re-constructed after a fire in 1904.

Dalton Hall, also designed by Redmayne, was a university hall of residence. It is the only building in the conservation area sited close to the back of pavement, all the others having broad gardens with trees to screen them. Standing next to Dalton Hall is a much more recent building - the Ellis Lloyd Jones hall of residence. Although not in the style of the early Victorian villas, it integrates into its site very well.

There are also eight statutory listed buildings within a 300m radius of the Site (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

HER ref.	Description	Grade	NGR
8517.1.0	Edward VII Statue in Whitworth Park, South of Whitworth Gallery	II	SJ 8493 9588
8510.1.0	Hulme Hall, Hall of Residence, University of Manchester	II	SJ 8525 9560
8470.1.0	Ward Hall	II	SJ 8541 9557
8469.1.0	Park House	II	SJ 8532 9558
8657.1.0	Barclays Bank (former)	II	SJ 85023 95675
12072.1.0	Greygarth Hall	II	SJ 8539 9562
12073.1.0	Marylands	II	SJ 8533 9552
12094.1.0	St Marys Hospital	II	SJ 8500 9591

Table 1: Summary of listed buildings within a 300m radius of the Site

4. Historical Background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2). Key sites are summarised in the Gazetteer of Sites (Section 5, below).

Period		Date Range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2200 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Romano-British		AD 43 – AD 410
Early Medieval		AD 410 – AD 1066
Late Medieval		AD 1066 – AD 1540
Post-medieval		AD 1540 – c 1750
Industrial Period		c AD1750 – 1914
Modern		Post-1914

Table 2: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

The current understanding of any human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the centre of the city, such as Castlefield and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory 2007). The Site is located nearby the River Medlock and Corn Brook (now culverted) (Arrowsmith 2010).

Physical indications of human activity are provided by a small number of residual finds. A Neolithic stone hammer and arrowhead, for instance, were unearthed in the Castlefield area of Manchester in 1845 (HER 119.1.0), whilst excavations at 77-83 Liverpool Road (HER 13944.1.0) produced two Mesolithic flints, one Neolithic/Bronze Age waste flake and a single sherd of late Bronze Age/Iron Age pottery. These finds complement a growing regional body of finds representing prehistoric activity, known to be concentrated on well-drained sand and gravel sites in proximity to watercourses and moss lands.

4.1.2 Archaeological Potential

There is no known evidence of prehistoric activity within the boundary of the Site and the likelihood for prehistoric remains is considered as low, especially given the later development of the Site.

4.2 *Romano-British Period*

4.2.1 *Archaeological Evidence*

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Bruton 1909), situated c 2.4km north-west of the Site. The fort underwent several phases of development subsequently, the earlier defences being deconstructed and improved. The military complex evolved in response to the on-going military campaigns, from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the region. The maturation of the military complex can be seen in the growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith 2016, 9-12). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, grew up. This settlement was made up of civilians, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c 100m from the north-west corner of the fort, and eastwards across Deansgate to the area now occupied by Beetham Tower.

Roads from the fort linked Manchester with Ribchester to the north (HER 14.1.0), Castleshaw, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east (HER 28.1.3). The Site lies approximately 1.1km to the west of the projected course of the Roman road leading south-eastwards towards Buxton.

4.2.2 *Archaeological Potential*

There is no known evidence for Romano-British activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be low.

4.3 *Medieval Period*

4.3.1 *Historical and Archaeological Evidence*

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest. The area around Manchester came under the control of several kingdoms during this period. Aethelfrith extended his kingdom of Northumbria to the Mersey after the battle of Chester in c AD 617. Shortly after, his successor, Edwin conquered and occupied Manchester in AD 620, and it may have been during this period that settlement in the town was established around the cathedral. Manchester is mentioned in the Anglo-Saxon Chronicle (AD 919), which refers to Edward the Elder, son of King Alfred the Great, taking over the town and making repairs to the 'fortifications' in the wake of the destruction wrought by an invasion of the Danes during the AD 870s (Farrer and

Brownbill 1911).

Physical remains of this period are rare in the North West as a region (Newman 1996), and this is certainly the case in Manchester. One of the few artefacts in the town known of an Anglo-Saxon origin is the so-called 'Angel Stone', or effigy of the Archangel Michael, which was unearthed by workmen repairing the South Porch of the cathedral in 1871.

Historically, however, the Site lay adjacent to the boundary of the townships of Rusholme and Chorlton-upon-Medlock, known formerly as Chorlton Row and originally as Chorlton (Farrer and Brownbill 1911, 251). The Chorlton place-name has an Old English derivation, meaning 'the peasant's tun (settlement or farm)'. It has been suggested that this township was joined with Chorlton-cum-Hardy in the early medieval period, and provided the main peasant settlement in an extensive estate perhaps contiguous with the later Salford Hundred (Kenyon 1991, 107).

Following the Norman Conquest of 1066, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling 1962, 116), but divided his other newly acquired land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116).

Rusholme first appears in documentary evidence in 1235 as 'Russum'. The town name can be traced throughout the historical record, appearing as Russham in 1420, Rysshulme in 1551 and Risholme in 1568. During the reign of Henry III in the 13th century, Henry de Rusholme owned a large part of the township. With no heirs to pursue his legacy, the township reverted back to the Lord of Withington (HER 17235.1.0).

However, Henry de Rusholme had granted Geoffrey, son of Luke de Manchester, various parcels of land in Rusholme, including "6 acres next to Hugh de Haslum's land and stretching from Gooselache to the old ditch" (Farrer and Brownbill 1911, 303). It has been suggested that the 'old ditch' may refer to the boundary ditch of Hathersage Road (UMAU 2001, 5). By 1334, Chorlton-on-Medlock was established as a township held by the baron of Manchester and therefore it is likely that a boundary would have been in place separating the two townships. It is, however, more likely that the ditch referred to in this record is Nico Ditch, which is located just 1.4km to the south of the Site, within the township of Rusholme. A description of the boundaries of the Platt estate, within Rusholme, refers to Nico Ditch as 'Great Ditch' (Royle 1914, 12), indicating the use of Nico Ditch as a boundary marker throughout the medieval period. It is possible that, like Nico Ditch, the boundary ditch on Hathersage Road could be medieval in origin.

4.3.2 Archaeological Potential

The potential for buried remains of a medieval date to survive in the Site is considered to be low, however, the township boundary shown on 19th-century mapping as a ditch or stream may have been in use during the medieval period. There is, therefore, some potential for buried remains of medieval date to be recovered from within the Site, however, the likelihood of this is considered to be low.

4.4 *Post-medieval and Industrial Period*

4.4.1 *Historical and Archaeological Evidence*

During the eighteenth century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the burgeoning town of Manchester at its heart (Williams with Farnie 1992, 3). By the 1780s, the national demand for textiles and concomitant mill building transformed Manchester into a centre of the factory-based cotton-manufacturing industry (Baines 1835). The industrialisation of Manchester was greatly facilitated by an expansion of the region's waterways and the introduction of the canal network, which provided an efficient means of transporting bulk loads of goods. This crystallised with an Act of Parliament that made the rivers Mersey and Irwell navigable from Warrington to Manchester, opening up trade to Manchester and Salford from the expanding port of Liverpool.

The distribution of settlement across Rusholme and Chorlton-on-Medlock during the late medieval and early post-medieval periods is unknown, however, Yates' map, surveyed in the 1770s, indicates that settlement was concentrated along the line of the Manchester to Stockport Road, what is now the A6 (Plate 2). In 1774, only 46 houses and 226 inhabitants were recorded within Chorlton Row (Brumhead and Wyke nd, ii; Arrowsmith 2010, 3).

Yates' map shows relatively sparse development along Oxford Road, which at this date was a branch road leading from the Stockport road at Ardwick Green (Plate 2). The Stockport road itself was part of an early major north-south routeway, which under an Act of Parliament in 1725 became one of the first turnpikes within the region, under the management of the Manchester and Buxton Trust. In 1749 an Act was passed allowing the branch road from Ardwick Green to Didsbury, which included Oxford Road, to come under the care of the Trust, and four years later a further Act extended this turnpike from Didsbury to Wilmslow. The section of the road through Chorlton-upon-Medlock ceased to be a turnpike under an Act of 1830, which handed over the responsibility for its upkeep to the township (Harrison 1916, 138-40, 150). The whole length of this road was called Oxford Street until about 1880 (Makepeace 1995, 16). Yates' map shows that the road consisted of ribbon development, typical of post-medieval settlement activity.

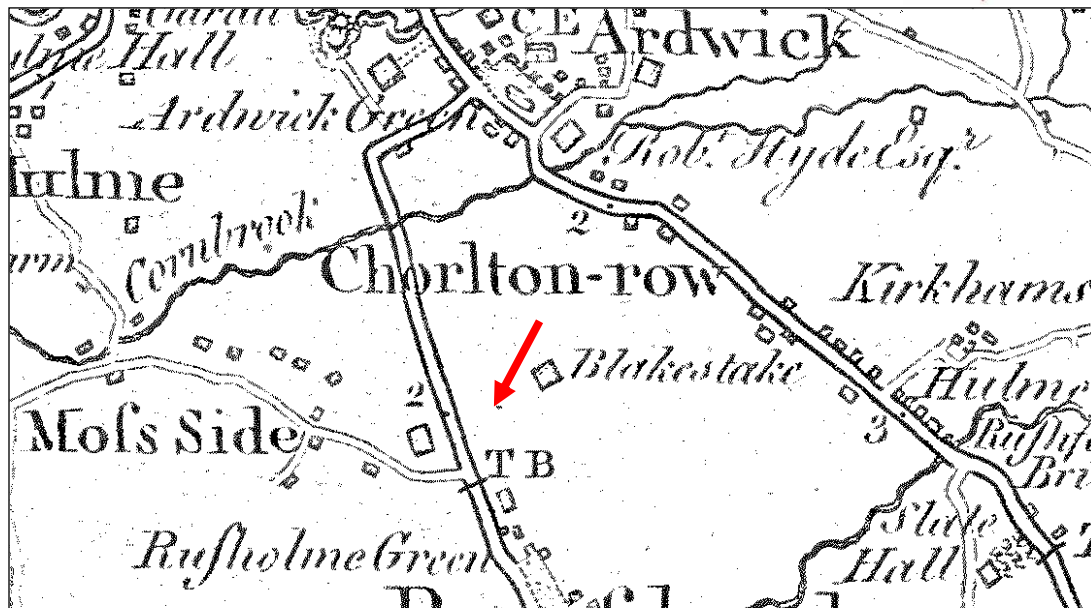


Plate 2: Extract from Yates' map, surveyed in the 1770s, marking the approximate position of the Site.

Whilst the character of Chorlton-upon-Medlock was transformed during the first half of the nineteenth century by the southern spread of the industrial town of Manchester, Rusholme remained semi-rural, with the township concentrated near to The Green marked on Greenwood's map of 1818 (Plate 3; Farrer and Brownbill 1911, 303-9). Shortly after the opening of Oxford Road, the Chorlton Hall estate in the north of the township was bought by Samuel Marsland and his brother Peter, two prominent cotton manufacturers from Stockport, and William Cooper and George Duckworth of Manchester (Brumhead and Wyke 1997, ii). Their intention was to develop the estate as a suburb of Manchester, centred on a new square, known originally as Grosvenor Square and later as All Saints after the church, which had been built there in 1819-20. An early stage in this development is captured on Greenwood's map of Lancashire of 1818 (Plate 3), which also shows the route of a sinuous stream that later marked the line of the township boundary between Chorlton-on-Medlock and Rusholme.



Plate 3. Extract from Greenwood's map 1818, marking the position of the Site

Throughout the early nineteenth century, wealthy middle-class housing developments were built in the area. The Industrial Revolution had created a class of increasingly wealthy business owners who moved out of the city centre to escape from the smoke and unpleasant landscape. In 1837, Richard Love was commissioned to plan a 70-acre private estate and by 1845 the Victoria Park Trust was formed, with a dozen houses being built on the estate. The estate was situated in Rusholme and currently falls within the Victoria Park Conservation Area, in the immediate vicinity of the Site.

The 1851 OS map shows a boundary (HER 17235.1.0), likely to be a ditch or stream, lined with a hedge row marked 'R.H.' (Plate 5). The boundary may be that of the 'old ditch' described as the boundary of the land given to Geoffrey, son of Luke de Manchester, by Henry de Rusholme, however, as discussed previously, it is likely that the 'old ditch' refers to Nico Ditch. The stream was adopted as the municipal boundary between Rusholme and Manchester (HER 17235.1.0).

Professional classes moved into the area during the second half of the 19th century, and several of the villas came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Maddox Brown, both lived in Addison terrace, located 0.5km to the east of the Site, and Richard Cobden lived at Crescent Gate, located 0.5km to the southeast of the Site.

4.5 Development of the Site

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published map that captures the Site is Johnson's 1819 map of Manchester (Plate 4), which shows the township boundary

of Rusholme and Chorlton-on-Medlock crossing through the northern part of the Site (HER 17235.1.0). The closest buildings during this period were Blackstake Farmhouse and outbuildings (HER 16835.1.0-1) located between 90m to 150m to the east of the Site and Rusholme House, built in 1810, (HER 9890.1.0) located 210m to the west of the Site. An archaeological excavation at Blackstake Farmhouse concluded that the building probably dated to the seventeenth century. Land within the Site may have been associated with the nearby farmstead.



Plate 4: Johnson's 1819 map of Manchester, marking the position of the Site

The next available map is the Ordnance Survey plan of 1851 (Plate 5; Fig. 3), which shows that several streets had been laid within the vicinity of the Site, including High Street, (now Hathersage Road) constructed to the north of the Site and Oxford Place, which formed the south Site boundary. Grand villas had started to be erected to the south of Oxford Place, as part of the Victoria Park development. The Park could only be accessed by paying a toll at the toll gates located at the entrances to the estate. A tollgate seems to have been erected immediately to the south of the Site, running across the width of the road. In addition, a small square building, annotated 'Central Place Lodge' on the 1851 map, had been erected within the Site. This building was presumably Oxford Place tollgate lodge. A photograph taken in 1938 shows the stone tollgate lodge, which had a portico and stepped entrance (Plate 6).

Blackstake Farm was still extant to the east of the Site during the mid-19th century, whilst Rusholme Hall (HER 12206.1.0) had been erected 70m to the west of the Site. The extensive hall and grounds included stable blocks and several outbuildings demarcated to the east by a boundary running broadly north/south. The hall was occupied by Richard Entwistle Esq in 1831 (*Manchester Courier and Lancashire General Advertiser*, 25th March 1831) and John Holford Esq., director of Remington's Direct London to Manchester Railway, occupied Rusholme Hall in 1845 (*Manchester Courier and Lancashire General Advertiser*, 4th October 1845).

Land within the Site, however, remained undeveloped. A boundary aligned northwest/southeast bounded the tollgate lodge to the east. The township boundary (HER 17235.1.0) between Rusholme and Chorlton-on-Medlock ran through the northern part of the Site, aligned broadly east/west.

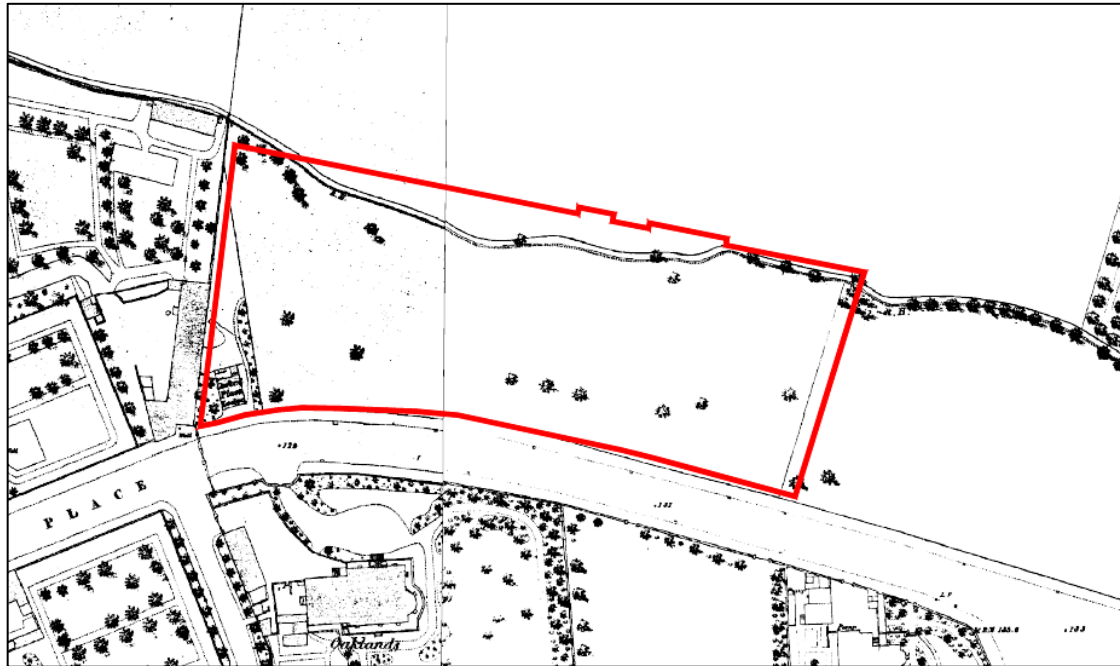


Plate 5: Extract from the Ordnance Survey map of 1851, showing the Site boundary



Plate 6: Photograph of Oxford Place tollgate, taken 1938, courtesy of Manchester Local Image Collection

The Ordnance Survey map of 1891 (Plate 7; Fig. 4) shows that the Site had been developed into two large villas with landscaped gardens, stables and outbuildings. The Lodge had been erected in the west half of the Site, whilst Woodthorpe Hall had been constructed in the east. Woodthorpe Hall was the larger of the two buildings. The 1891 map (Plate 7; Fig. 4) indicates that it had a large glasshouse and orangery, marked on the map as the hatched buildings. Both houses were erected on raised banks, with steps descending to the east towards large lawns. Dashed lines around the garden and lawn marked the routes of formal paths. Driveways were to the west of the houses. The driveways also provided access to the service buildings, which were in the northwest corner of both plots. Dense planting of shrubs and trees lined the houses and gardens, creating privacy. The 1891 Ordnance Survey map (Plate 7; Fig. 4) also shows the tollgate to the west of the Site and indicates that the tollhouse had a portico with steps.

The earliest reference to The Lodge, is in a newspaper article dated 8th April 1870 (Liverpool Daily Post, 8th April 1870), which recorded the birth of Phillip Turner's daughter at 'The Lodge, Victoria Park, Manchester'.

Almost 20 years later, the 1891 census returns recorded Charles Marx, a cotton goods manufacturer, as the head of the household at The Lodge (Rusholme, Manchester). He lived with his wife, two daughters and three servants. Emily Lawler was the head of the household at Woodthorpe Hall. Emily had her 'own means' and lived with her four children and employed nine servants (*ibid*).



Plate 7: Extract from the Ordnance Survey map of 1891, showing the Site boundary

The Site saw little further development after 1891 and throughout the early twentieth century (Figs 5 and 6). The footprint of the two large villas remained unchanged,

however, the ornamental gardens and planting were no longer depicted on the Ordnance Survey maps of 1908 and 1922.

The 1901 census returns recorded that The Lodge was occupied by Alice Marx, her two daughters and four servants. The family members were all born in Manchester, whilst the servants were born in Staffordshire, London, Ireland and Cheshire. Charles Marx was the head of the household but was not present at the time of the census. The head of the household at Woodthorpe Hall was Noah Kolp, aged 69. He lived at the premises with his wife, son and three servants. Noah was living on his own means, whilst his son, Ernest, was a shipping merchant. Noah and his wife were born in Germany (Census Returns of 1901, St Christian's, Rusholme, South Manchester).

In 1907, Charles Marx continued to reside at The Lodge and the wedding of his daughter, Maud Lily Marx, was recorded in the 'Weddings of the week' section of the *Gentlewoman* newspaper (*Gentlewoman*, 30th March 1907).

The 1911 census returns recorded that Charles was born in Germany and that he worked as a velveteen merchant. The census also recorded that The Lodge consisted of 12 rooms and that the occupants had not changed from the previous census. Similarly, Noah Kolp occupied Woodthorpe Hall, with his wife and four servants. The property was recorded to have consisted of 13 rooms (Census Returns of 1911, Victoria Park, Manchester). Charles Marx still lived at The Lodge in 1917 when his name appeared on a list of subscribers who donated to the National Federation of Demobilised Soldiers and Sailors (*North Wales Weekly*, 20th September 1917).

Mid-twentieth-century mapping (Plate 8; Fig. 7) shows that the stone lodge continued to stand at the tollgate, and a photograph taken in 1953 captures the structure before its demolition in 1962 (Plate 9). The Lodge had been extended and is shown in the background of the photograph. The Lodge and extension were renamed St Gabriel's Hall (MGM 15479), annotated on the Ordnance Survey map of 1951 (Fig. 7) and were converted into student halls by 1955.

Similarly, by 1951 (Plate 8; Fig. 7), Woodthorpe Hall had been demolished and replaced by low-rise flats, also named Woodthorpe Hall (MGM 15484). The new building had been completed by around 1940. The large plot formerly occupied by the 19th-century Woodthorpe Hall was divided into two, and St David's Welsh Church (MGM 15472) had been erected on the plot of land to the east. The 1950s map (Plate 8; Fig. 7) still showed the historic township boundary, running along the north Site boundary.

During the latter part of the twentieth century, St David's Chapel was reused as a hall, presumably for community purposes. A fourth building was erected within the Site between 1950 and 1962, known as the chapel. All these buildings are currently derelict and are owned by Manchester University.

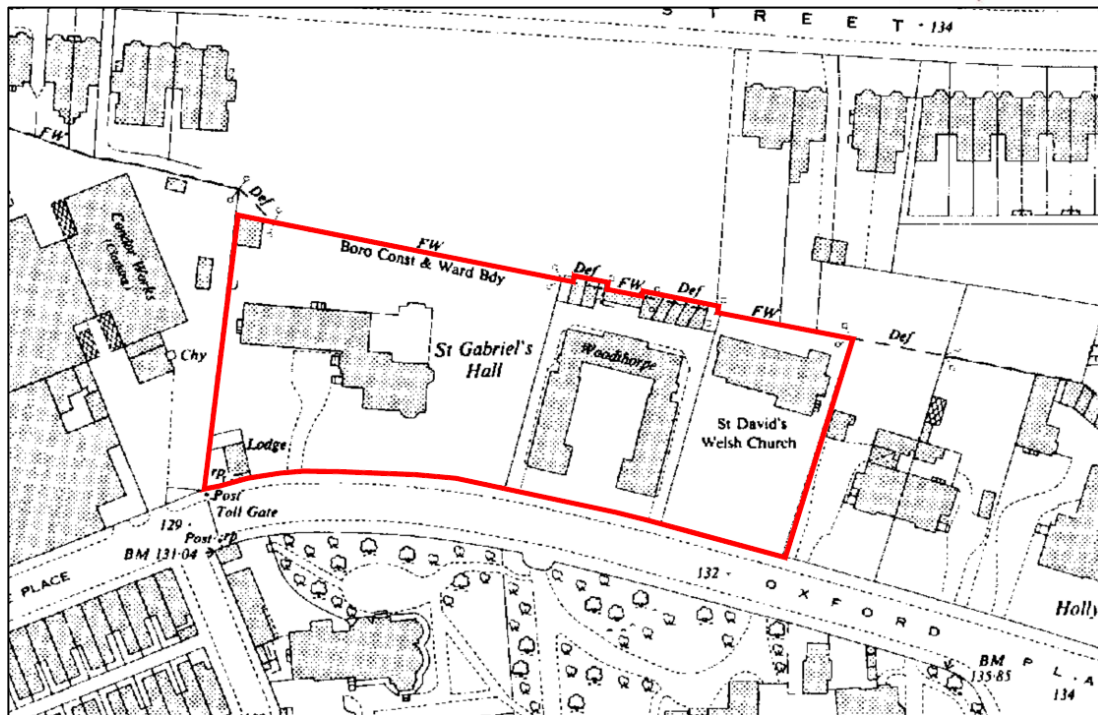


Plate 8: Extract from the Ordnance Survey map of 1951, showing the Site boundary



Plate 9: The Lodge, taken in 1953, courtesy of Manchester Local Image Collection

4.6 Previous Archaeological Investigations

In 2001, an archaeological watching brief was undertaken by University of Manchester Archaeological Unit (UMAU) at Hathersage Road, 20m to the west of the Site, (EGM 3202). During the watching brief, a large brick-built feature was uncovered, measuring approximately 2.5m wide with a domed upper surface. The feature was aligned east-west and lay approximately 1.2m below the present-day ground surface. The feature continued across the site and was interpreted as a culvert associated with the municipal boundary that ran parallel to Hathersage Road.

An archaeological desk-based assessment was undertaken by Oxford Archaeology North (OAN) in 2015 for land to the east of the Site, in advance of development (EGM 4207). The report concluded that the Site had the potential to contain buried remains associated with the late eighteenth-century Blackstake Farmhouse, associated barn, and historic township boundary, which would require intrusive archaeological investigations.

In 2015, OAN was commissioned to undertake an initial archaeological trench evaluation, which confirmed the presence of well-preserved remains of the eighteenth-century farmhouse and barn. GMAAS recommended that the full footprints of the buildings should be stripped and recorded. Further excavation revealed the foundational remains of the farmhouse, which appeared both stylistically and from the ceramic assemblage to have been of probable late seventeenth-century date and comprising a two-unit house built in English bond.

5. Gazetteer

The following gazetteer entries summarise the sites of potential archaeological interest within the Site. The identification of these heritage assets is drawn primarily from the historic map regression analysis. The locations of the gazetteer entries are given on Figure 8 (*Appendix 2*).

Gazetteer Entry 01

Site Name	Township Boundary (site of)
Designation	Non designated heritage assets
HER Number	17235.1.0
Period	Post-medieval
NGR	385176 395764- 385299 395765
Source	HER; Johnson's map of 1819; OS mapping
Description	The township boundary between Rusholme and Chorlton-on-Medlock can be seen on Johnson's map of 1819 (Plate 3) and may pass through the Site, although its exact location is unclear. In 2001, a watching brief undertaken at Rusholme Hall, to the west of the Site, identified a domed brick-built surface which was a culvert covering the line of an old stream (UMAU 2001, 8). The stream may have been marked the township boundary, which would explain the sinuous line of the boundary shown on Johnson's map.
Assessment	The line of the township boundary may fall on, or just within, the north Site boundary and may be affected by the proposed development.

Gazetteer Entry 02

Site Name	Pre-industrial land
Designation	No designation
Her number	-
Site Type	Former fields (site of)
Period	late 18 th century
NGR	385275 395732
Source	Yates' map of 1770; Johnson's map of 1819; OS map of 1851
Description	Land within the Site consisted of fields until the second half of the 19 th century and may contain relict soils (Fig. 3). Land within the Site may have been used for agriculture and was located to the west of Blackstake farmhouse, though historic mapping does not capture any field boundaries running through the Site. The development of the Site in the second half of the 19 th century will have impacted the survival of the former landscape.
Assessment	Field boundaries may include ditches, hedges, or fences, which were cut through relict soils. Remains of ditches associated with field boundaries may contain evidence of the medieval and post-medieval landscape, which could be affected by the proposed development.

Gazetteer Entry 03

Site Name	Oxford Place tollgate lodge (site of)
Designation	No designation
Period	Nineteenth century
NGR	385156 395733
Source	OS mapping
Description	Small square building first depicted on the OS map of 1851 (Fig. 3) annotated as Central Place Lodge. Tollgate immediately to the south of the lodge. Building shown to have a portico and steps on OS map of 1891 (Fig. 4). Demolished in 1962.
Assessment	The site of the tollgate lodge has not been developed and so archaeological remains of the building likely survive <i>in-situ</i> and could be affected by the proposed development.

Gazetteer Entry 04

Site Name	Tollgate post
Designation	No designation
Period	Nineteenth century
NGR	385151 395726
Source	OS mapping
Description	Tollgate first shown on the OS map of 1851 (Fig. 3), running the width of Oxford place. Photographs of the tollgate show that it consisted of stone pillars and cast-iron gates. A stone pillar associated with the former tollgate survives as a standing structure in the southern Site boundary wall.
Assessment	Standing remains of the structure survive in the southern boundary wall of the Site.

Gazetteer Entry 05

Site Name	The Lodge
Designation	No designation
Period	Nineteenth century
NGR	385195 395756
Source	OS mapping
Description	The Lodge was built between 1851 and 1870. Yellow brick-built villa with stone dressings and brick detailing. Set within landscaped gardens. Consisted of 12 rooms in 1911. Bay windows on south and east elevations at ground floor level. Currently standing within the Site and known as St Gabriel's Hall. Extended in the 1940s or early 1950s and converted into student halls.
Assessment	The building will be retained within the redevelopment scheme.

Gazetteer Entry 06

Site Name	The Lodge outbuildings (site of)
Designation	No designation
Period	Nineteenth century
NGR	385168 395781
Source	OS mapping
Description	A group of outbuildings were erected to the northwest of The Lodge. These buildings may have been stables and / or service buildings associated with The Lodge. Last shown on the OS map of 1922 (Fig. 6).
Assessment	The former outbuildings may survive as buried remains and may be affected by the proposed development.

Gazetteer Entry 07

Site Name	Woodthorpe Hall (site of)
Designation	No designation
Period	Nineteenth century
NGR	385247 395745
Source	OS mapping
Description	Large villa built between 1851 and 1891. Set within landscaped gardens. Census Returns of 1911 recorded that the property had 13 rooms. Demolished and site redeveloped into low-rise flats in the 1940s, also named Woodthorpe Hall.
Assessment	Low-rise flats now cover this area of the Site and are being retained as part the development scheme. Therefore, the potential for any buried remains associated with the Hall are low.

Gazetteer Entry 08

Site Name	Woodthorpe Hall outbuildings (site of)
Designation	No designation
Period	Nineteenth century
NGR	385240 395766
Source	OS mapping
Description	A group of outbuildings were erected to the northwest of Woodthorpe Hall. These buildings may have been stables and / or service buildings associated with the Hall. Last shown on the OS map of 1922 (Fig. 6). Partly redeveloped into flats.
Assessment	Low-rise flats now cover this area of the Site and therefore the potential for any remains associated with outbuildings to survive are low.

6. Significance

6.1 The Policy Context of Heritage Assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

6.2 Assessment Methodology and Significance Criteria for Below-Ground Archaeological Remains

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of *Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979* (DCMS March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

6.3 *Baseline Significance Conditions*

6.3.1 *Period*

There are no known prehistoric, Roman or medieval sites within the Site or its immediate vicinity and the potential for remains deriving from this period is considered to be very low.

There is some potential for the presence of post-medieval archaeological remains dating from at least the late eighteenth century as the Site was located to the west of Blackstake Farm. In addition, the township boundary may have run partly through the north part of the Site.

There is also some potential for the presence of archaeological remains dating from the mid to late nineteenth century within the Site. These remains would most likely be associated with the tollgate lodge, potentially part of Woodthorpe villa, and outbuildings to the northwest of The Lodge. The Site is therefore not significant due to period.

6.3.2 *Rarity*

Remains of old farming practices such as ridge and furrow and remnants of late medieval field systems require programmes to further refine dating and usage patterns. Remains of late medieval former field boundaries within the Site would be considered rare (North West Regional Research Framework 2021). Archaeological remains of post-medieval field boundaries or gardens would also be considered rare.

There may be some rarity value to any surviving remains of the township boundary between Rusholme and Chorlton-on-Medlock. The township boundary may have once been marked by a ditch or stream, which may be identifiable as below-ground archaeology with potential to yield important palaeo-environmental evidence.

Remains dating to the industrial period would not be considered rare, as many Victorian villas were constructed within Manchester during this period and many of them remain standing.

6.3.3 *Documentation*

The historical development of the Site from the late eighteenth century can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

6.3.4 *Group Value*

The potential archaeological remains within the Site are contemporary and may therefore have some group value. However, their overall archaeological value is low as many similar villas survive across Manchester, including St Gabriel's Hall (The Lodge) within the Site.

6.3.5 *Survival / Condition*

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown, although it is likely that the foundations and cellars of

the villas survive. The extent to which the ancient boundary feature survives is unknown.

6.3.6 Fragility/Vulnerability

Any buried archaeological remains, should they be present and survive *in-situ*, are vulnerable to damage or destruction during any earth-moving works associated with the proposed development.

6.3.7 Diversity

The heritage assets within the Site mostly relate to nineteenth-century villas and the development of Victoria Park as a wealthy suburban estate. There is also some potential for late eighteenth-century features associated with the township boundary and former agricultural land. Therefore, the assets may not be considered significant due to diversity.

6.3.8 Potential

There are no known prehistoric sites within the Site or its vicinity and the potential for remains deriving from this period is considered to be very low. Similarly, there are no known Roman or medieval sites within the Site or its immediate environs, and the potential of remains from these periods is considered to be low.

The Site was probably used for agricultural purposes during the post-medieval period and a short section of the ancient township boundary ran through the northern part of the Site, which could survive as a ditch or culverted watercourse. The survival of relict soils and former field boundaries has the potential to address several of the research aims listed in the current Archaeological Research Framework (<https://researchframeworks.org/nwrf/sample-page/late-medieval/>):

LM12: How do we improve our knowledge of the region's various agricultural practices, plant and animal husbandry, and how did these change and develop over time?

PM10: Where does pre18th century enclosure survive in the region?

PM09: How did ecological changes linked to agricultural improvement impact upon the wider landscape?

PM15: How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?

Ind05: How well understood is change and development of the agrarian landscape in response to industrialisation and enclosure?

Ind09: How does the nature of rural settlement change during this period?

Below-ground remains pertaining to relict soils, former fields and the potential boundary ditch or watercourse may survive within the Site. Relict soil may have potential to survive in parts of the Site that have been less impacted by nineteenth- and twentieth-century developments. Therefore, there is some potential for the Site to address the potential research aims listed above.

The Site was developed into part of the wealthy Victoria Park estate in the mid-nineteenth century. The Lodge (currently standing within the Site) and Woodthorpe

Hall were erected within the Site. Woodthorpe Hall was demolished in the mid-twentieth century and redeveloped into low-rise flats. The survival of Victorian villas has the potential to address several of the research aims listed in the current Archaeological Research Framework (<https://researchframeworks.org/nwrf/industrial/#section-24>):

Ind26: How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?

Ind28: How have settlements expanded beyond their historic cores in the 20th century (eg. suburban growth, peripheral housing estates and industrial parks)?

Ind36: What impact did social and private housing estates have on the landscape?

The Lodge is still currently standing within the development Site and will be retained as part of the redevelopment scheme. The nineteenth-century Woodthorpe Hall lies mostly beneath the twentieth-century low-rise flats. The footprint of the building may survive below the current building, however, this is being retained within the redevelopment scheme and therefore has limited potential to address the research aims listed above.

The archaeological remains within the Site are mostly associated with the industrial period. These remains, particularly the villas, are considered to be of low archaeological interest.

6.4 Significance of Below-Ground Archaeological Remains

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest and has the potential to contain remains of local significance, including remains of the ancient township boundary (GE01) and potential remains of relict soils (GE02).

The Site also has some potential to contain below ground remains of a late-nineteenth-century tollgate lodge (GE03), remnants of Woodthorpe Hall (GE07) and outbuildings associated with the Lodge (GE06). However, remains of the 19th-century villa are likely to be of low archaeological significance due to the quantity of extant villas of a similar date and design which survive within the wider area. These features also have limited potential to address the research agendas listed in the North West region's archaeological framework and it is unlikely that further archaeological investigation of them will be required. Furthermore, the present Woodthorpe Hall is being retained.

7. *Impact of Development*

7.1 *Development Proposals*

The design proposals for the Site allow for the demolition of St David's Hall and St Gabriel's extension, and the retention and conversion of St Gabriel's Hall, the chapel and Woodthorpe Hall into studio apartments, together with the development of a four- and a five-storey building. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

7.2 *Impact of Development on Below-Ground Remains*

This assessment has demonstrated that the Site has the potential to retain buried remains of an ancient township boundary (GE01) and late eighteenth-century remains of former fields (GE02). Any such remains that do exist within the Site are likely to be of local significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

This assessment has also concluded that the Site has the potential to contain a tollgate lodge (GE03) and potential remnants of Woodthorpe Hall (GE07) and outbuildings (GE06). These features are likely to be of low archaeological interest and have limited potential to address any of the research agendas listed in the North West region's archaeological framework.

8. Further Investigation

8.1 Heritage Assets

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

The assessment has demonstrated that there is potential for buried archaeological remains to exist on the Site, which, pending the extent of their survival and condition, would merit preservation 'by record'.

8.2 Further Investigation

The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. However, it may be anticipated that further archaeological investigation via a programme of evaluation trenching or archaeological monitoring in the form of a watching brief, will be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance, depending on the depth and extent of the ground-breaking works across the Site.

Should any significant remains be encountered during the initial evaluation, further works in the form of an archaeological excavation may be appropriate to ensure an archival record is compiled prior to the ultimate loss of the remains, in line with the guidance provided by the National Planning Policy Framework.

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The desk-based research and report were compiled by Katie Fletcher, and illustrations were provided by Sarah Mottershead. The report was edited by Ashley Brogan, who was also responsible for project management.

Appendix 1: Figures

- Figure 1: Site Location map
- Figure 2: Site boundary superimposed onto modern mapping
- Figure 3: Site boundary superimposed onto the Ordnance Survey map of 1851
- Figure 4: Site boundary superimposed onto the Ordnance Survey map of 1891
- Figure 5: Site boundary superimposed onto the Ordnance Survey map of 1908
- Figure 6: Site boundary superimposed on the Ordnance Survey map of 1922
- Figure 7: Site boundary superimposed on the Ordnance Survey map of 1951
- Figure 8: Location of gazetteer sites

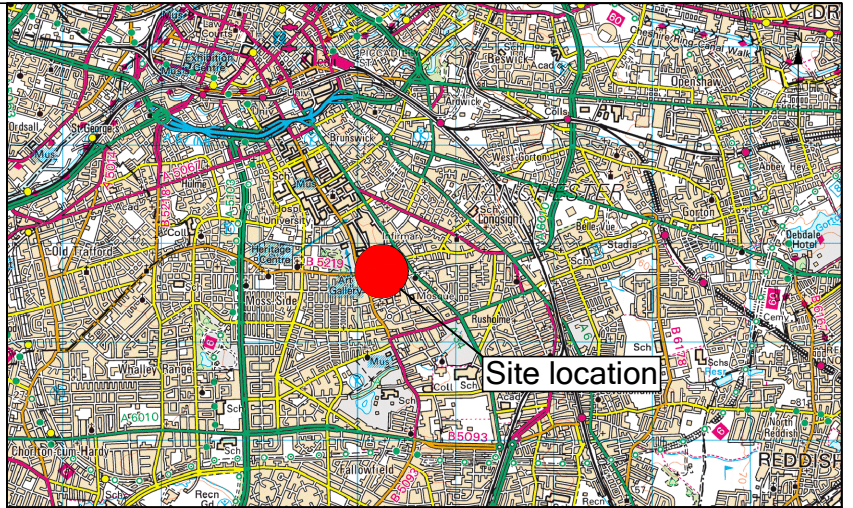
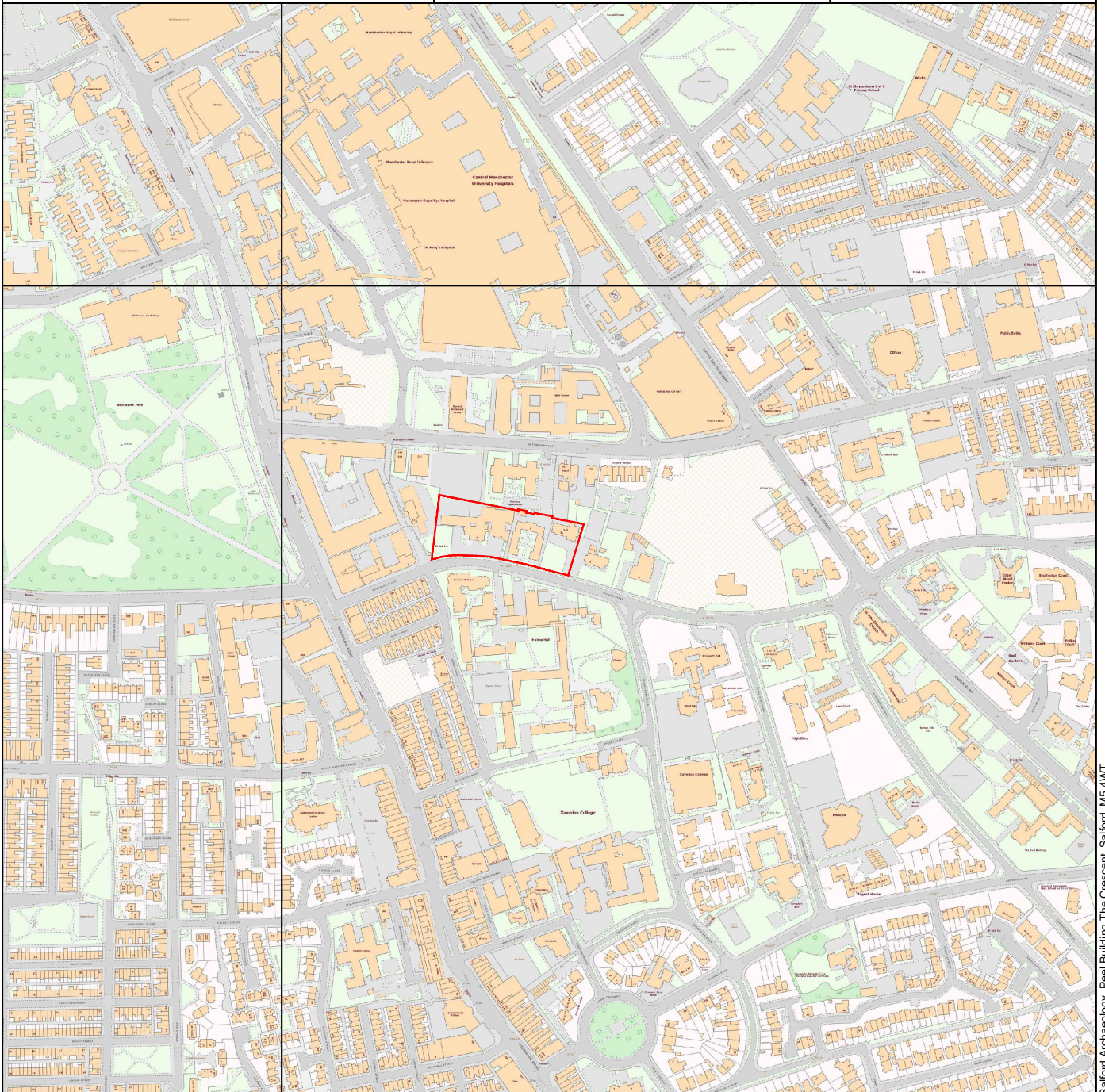


Figure 1:
Site Location
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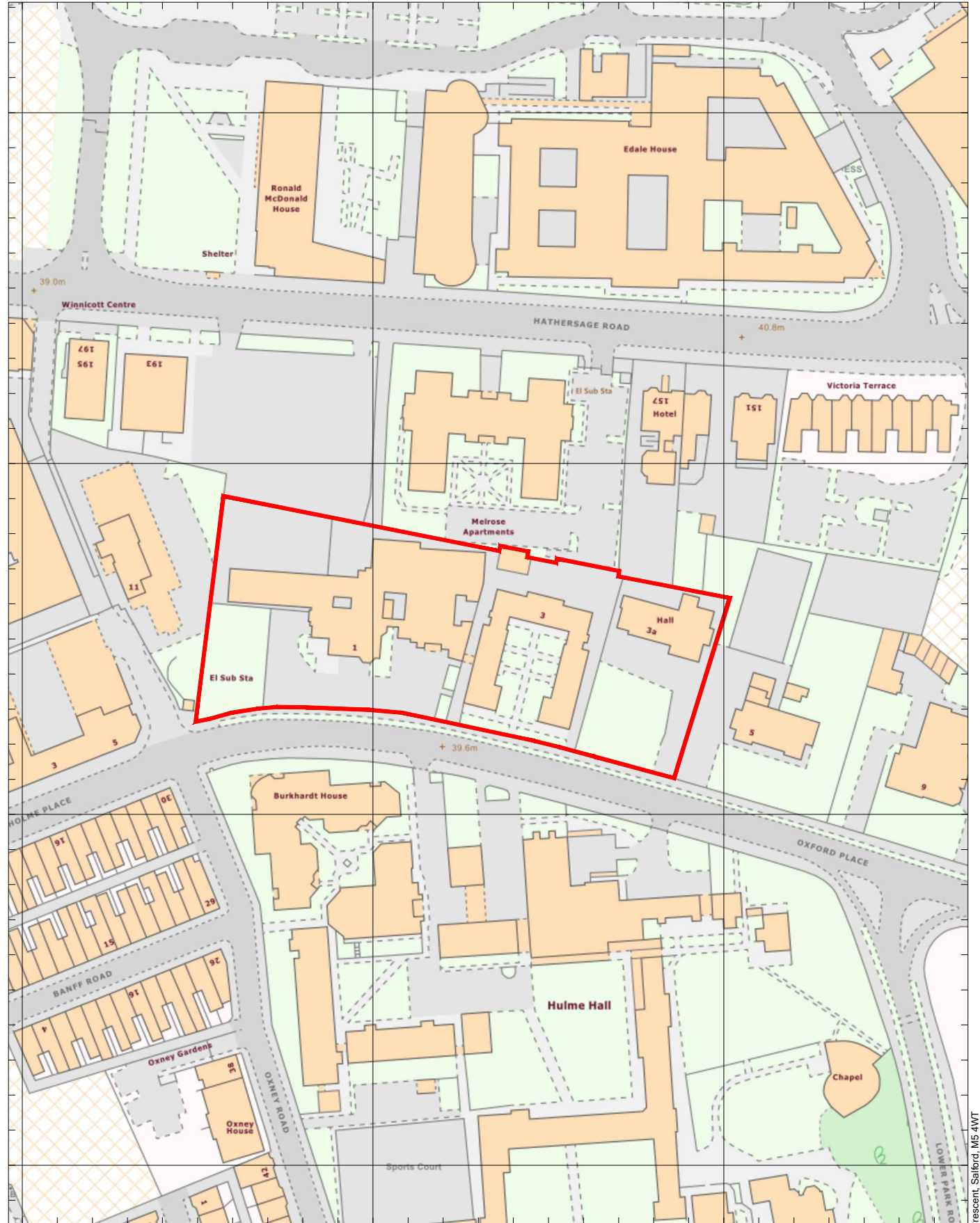


Figure 2:
Site Boundary Superimposed onto Modern Mapping

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Key:
— Site Boundary

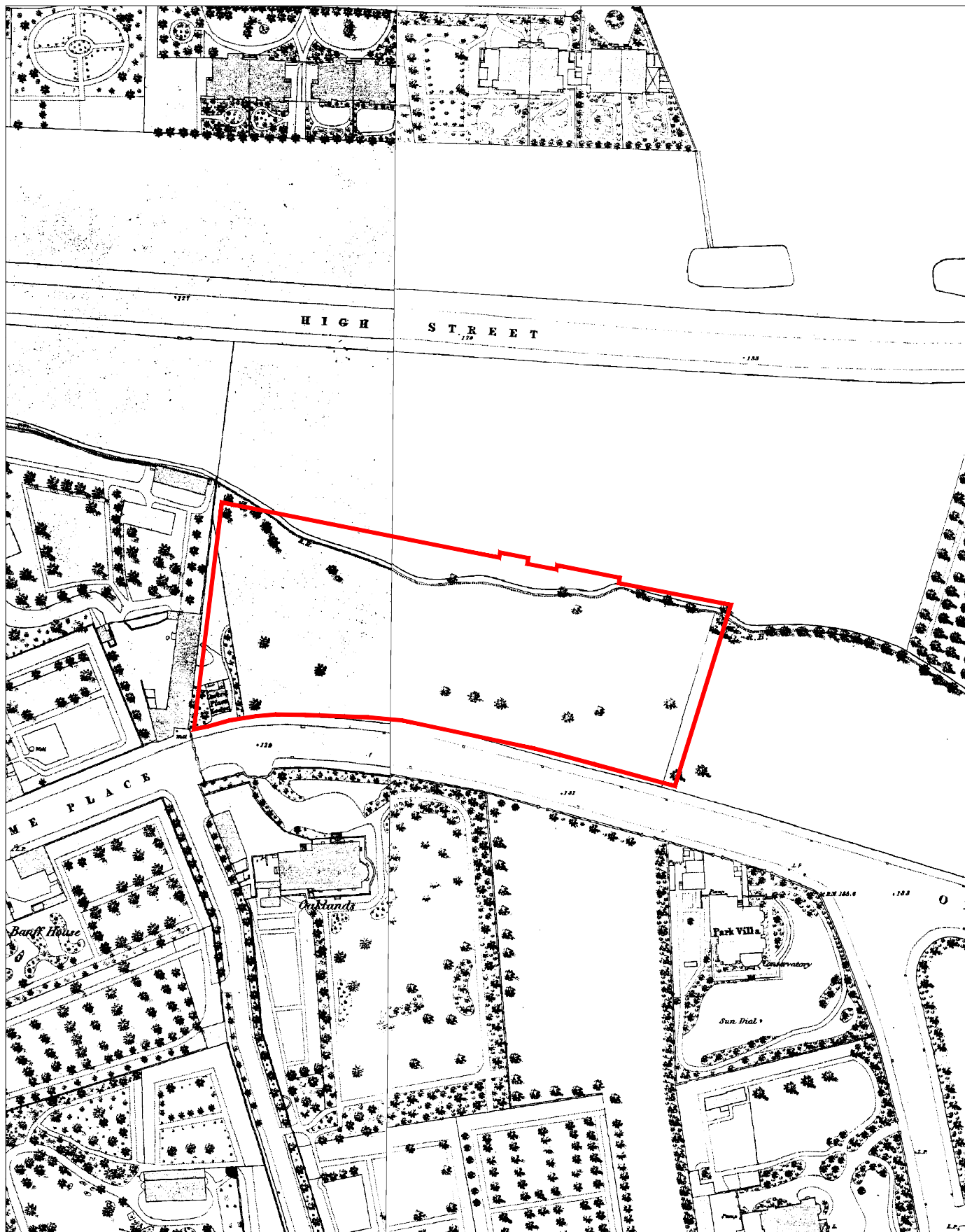


Figure 3:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1851

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1500

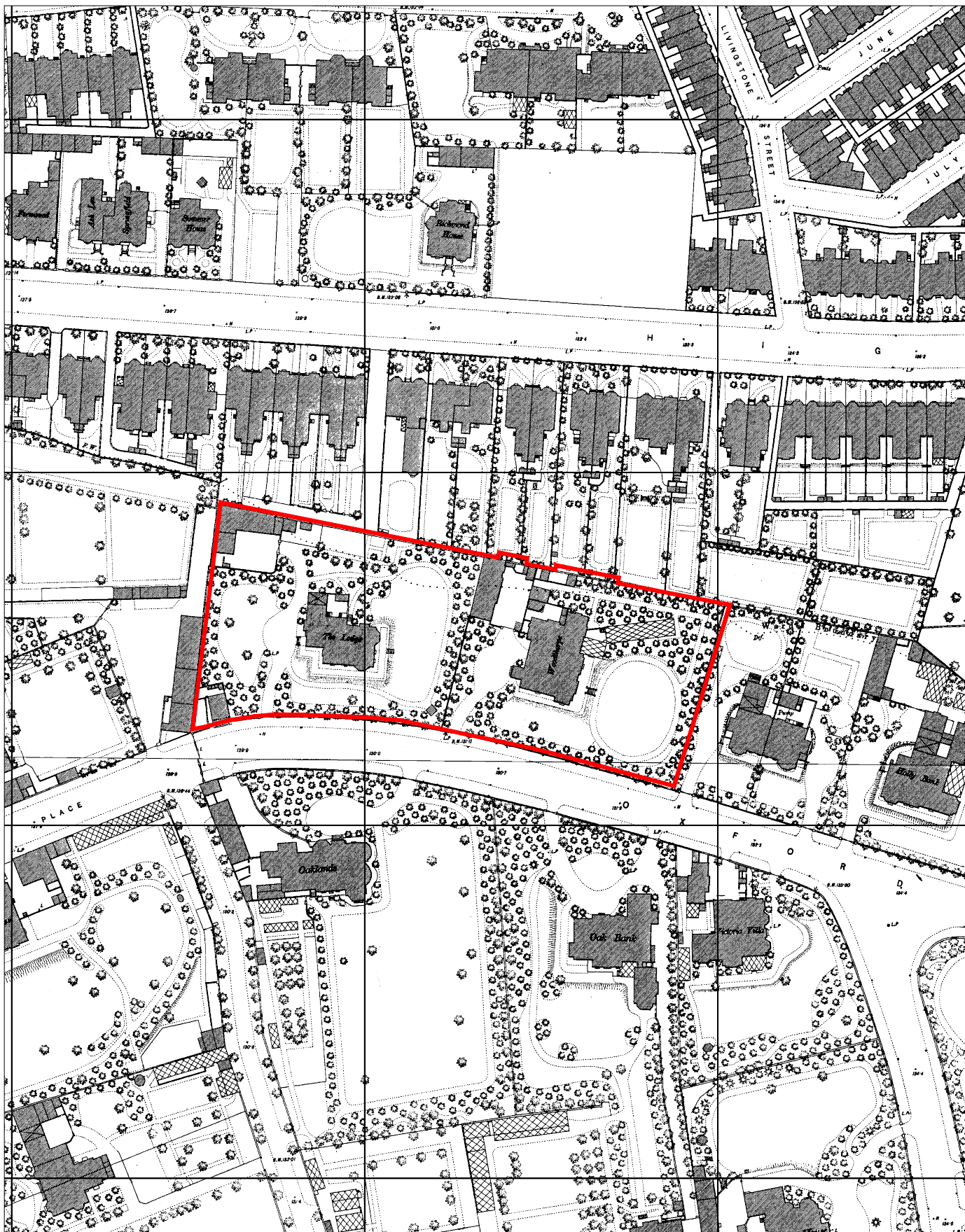


Figure 4:

Site Boundary Superimposed onto the 1:500 Town Plan of 1891

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m

Scale at A4 1:1500

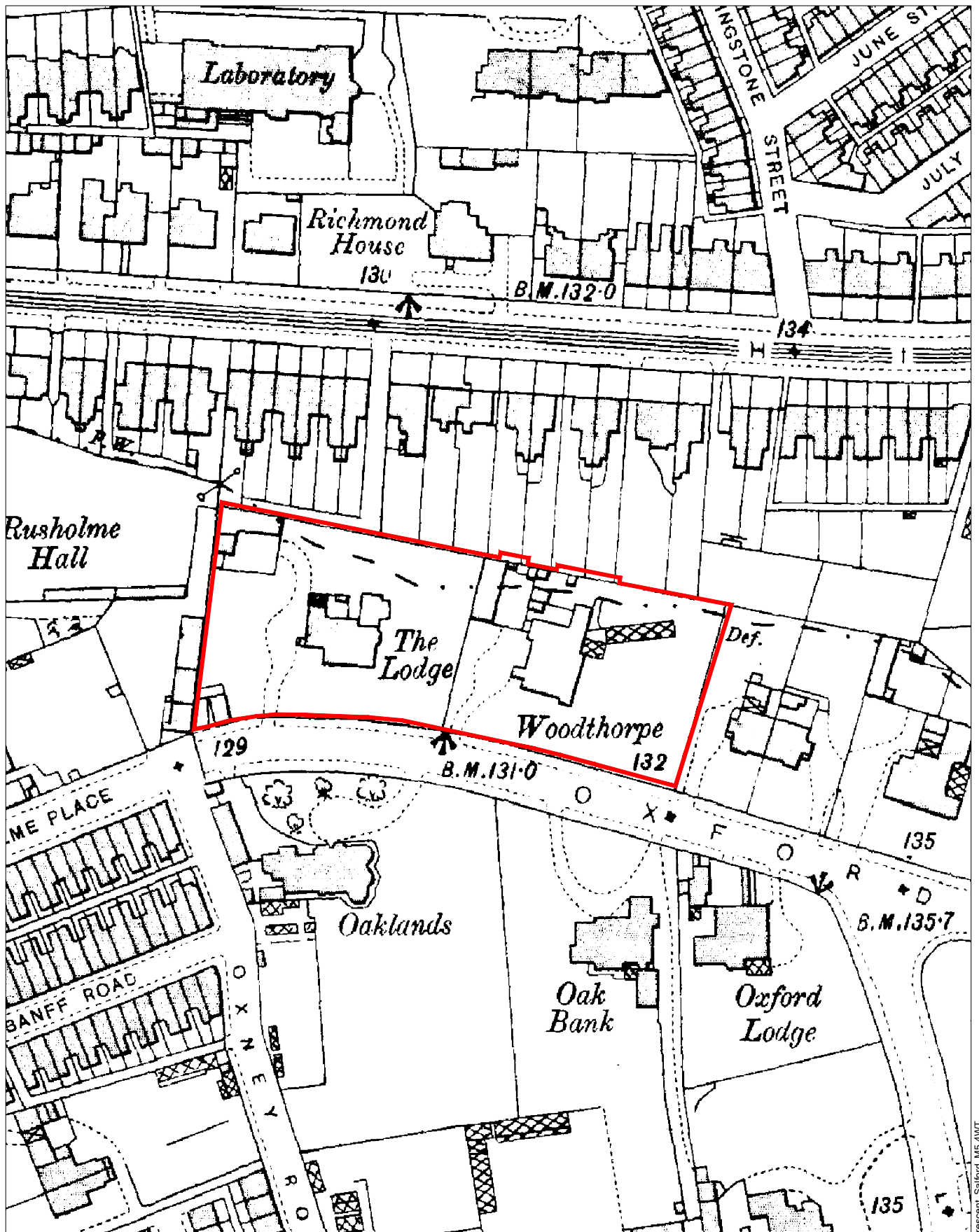


Figure 5:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1908

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Key:

— Site Boundary



SALFORD
ARCHAEOLOGY

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Scale at A4 1:1500

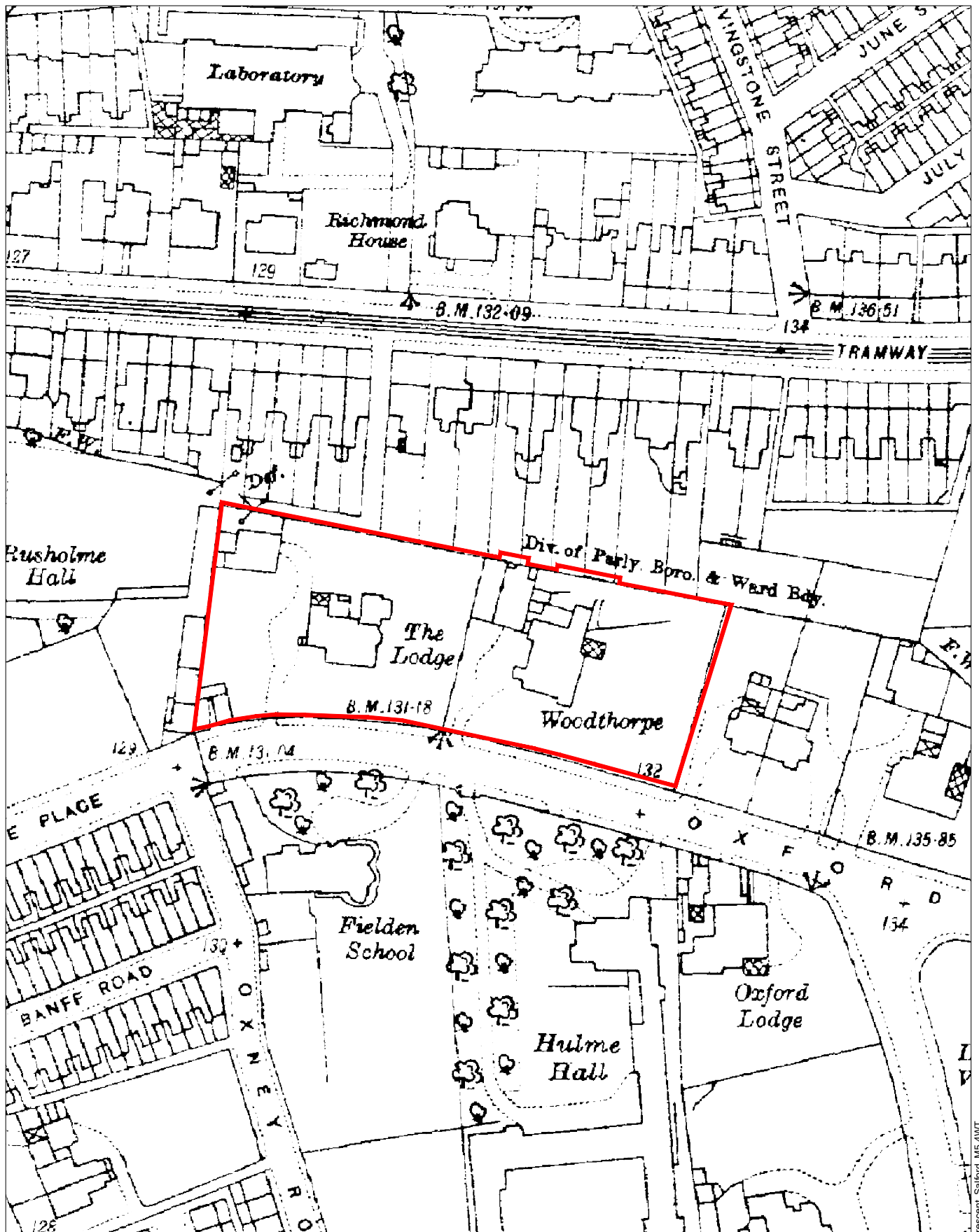


Figure 6:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1922

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Key:

— Site Boundary



SALFORD
ARCHAEOLOGY

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Scale at A4 1:1500

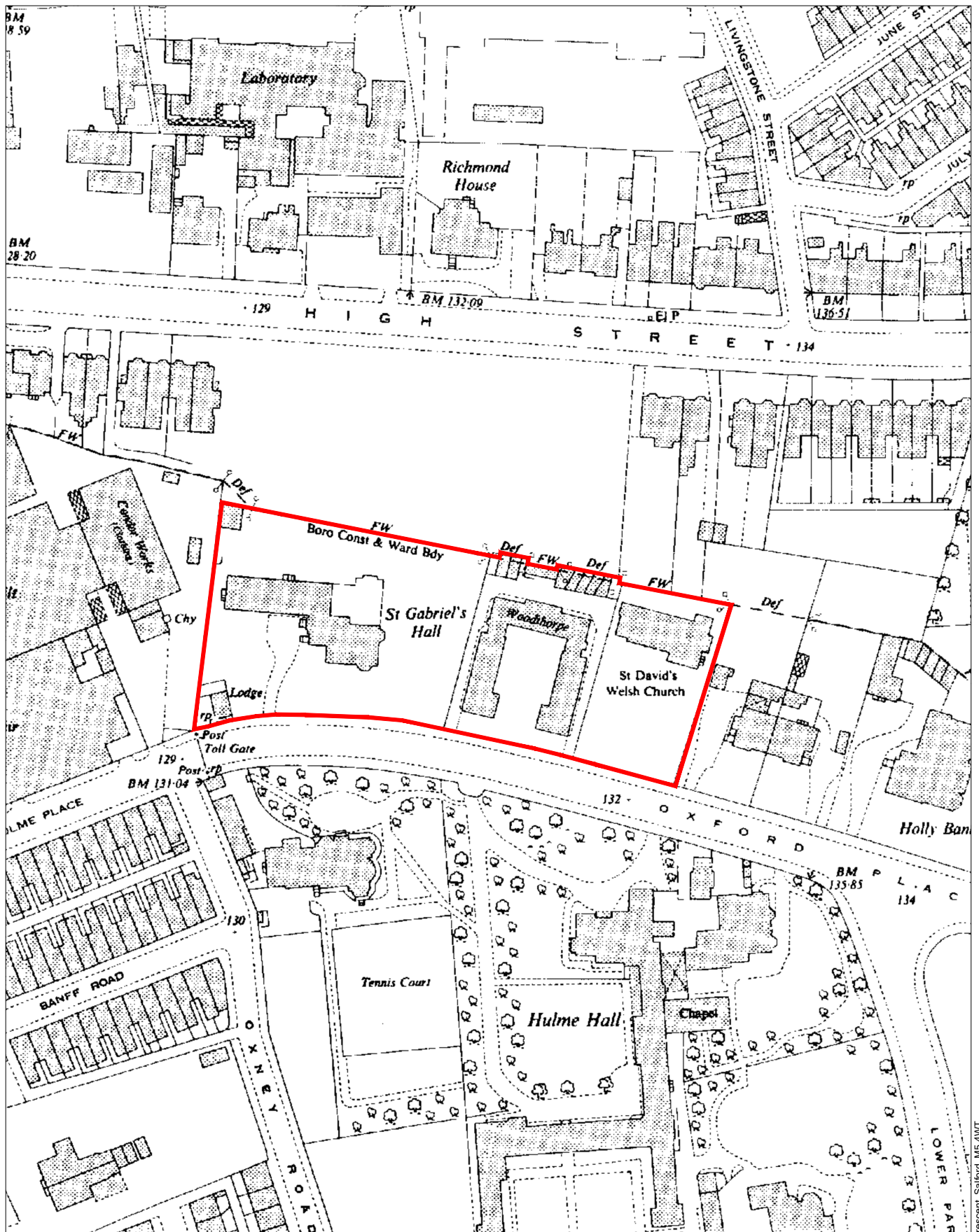


Figure 7:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1951

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1500

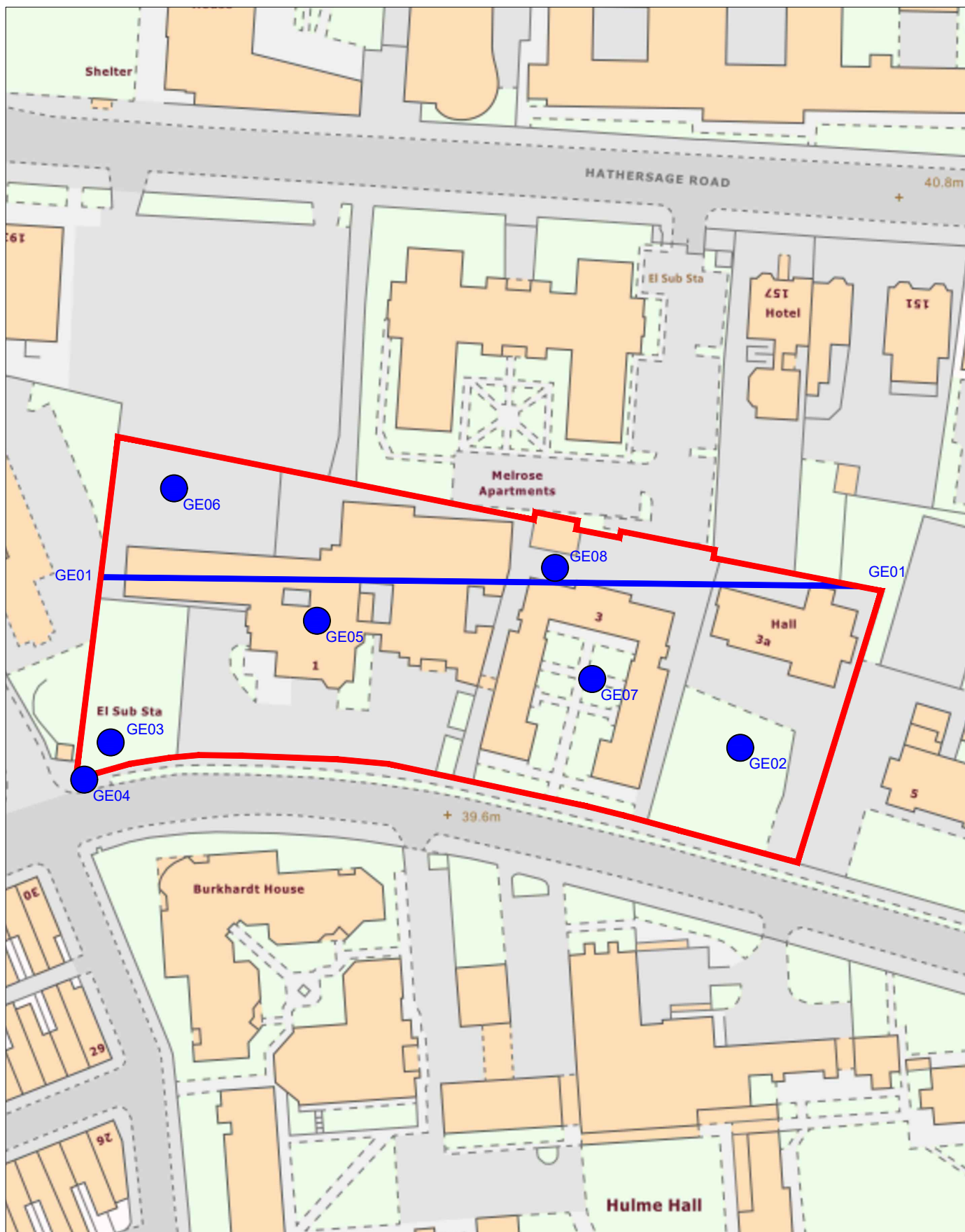


Figure 8:

Gazetteer Entries Superimposed onto Modern Mapping

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Key:

- Site Boundary
- Gazetteer Entries

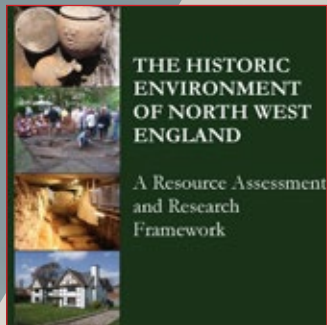


SALFORD
ARCHAEOLOGY

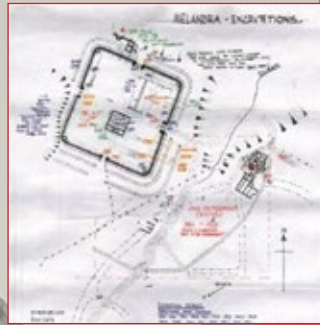
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CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



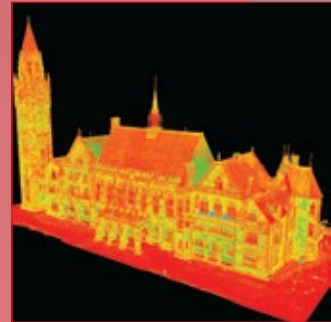
EXCAVATION



BUILDING SURVEY



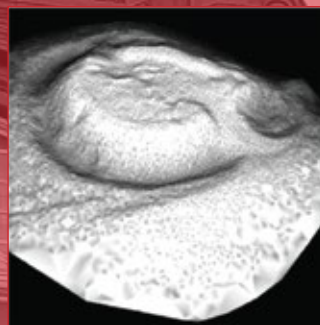
3D LASER SCANNING



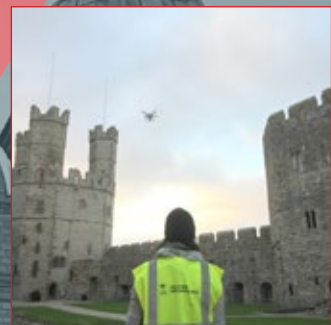
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



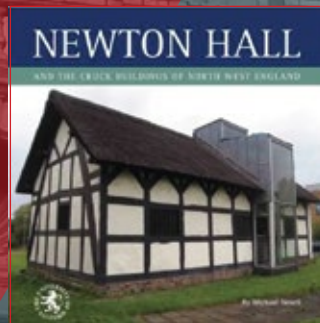
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

