

Archaeological Desk Based Assessment for

LOUISA STREET WORKS MANCHESTER

For Westchurch Homes

Sarah Popplewell

L~P:ARCHÆOLOGY

Archaeological Desk Based Assessment for

LOUISA STREET WORKS MANCHESTER

Client: Westchurch Homes

Local Authority: Manchester City Council

NGR: 388596, 397628

Planning App ref: Pre-application

Author: S.Popplewell

Doc Ref: LP4440C-DBA-v.1.3

Date: August 22

L~P:ARCHÆOLOGY

A trading name of MOLA Chester

York House | York Sheet | Chester | Cheshire | CHI 3LR | chester@lparchaeology.com

www.lparchaeology.com

TABLE OF CONTENTS

Table of Figures

Table of Tables

Table of Appendices

Abstract

- 1 Introduction
- 2 Planning Background
- 3 Methodology
- 4 Aims of the Assessment
- 5 Site Background
- 6 Archaeological and Historical Background
- 7 Proposed Development
- 8 Conclusions

Sources Consulted

Figures

Appendices

TABLE OF FIGURES

Figure 1 - Site Location - General

Figure 2 - Site Location - Detail

Figure 3 - HER search area

Figure 4 - The Openshaw tithe map 1846

Figure 5 - 1890-1893 OS Map

Figure 6 - 1908 OS Map

Figure 7 - 1922 OS Map

Figure 8 - 1923 OS Map

Figure 9 - 1933 OS Map

Figure 10 - 1949 OS Map

Figure 11 - 1985 OS Map

Figure 12 - 1986-1991 OS Map

Figure 13 - 2001 OS Map

Figure 14 - Satellite map of site area

TABLE OF TABLES

Table 1 - Significance criteria used in this report

Table 2 - Timescales used in this report

TABLE OF APPENDICES

Appendix 1 - HER Data

Appendix 2 - Proposed Site Layout

Abstract

This report has been produced to assess land at Louisa Street Works, Openshaw, for a proposed residential development with associated infrastructure. As part of a planning application this desk based assessment seeks to determine the potential for archaeological and other heritage assets that may be present, and inform any future strategy in mitigating the impact of development.

The site does not lie within any Conservation Areas, Registered Parks and Gardens or Battlefields. The site does not contain any Scheduled Monuments, Listed Buildings or non-designated Heritage Assets.

After reviewing the available sources regarding the site it was predominantly in use for rural agricultural activity until the end of the 19th century. With the construction of the Manchester and Ashton-under-lyne canal in the 1790s came the introduction of the Victoria Mill to the south-west, and the first half of Louisa Street, then followed in the early 1900s by the construction of the Iron Foundry within the site.

The Iron Foundry was built c1905 by the Joesph Stubbs Company on Louisa Street, it remained on the site until 2017 when the main building was demolished, with only the buildings fronting Louisa Street remaining.

The potential for Post Medieval and Industrial activity within the site is high. Any Post Medieval and Industrial archaeological remains found within the site are likely to be associated with agricultural use and the subsequent iron foundry seen in the historic mapping. This would be of low significance.

1 Introduction

1.1 This archaeological Desk Based Assessment (DBA) has been researched and prepared by Sarah Popplewell of MOLA Chester on behalf of Westchurch Homes. The Local Planning Authority is Manchester City Council who take heritage advice from the Greater Manchester Archaeological Advisory Service (GMAAS).

1.2 This report considers a c.54,495m² site located at Louisa Street, Openshaw, Manchester. The NGR is centred on (SJ) 388596, 397628 (FIGURE 1).

1.3 This document represents supporting information relating to the site, to be submitted as part of a planning application, to determine the potential for archaeological and other heritage assets that may be present and inform any future strategy in mitigating the impact of development.

1.4 The following terms are used in this report:

- ◆ “the study area” - a 750m radius around the site’s centre point (FIGURE 1).
- ◆ “the site” - the area defined by the site boundary (FIGURE 2).

1.5 The assessment seeks to address the following issues:

- ◆ To assess the potential for archaeology.
- ◆ To assess the significance of potential archaeology.
- ◆ To assess the condition of potential archaeology.
- ◆ To assess the impact of the proposed development on the significance of archaeology.

1.6 This report focuses specifically on identifying the potential and significance of the buried and built archaeological resources within the site boundary. It covers archaeological evidence within a 750m radius surrounding the site’s centre point which will allow the potential resource to be assessed within its wider landscape context.

1.7 The assessment is based on the results of documentary and cartographic research as

well as published literature and is produced in line with the standard and guidance of the Chartered Institute for Archaeologists (CIFA 2020).

2 Planning Background

2.1 NATIONAL POLICY AND LEGISLATION

2.1.1 In July 2021 the Ministry for Housing Communities and Local Government (HCLG) issued the Revised National Planning Policy Framework (NPPF) (DLUHC 2021). Chapter 16 of the NPPF sets out planning policies on the conservation and enhancement of the historic environment.

2.1.2 The NPPF indicates planning decisions should be made based on the significance of Heritage Assets. These are defined as buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of significance meriting consideration in planning decisions.

2.1.3 In addition, the following legislation is considered by this assessment:

- ◆ Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979).
- ◆ Town and Country Planning Act 1990 (HMSO 1990).

2.2 LOCAL POLICY AND LEGISLATION

2.2.1 Manchester City Council follows plans from the Manchester Core Strategy 2012 to 2027, particularly Section 12 Objective 6 Environment, within which it outlines the 11 conservation areas for Manchester.

2.2.2 As the area of Clayton and Openshaw is covered by the City Council but does not represent an area of conservation the following policy elements from Policy EN 3 Heritage of the Manchester Core Strategy 2012 to 2027 apply:

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.

Objective 6 Environment Manchester City Council | Manchester Core Strategy 2012 to 2027 Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.

To ensure the special architectural and historic interest is preserved and enhanced the Council maintains a schedule of listed buildings at risk and will produce documentation that identifies the important characteristics of existing conservation areas including the identification of those areas to be preserved and those in need of enhancement (MANCHESTER CITY COUNCIL 2012).

2.2.3 Manchester City Council take archaeological advice from the Greater Manchester Archaeological Advisory Service (GMAAS).

2.3 STATUTORY AND NON-STATUTORY DESIGNATIONS

2.3.1 There are no Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields within the site area. The site does not lie within a Conservation Area or Area of Archaeological Potential.

2.3.2 Within the 750m search radius are 28 records, these include 7 Listed buildings, 21 Non-designated heritage assets and 4 events.

2.4 This DBA has been prepared in accordance with government guidelines and current best practice standards at early stages of a planning application process in order to inform all parties of any archaeological concerns that may affect the redevelopment of the site.

3 Methodology

3.1 This report has been researched and written to conform to MOLA Chester (formerly L – P : Archaeology's) Standards and Guidance for Desk Based Assessment. In accordance with the guidance set out below, the report analyses the sources listed below to create a model of the archaeological and heritage significance of the study site.

3.2 This assessment deals with the buried and built heritage (archaeology) of the site. Although where assets have both above and below ground sensitivities, appropriate consideration is given in this assessment.

3.3 GUIDANCE

3.3.1 The following guidance was consulted:

- ◆ Standards and guidance for historic environment desk based assessments (CHARTERED INSTITUTE FOR ARCHAEOLOGISTS 2020)
- ◆ Historic Environment Good Practice advice in Planning Note 1 (HISTORIC ENGLAND 2015A).
- ◆ Historic Environment Good Practice Advice in Planning Note 2 (HISTORIC ENGLAND 2015B).
- ◆ Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (HISTORIC ENGLAND 2017B).
- ◆ Conservation Principles: Policy and guidance for the sustainable management of the historic environment (ENGLISH HERITAGE 2008).
- ◆ Management of Research Projects in the Historic Environment (HISTORIC ENGLAND 2015C).

3.4 A study area of 750m radius from the site centre point was examined in order to create a manageable dataset that was wide enough to characterise the buried archaeology. This 750m radius should be regarded as permeable, that is to say that relevant information from beyond the study area will be included in the assessment.

3.5 SOURCES

3.5.1 The heritage assets were identified from the following sources:

- ◆ A search of the Greater Manchester Historic Environment Record (GMHER) obtained August 2022.
- ◆ Examination of historic maps;
- ◆ Examination of aerial photographs;
- ◆ Published and unpublished literature available from resources such as the Archaeological Data Service (ADS, 2020) and British History Online (BRITISH HISTORY ONLINE, 2020).
- ◆ Information from the resources at Manchester Archives and Local Studies; visited on the 17th August 2022 by Sarah Popplewell of the Museum of London Archaeology (MOLA) Chester.
- ◆ Readily available lidar data.
- ◆ Data on designated heritage assets held by Historic England (HISTORIC ENGLAND, 2020).

3.5.2 A full list of sources consulted during the compiling of this assessment is included at the rear of this document.

3.6 SIGNIFICANCE CRITERIA

3.6.1 A **heritage asset** can be defined as being a building, monument, site, place, area or landscape that can be identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing) (HISTORIC ENGLAND 2017A).

3.6.2 The **significance** of a heritage asset can be seen 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

(HISTORIC ENGLAND 2017A).

- 3.6.3 The significance of an archaeological asset may not be fully determined until its nature and extent has been sufficiently tested through archaeological fieldwork.
- 3.6.4 The following table is constructed from a combination of industry guidance, as well as professional judgement and the value of archaeological assets within this report are considered against this rationale.

VALUE	ASSESSMENT CRITERIA
Very High	World Heritage Sites. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments. Undesignated sites of the quality and importance to be designated Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.
Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with little or no surviving archaeological interest.
Unknown	The importance of the asset has not been ascertained.

Table 1 - Significance criteria used in this report

3.7 LIMITATIONS OF THE METHODOLOGY

- 3.7.1 The assessment relies on the accuracy of the data provided by the sources described above. There is always some degree of uncertainty in relation to these sources which include:
- 3.7.2 The data from the GMHER can be limited because it is not based on a systematic search of the county but rather, the records are reliant upon chance finds, opportunities for research and public contribution.
- 3.7.3 Documentary sources may be biased, inaccurate or difficult to interpret unless

they can be corroborated by other sources of information.

- 3.7.4 The presence of buried archaeology is not always obvious during walk over surveys.
- 3.7.5 Grid coordinates for heritage assets may be rounded to such an extent that the actual location of the asset can no longer be identified.
- 3.7.6 The radial boundaries used in this report have been established in order to maintain the focus and manageability of the data but still be large enough to rigorously consider context and character of the archaeological resource. It is important to note that any set boundaries on the report should be considered as permeable. Areas do not develop in isolation, and thought must always be given to significant relationships with places and events outside the area selected or defined.
- 3.7.7 When considering evidence from solely non-intrusive investigations, areas of archaeological significance represent only 'potential' significance until 'ground truthed' by intrusive investigations. Whilst it is possible to extrapolate interpretation and identification of archaeological remains through comparative morphology or geophysical signature, unless the remains are physically examined through excavation, their significance cannot be securely determined as their state of preservation is not known. For example, whilst a feature may resemble a Roman enclosure ditch and so be considered as being highly significant, excavation may reveal that modern farming has truncated the feature so that only the very bottom of the ditch survives, providing relatively little evidence of usage, date or original extent and consequently, have lower significance.

4 Aims of the Assessment

4.1 It is not the aim of this assessment to present a complete history of the area, nor is it the intention of this report to examine every artefact found in the local area. Rather, the aim of this assessment is to review the available data and use it to construct a model of the potential archaeology within the site.

4.2 In accordance with industry guidance (CIFA 2020) this assessment seeks to address the following:

- ◆ To understand the archaeological baseline of the site;
- ◆ To assess the potential for as yet undiscovered archaeological remains;
- ◆ To assess the significance of potential archaeology.
- ◆ To assess the impact of the proposed development on the significance of the archaeology.

4.3 This assessment has been guided by The North West Regional Framework <https://researchframeworks.org/nwrf/>. This Framework is designed to form a document covering current knowledge and future research potential, it is formed of a number of research papers combined into a comprehensive research agenda. The framework allows an assessment of current knowledge and gaps in the resource and identifies areas of future research priorities. The document is used to assess current projects within the established known archaeological resource of the region and to allow research aims to be established on current projects which contribute and enhance the existing resource and understanding.

5 Site Background

5.1 GEOLOGY

5.1.1 The British Geological Survey Onshore Geoindex shows the bedrock geology as Chester Formation, Sandstone. With overlying superficial deposits of Devensian Till (THE BRITISH GEOLOGICAL SURVEY ONSHORE GEOINDEX 2022).

5.1.2 The data provided by GeoIndex is low resolution data and should only be considered as a rough guide to the geology of the site.

5.2 LANDSCAPE AND TOPOGRAPHY

5.2.1 The site is in Openshaw situated to the east of the Manchester and Ashton-under-lyne canal, around 6km to the east of Manchester city centre (FIGURE 1).

5.2.2 The site is flanked by housing estates to the north, west and east, with industrial units to the south. Alongside this there is also green space to the south-east between the site and some of the aforementioned industrial units (FIGURE 2).

5.2.3 The site is an irregular polygon which covers 9281m² of land. It is an average of 79.5m AOD; topography across the site is relatively flat, sloping slightly from the eastern side at Louisa Street down towards the Western side of the site.

5.3 PREVIOUS WORKS

5.3.1 There is no known previous archaeological work on the site.

6 Archaeological and Historical Background

6.1 The archaeological and historical timescales used in this text are outlined in the following table:

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	2,400 BC
BRONZE AGE	2,400	800 BC
IRON AGE	800	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	1750AD
INDUSTRIAL AND 20 TH CENTURY	1750	PRESENT

Table 2 - Timescales used in this report

6.2 Information from the Greater Manchester Historic Environment Record (GMHER) is referenced with the monument or site ID code in brackets e.g. (HER12345), (DCH12345). The following analysis is from a 750m radius search of the GMHER. Archaeological assets within the search area are shown in (FIGURE 3) and are listed in the Gazetteer (APPENDIX 1).

6.3 There are no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the site area. The site does not lie within a Conservation Area or Area of Archaeological Potential. Within the 750m search radius are 28 monuments, these include 7 Listed buildings, 21 Non-designated heritage assets and 4 events.

6.4 The HLC categorises the area as general industrial (HGM14567). The site area is a medium sized industrial works of 20th century date, with an iron foundry evident on

earlier mapping.

6.5 PREHISTORY

6.5.1 There is no Prehistoric activity on the site recorded within the Greater Manchester HER, however there is a natural landscape of Openshaw Moss (HER 4479.1.0) located 87m to the south-west of the site, which has the potential to have attracted Prehistoric activity.

6.5.2 The potential for Prehistoric activity within the site is low, any Prehistoric activity identified on the site would be of medium significance.

6.6 ROMAN

6.6.1 There is no evidence of Roman activity on the site or within the HER search area.

6.6.2 The nearest identifiable Roman activity is the fort at Deansgate, Manchester, approximately 5km away, as well as, a potential Roman road between Manchester and Melandra Castle. Although still debated the current route of this suspected road (Margary Number: 711) runs for approximately 11.7 miles through Openshaw (ROMANROADS.ORG 2018).

6.6.3 The potential for Roman activity on the site is low, any identifiable activity would have medium significance.

6.7 EARLY MEDIEVAL AND MEDIEVAL

6.7.1 There are no Early Medieval assets and one Medieval asset recorded in the HER for the study area.

6.7.2 Openshaw is not listed within the Domesday survey for Lancashire but falls within the Salford Hundred.

6.7.3 The place name of Openshaw translates to 'Open Wood' (EKWALL 1922). The name has Anglo-Saxon origins however, there is no archaeological or documentary evidence to support a settlement within this area during the Early Medieval period (FRANCE, E 1989).

- 6.7.4 There is evidence of a Medieval settlement at Openshaw as early as 1237 (HER 2066.1.0), the precise location is unclear, however the hamlet is believed to have been situated around Old Road (700m to the south of the site) suggesting the site lay within the surrounding agricultural fields at this time. Openshaw was a separate settlement until the influence of industry caused it to be incorporated into Manchester city (HARTWELL ET AL. 1994).
- 6.7.5 The potential for Early Medieval and Medieval activity on the site is low, any identifiable activity would have medium significance.

6.8 POST MEDIEVAL AND INDUSTRIAL

- 6.8.1 There are 26 records noted within a GMHER search for the area around the site that are of Post Medieval and modern origins. Primarily these focus around the industrial heritage of the area, including the canal systems, as well as an iron foundry, engineering and mill works.
- 6.8.2 In the Industrial period Manchester was at the heart of the Industrial Revolution and the surrounding area underwent rapid development and change as part of the industrial boom. Particularly prevalent was the creation of mill and iron workings, supported by the canal networks which ran through the city.
- 6.8.3 The site backs onto a walkway which represents the filled in remains of the Stockport branch line, for the Manchester and Ashton-under-lyne canal that previously sat along the western edge of the site. Built in 1797 the canal was constructed to transport coal into Manchester; the Stockport branch was approximately 4 miles long with no locks. It was in use until the 1930's at which time it was then abandoned. This ultimately led to its infilling in the late 1960s and 1970s, with the modern line of the canal branch now represented by a walking route (HER 11709.1.0)(FIGURE 3).
- 6.8.4 The street layout plans from Manchester archives and the historic maps demonstrate the expansion of Louisa Street towards the Ashton-under-Lyne canal and the creation of an Iron Foundry on the site (Manchester Archive Ref:

Box111, 3982).

6.8.5 The site was developed by the firm 'Joseph Stubbs' (a co-partnership of William, Joseph and Robert Stubbs), into an Iron foundry. The building is seen on the 1908 25" Ordnance Survey map and recorded in Slater's Manchester Trade directory of 1911 (GRACE'S GUIDE N.D.). The firm was recognised for employing women within the foundry, which manufactured small cores (GRACE'S GUIDE N.D.).

6.8.6 The Iron Foundry was later used as a works with depot building; the site was demolished in 2017 with only the roadside buildings still remaining (PLATE 1).

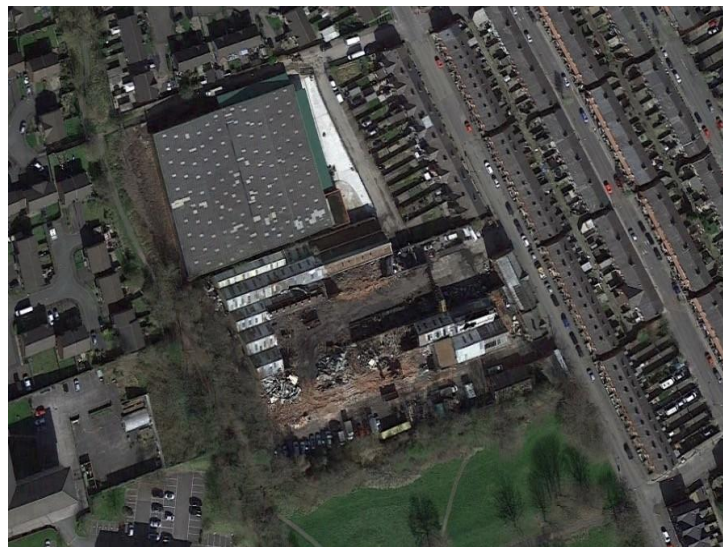


Plate 1- Google Earth 2017, 53°28'33.56"N
2°10'27.29"W, alt 394.

6.8.7 Historic and cartographic sources show a link to the Stockport branch of the Manchester and Ashton-under-lyne canal, which prior to the 1960's ran behind the site to the west and was a key component of the colliery supplies into Manchester during the later 18th century through to the early 20th century.



Plate 2: Stubbs Iron Foundry c.1960, looking southeast from the canal. Manchester Libraries

- 6.8.8 There are 6 listed buildings within the search area that are of an industrial type; all of which relate to the construction of the canal networks around Manchester and date from the 18th and 19th centuries. There are 4 of these records that are specifically for locks and towpaths of the Ashton canal network, and in turn one of these is the towpath that connects to the Stockport branch line which previously ran behind the site (HER 11709.1.0).
- 6.8.9 Within the HER records there are also 16 monuments, all of which are industrial in nature; either mill, iron forge, engineering, canal transport or rail transport related. All of the monuments within the search area, like the listed buildings, are of an industrial nature from the 18th and 19th centuries.
- 6.8.10 Further to this there are 4 events either within, or partially within the search area, three of these are desk based assessments and one is a building recording; all of which were completed within the last 20 years. All of the desk based assessments were completed prior to residential developments in the area, to establish the potential significance of any archaeological assets and the associated impacts of construction. The building recording, undertaken by the Manchester Region Industrial Archaeology Society (MRIAS) was also an examination of industrial heritage within the area, however, this has no direct

link to the site.

6.8.11 There is one Listed Building which is a local school (HER 16057.1.0). Alongside these there are also three other non-listed buildings within the HER records that show two more industrial works (HER 17336.1.0 and HER 17231.1.0) and one religious building (HER 15485.1).

6.8.12 The potential for Post Medieval and Industrial activity on the site is high, the overall significance of any such remains would be medium local significance.

6.9 CARTOGRAPHIC

6.9.1 The earliest maps of the area show the site in little detail: Saxton 1577, Speed 1610, 16th century Casson and Berry, Green, Laurent, Johnson, Adshead, Goad's Insurance maps and Tinker maps focus on the larger settlements of Salford and Manchester, with the land around the site appearing unmentioned and probably of agricultural use.

6.9.2 The Openshaw tithe map (FIGURE 4) for the area dated 1846 shows that it is apportioned into agricultural land with the site overlying two plots: Plot 107 listed as 'Near Long Croft' (THEGENEALOGIST 2022), owned by George Cornwall Legh Esq. and occupied by William Lees, it is recorded as Meadow. The second plot is thought to be Plot 86, but the number has been smudged. This possible plot is also owned by George Cornwall Legh Esq. and occupied by Robert Thorpe, noted as Long Croft and described as Meadow and Oak.

6.9.3 The Ordnance Survey (OS) maps from 1890 to 1893 show the site as still being open fields and adjacent to the emerging Louisa Street which was much shorter than its current counterpart (FIGURE 5).

6.9.4 Openshaw grew as prominent settlement during the turn of the 19th to 20th century, with an iron foundry built on the site c.1900 which can be seen on the 1908 OS map. The 1908 map shows a row of buildings on the Louisa Street frontage and the main forge and warehouse area to the rear (FIGURE 6).

6.9.5 The 1922 and 1923 OS maps show the expansion of the Iron Foundry

buildings, with a small northern extension (FIGURE 7)(FIGURE 8). Following this the 1933 OS map shows the combination of the main frontage with the buildings behind (FIGURE 9). There is another small extension which follows on the 1949 OS, before a small proportion of the land behind Ferris Street is incorporated into the building with this previously being allotment (FIGURE 10).

6.9.6 On the 1985 OS there was a small additional building constructed to the frontage along the south side of the building on the Louisa Street side (FIGURE 11). Following this in 1986-1991 OS maps the size of the building is reduced with many of the outbuildings removed (FIGURE 12). By the 2001 OS map the site had once again been separated into a depot behind Ferris Street and the current plot that represents the same area as the current site boundary (FIGURE 13).

6.9.7 The later 20th century OS maps record the creation and definition of the adjacent terraced housing that runs along Louisa Street with the row behind facing onto Ferris Street. During this period the maps also show the expansion in size of the Engineering works which is positioned further north along Louisa Street and is another industrial development of the interwar period.

6.10 LIDAR DATA AND AERIAL PHOTOGRAPHY

6.10.1 There is currently no applicable LIDAR data that reveals anything more than the available aerial photography and map regression due to the urban location of the site.

6.10.2 Current (2022) aerial imagery shows the site contains the remains of a building along the Louisa Street length of the site, however, the rest of the site seems to be open, flat concrete with a few smaller outbuildings along the edges (FIGURE 14).

7 Proposed Development

7.1 PREVIOUS IMPACTS

- 7.1.1 Research suggests the site was likely used as agricultural lands until the late 19th century.
- 7.1.2 The site was developed c.1905 with an Iron Foundry by the Joseph Stubbs company. The buildings were present until 2017, with extant buildings remaining at the front of Louisa Street. There will also likely to be remains of the various extensions and modifications seen in the ordnance survey mapping present below the current concrete covering.
- 7.1.3 The site is currently an unused concreted area, with only the building fronting Louisa Street remaining.

7.2 PROPOSED REDEVELOPMENT

- 7.2.1 In accordance with government guidelines and best practice, this report has been completed at the early stages of the process as supporting documentation to inform all parties of any archaeological concerns affecting the site.
- 7.2.2 The proposed development consists of residential use and the construction of 43 houses (APPENDIX 2).

8 Conclusions

8.1 Land at Louisa Street, Openshaw is proposed for development. As part of a planning application this desk based assessment seeks to determine the potential for archaeological and other heritage assets that may be present and inform any future strategy in mitigating the impact of development.

8.2 The site is at Louisa Street, Openshaw, Manchester. The NGR is centred on (SJ) 88596, 97628.

8.3 There are no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the site area. The site does not lie within a Conservation Area or Area of Archaeological Potential.

8.4 POTENTIALLY IMPACTED ASSETS.

8.4.1 The potential for significant Prehistoric, Roman and Early Medieval activity within the site is low. Any archaeological remains found would be of medium significance.

8.4.2 The potential for Medieval activity within the site is low, as the site sits outside of the suggested Medieval settlement. Any Medieval archaeological remains found within the site are likely to be associated with agricultural activity and of low significance.

8.4.3 The potential for Post Medieval and Industrial activity within the site is high. Any Post Medieval and Industrial archaeological remains found within the site are likely to be associated with agricultural use and the subsequent iron foundry seen in the historic mapping. This would be of low significance.

8.4.4 Any surviving deposits relating to the iron foundry, would be of low local significance.

8.5 The North West Regional Framework highlights a number of research questions related to the Industrial and 20th century periods (<https://researchframeworks.org/nwrf/industrial/#>). The site has the potential to contribute to some of these and in particular:

- ◆ Ind05: How well understood is change and development of the agrarian landscape in response to industrialisation and enclosure?
- ◆ Ind56: How can we improve our understanding of 20th century factory organisation?
- ◆ Ind58: How have industrial buildings adapted to new technology and processes?
- ◆ Ind98: How well understood and recorded are the North-Wests canals, waterways and basins?

SOURCES CONSULTED

BIBLIOGRAPHIC

- CHARTERED INSTITUTE FOR ARCHAEOLOGISTS, 2020. 'Standards and guidance for historic environment desk based assessments'.
- CI&A, 2020. 'Standard and guidance for historic environment desk-based assessment'.
- DLUHC, 2021. 'National Planning Policy Framework'. Available at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf.
- EKWALL, E., 1922. *Place Names of Lancashire*. Manchester: University of Manchester Press.
- ENGLISH HERITAGE, 2008. *Conservation Principles: Policy and guidance for the sustainable management of the historic environment*. Department for Communities and Local Government.
- FRANCE, E, 1989. *A History of Gorton and Openshaw*. Manchester: France, E.
- GRACE'S GUIDE, 'Joseph Stubbs'. *Grace's Guide To British Industrial History*. Available at:
https://gracesguide.co.uk/Joseph_Stubbs [Accessed August 21, 2022a].
- GRACE'S GUIDE, 'The basic industries of Great Britain by Aberconway: Chapter IX: Part 2'. *Grace's Guide To British Industrial History*. Available at:
https://gracesguide.co.uk/The_Basic_Industries_of_Great_Britain_by_Aberconway:_Chapter_IX:_Part_2 [Accessed September 21, 2022b].
- HARTWELL, C., HYDE, M. & PEVSNER, N., 1994. The Buildings of England Lancashire: Manchester and the South-East. In *The Buildings of England Lancashire: Manchester and the South-East*. Yale, pp. 370–374.
- HISTORIC ENGLAND, 2017a. 'Conservation Principles for the Sustainable Management of the Historic Environment (consultation draft)'. Available at:
<https://historicengland.org.uk/content/docs/guidance/conservation-principles-consultation-draft-pdf/>.
- HISTORIC ENGLAND, 2015a. *Historic Environment Good Practice Advice Note 1 - The Historic Environment in Local Plans*. Historic England. Available at:
<https://content.historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1.pdf/>.
- HISTORIC ENGLAND, 2015b. *Historic Environment Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment*. Historic England. Available at:
<https://content.historicengland.org.uk/images-books/publications/gpa2-managing->

significance-in-decision-taking/gpa2.pdf/.

HISTORIC ENGLAND, 2017b. *Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets (2nd Edition)*. Historic England. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>.

HISTORIC ENGLAND, 2015c. 'Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide'. Available at: <https://historicengland.org.uk/images-books/publications/morphe-project-managers-guide/>.

HMSO, 1979. *Ancient Monuments and Archaeological Areas Act*.

HMSO, 1990. 'Town and Country Planning Act'.

MANCHESTER CITY COUNCIL, 2012. *Manchester Core Planning Policy 2012-2027*. Manchester City. Available at: https://www.manchester.gov.uk/downloads/download/5672/core_strategy [Accessed August 18, 2022].

ROMANROADS.ORG, 2018. 'The Roman Road from Manchester to Melandra Castle'. Available at: <https://www.romanroads.org/gazetteer/M711.htm>.

THE BRITISH GEOLOGICAL SURVEY ONSHORE GEOINDEX, 2022. 'The British Geological Survey Onshore Geoindex'. *The British Geological Survey Onshore Geoindex*. Available at: <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/> [Accessed August 18, 2022].

THEGENEALOGIST, 2022. 'thegenealogist'. *thegenealogist*. Available at: <https://www.thegenealogist.co.uk/>.

LICENSES

Envirocheck Mapping © Crown Copyright and database rights [2020] Ordnance Survey 100022432

OS Vector Map © Crown Copyright and database rights [2020] Ordnance Survey 100053067

FIGURES

FIGURE I // Site Location - General



0 100 m



Site Location



PROJECT // 4440C - Louisa Street Works

DESCRIPTION // Site Location

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1.1

L~P:ARCHAEOLOGY

FIGURE 2 // Site Location - Boundary



0 100 m

 Boundary Line
 Site Location



PROJECT // 4440C - Louisa Street Works

DESCRIPTION // Site Location

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1.1

L~P:ARCHAEOLOGY

FIGURE 3 // HER Search Area



Boundary Line



HER Record Site Points



Previous Location of Canal



PROJECT // 4440C - Louisa Street Works

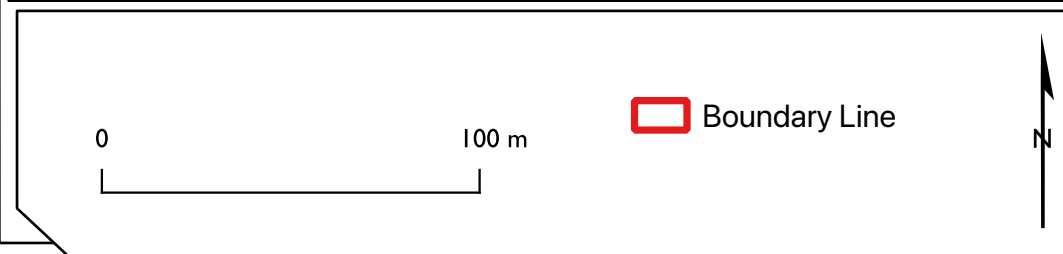
DESCRIPTION // HER Search Area Record Locations

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L~P:ARCHAEOLOGY

FIGURE 4 // 1846 Tithe Map



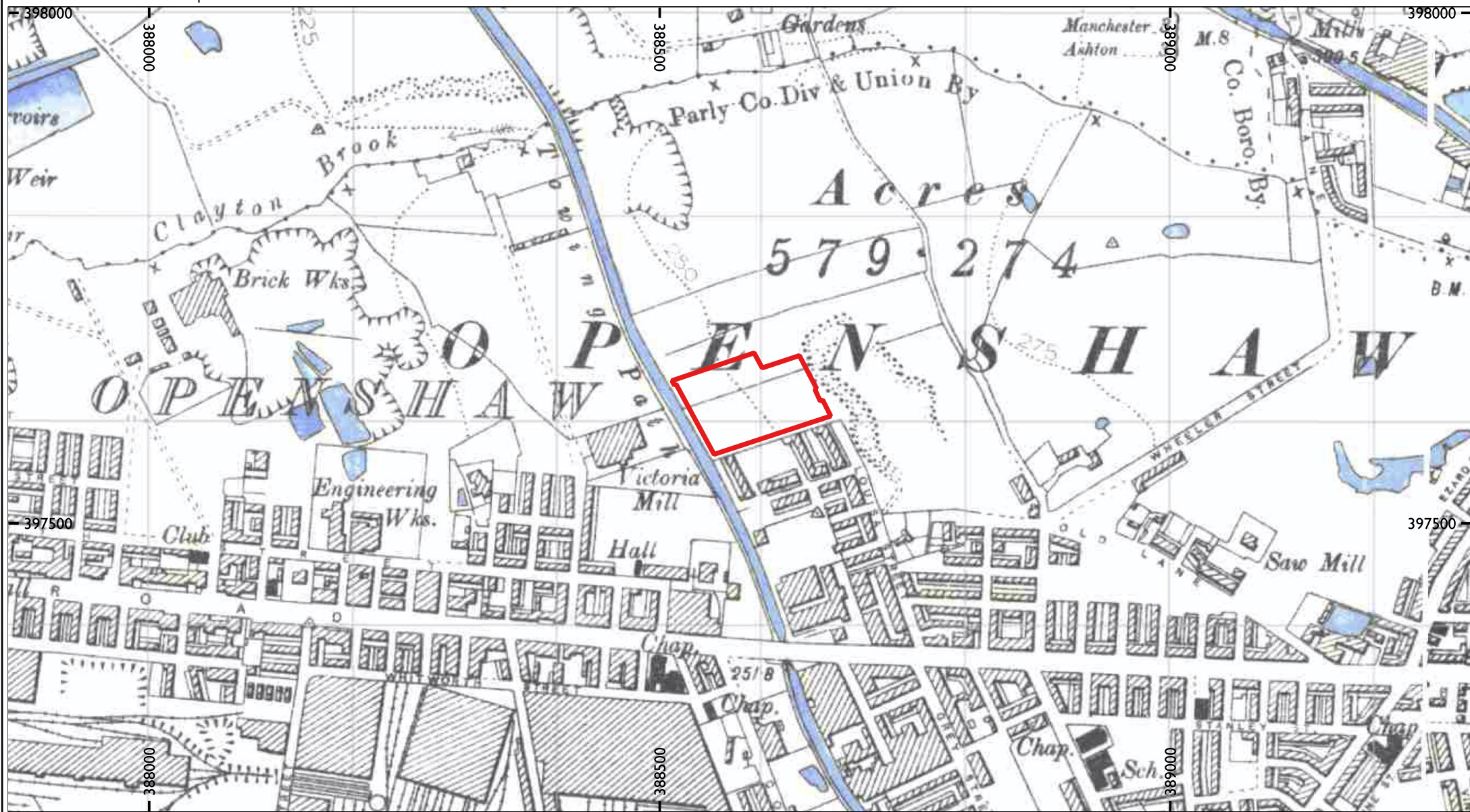
PROJECT // 4440C - Louisa Street Works

DESCRIPTION // 1846 Tithe map of the Openshaw Township

DOC REF: LP4440C-DBA-v1

L~P:ARCHÆOLOGY

FIGURE 5 // 1890-1893 OS Map



 Boundary Line

0 100 m



PROJECT // 4440C - Louisa Street Works

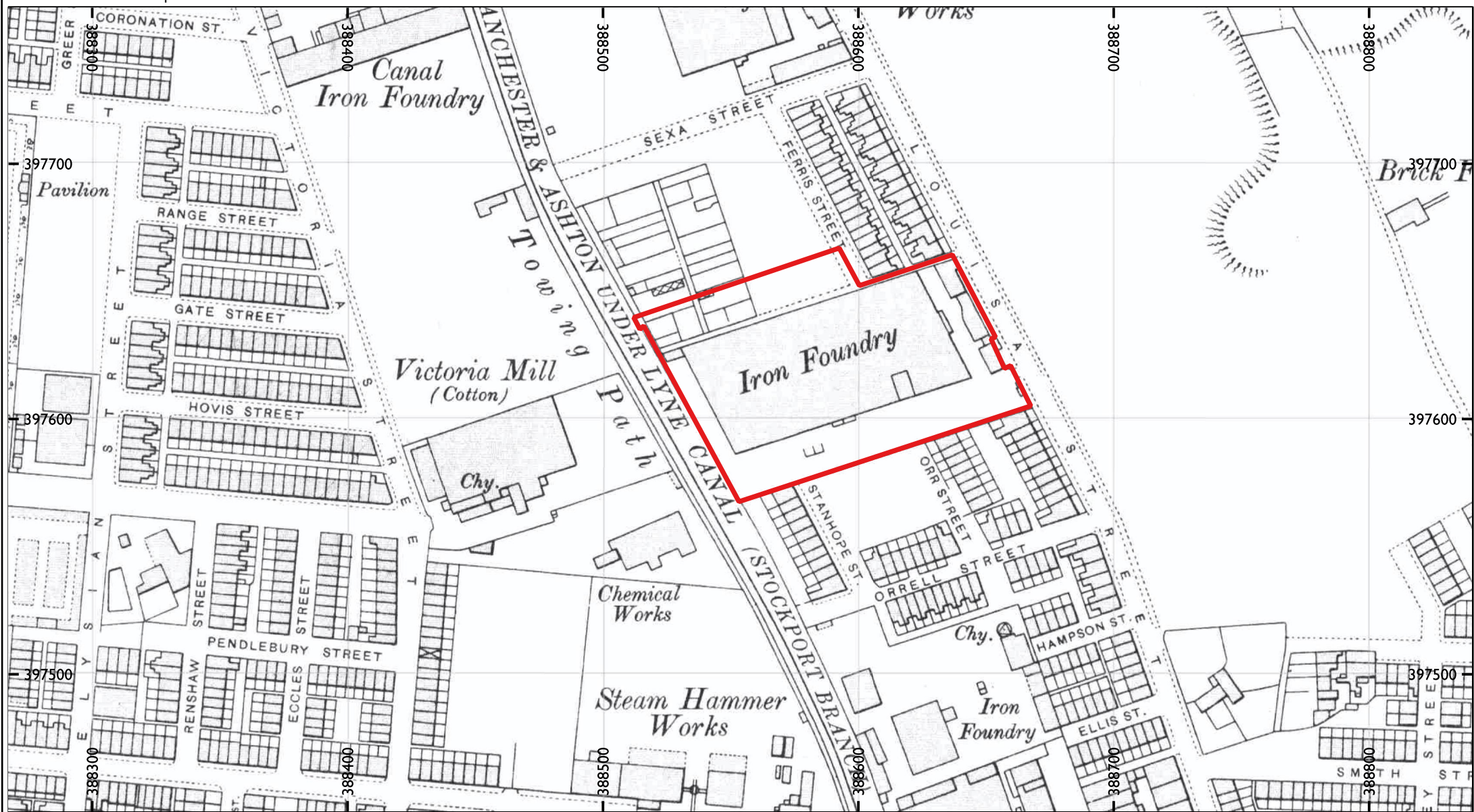
DESCRIPTION // 1890-1893 OS Map

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L-P:ARCHAEOLOGY

FIGURE 6 // 1908 OS Map



0 100 m

 Boundary Line



PROJECT // 4440C - Louisa Street Works

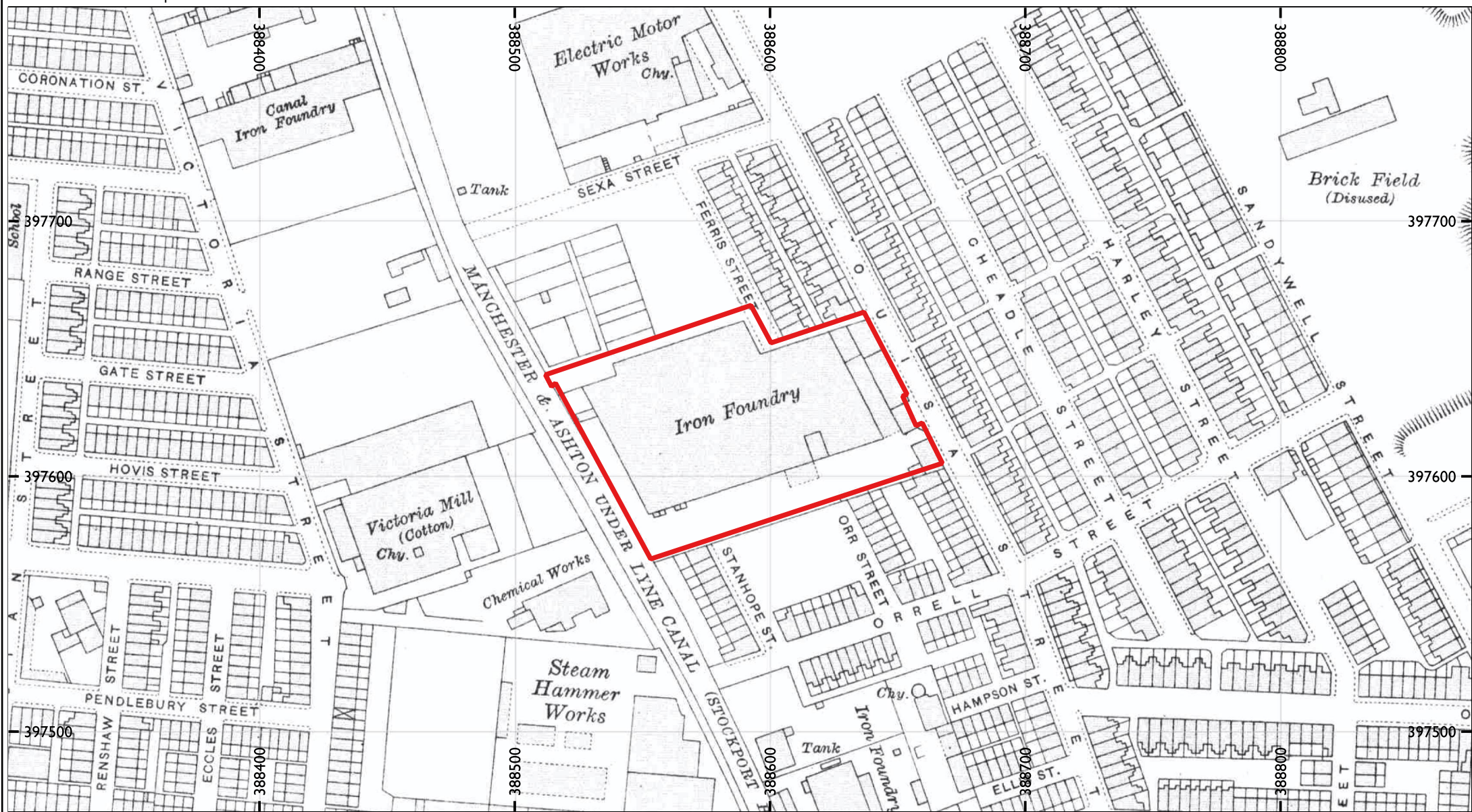
DESCRIPTION // 1908 OS Map

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L~P:ARCHAEOLOGY

FIGURE 7 // 1922 OS Map



0 100 m

 Boundary Line



PROJECT // 4440C - Louisa Street Works

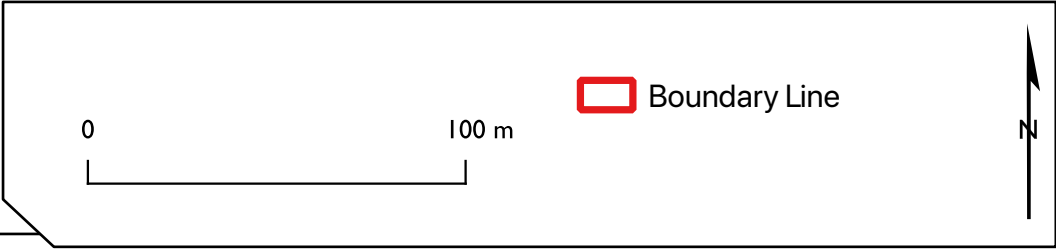
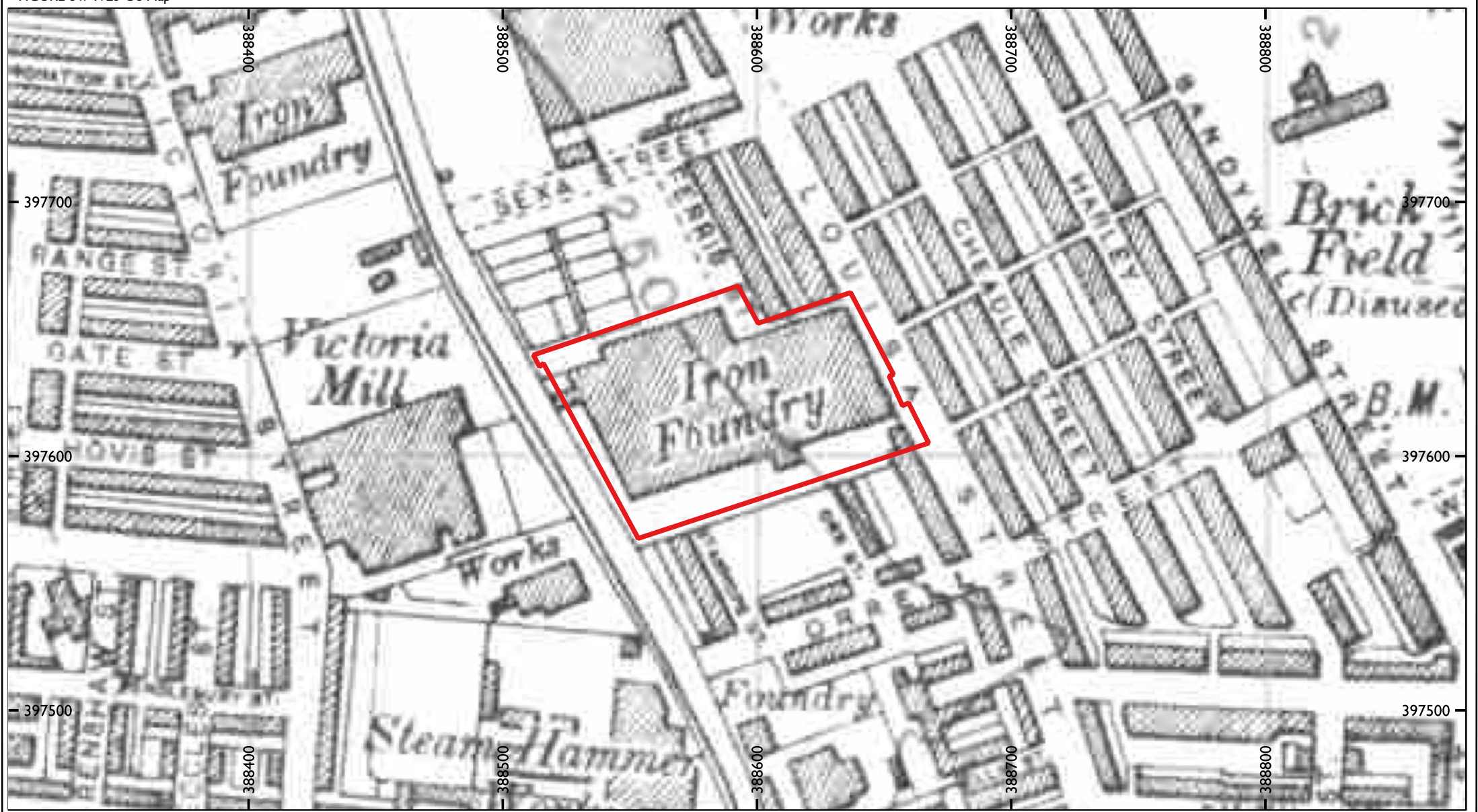
DESCRIPTION // 1922 OS Map

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L~P:ARCHAEOLOGY

FIGURE 8 // 1923 OS Map



PROJECT // 4440C - Louisa Street Works

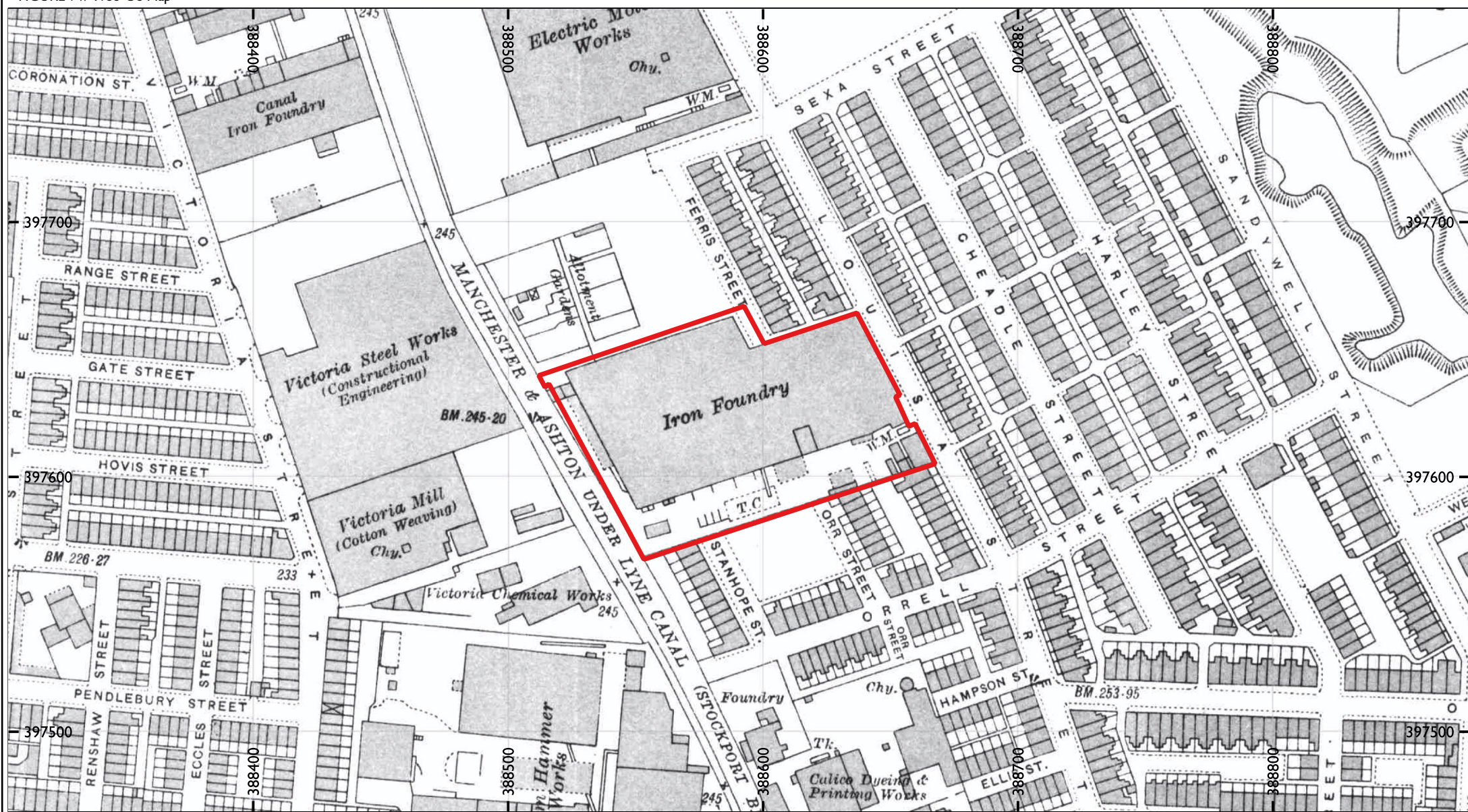
DESCRIPTION // 1923 OS Map

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L~P:ARCHÆOLOGY

FIGURE 9 // 1933 OS Map



Boundary Line

0 100 m



PROJECT // 4440C - Louisa Street Works

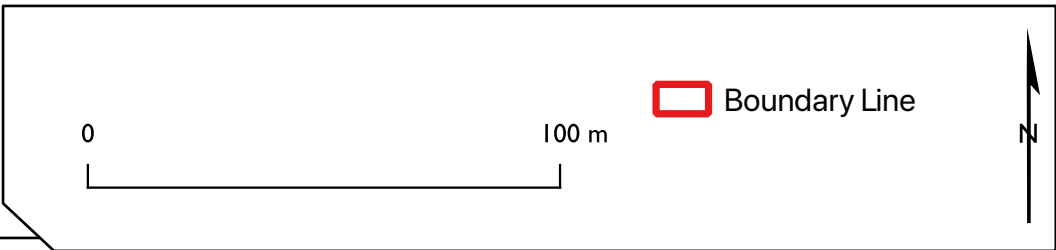
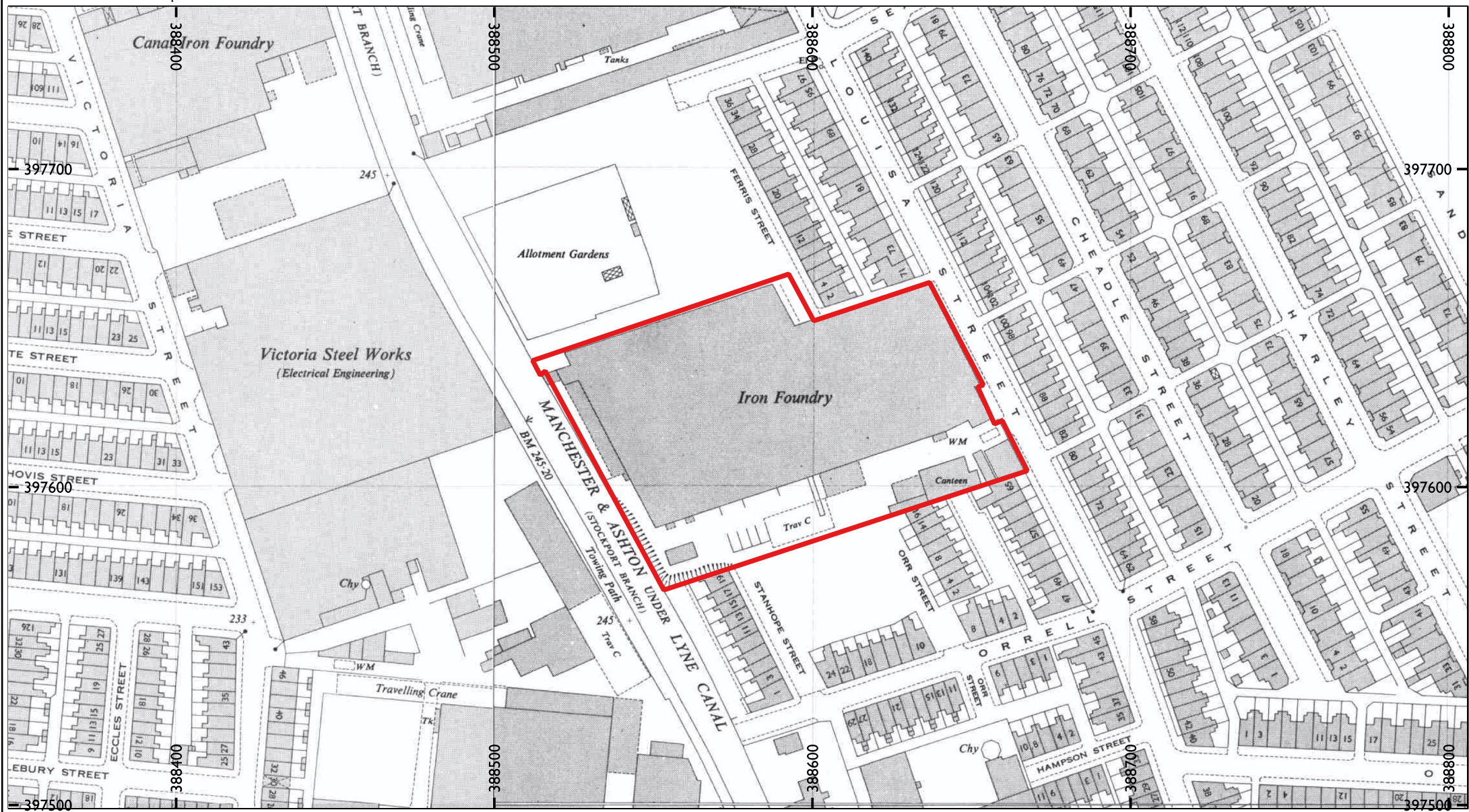
DESCRIPTION // 1933 OS Map

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L~P:ARCHAEOLOGY

FIGURE 10 // 1949 OS Map



PROJECT // 4440C - Louisa Street Works

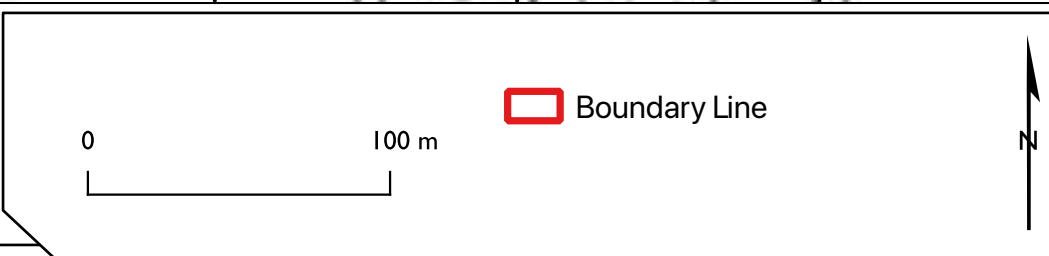
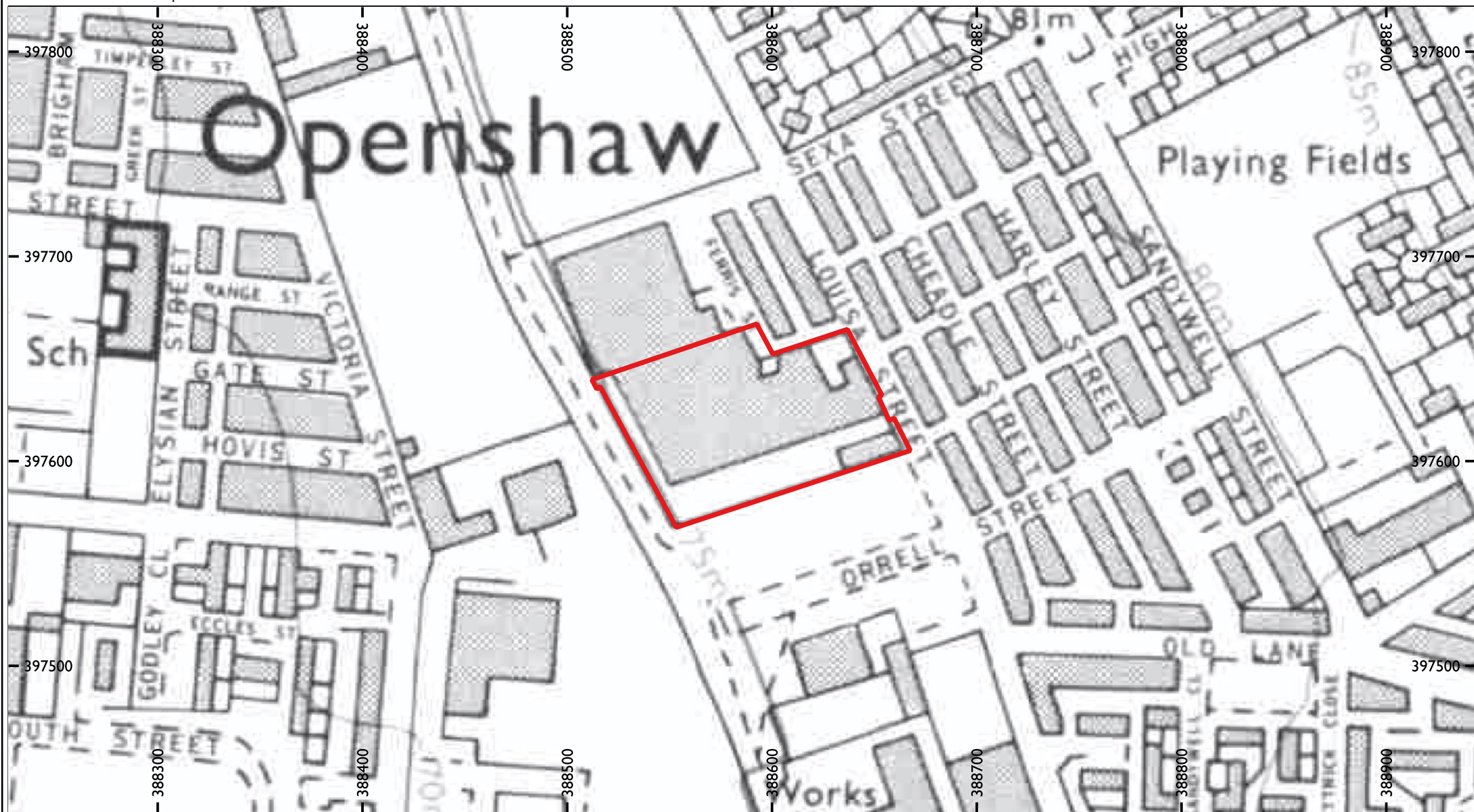
DESCRIPTION // 1949 OS Map

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L-P:ARCHAEOLOGY

FIGURE 11 // 1985 OS Map



PROJECT // 4440C - Louisa Street Works

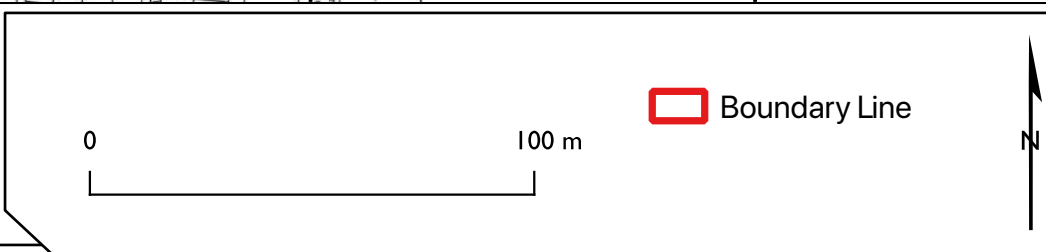
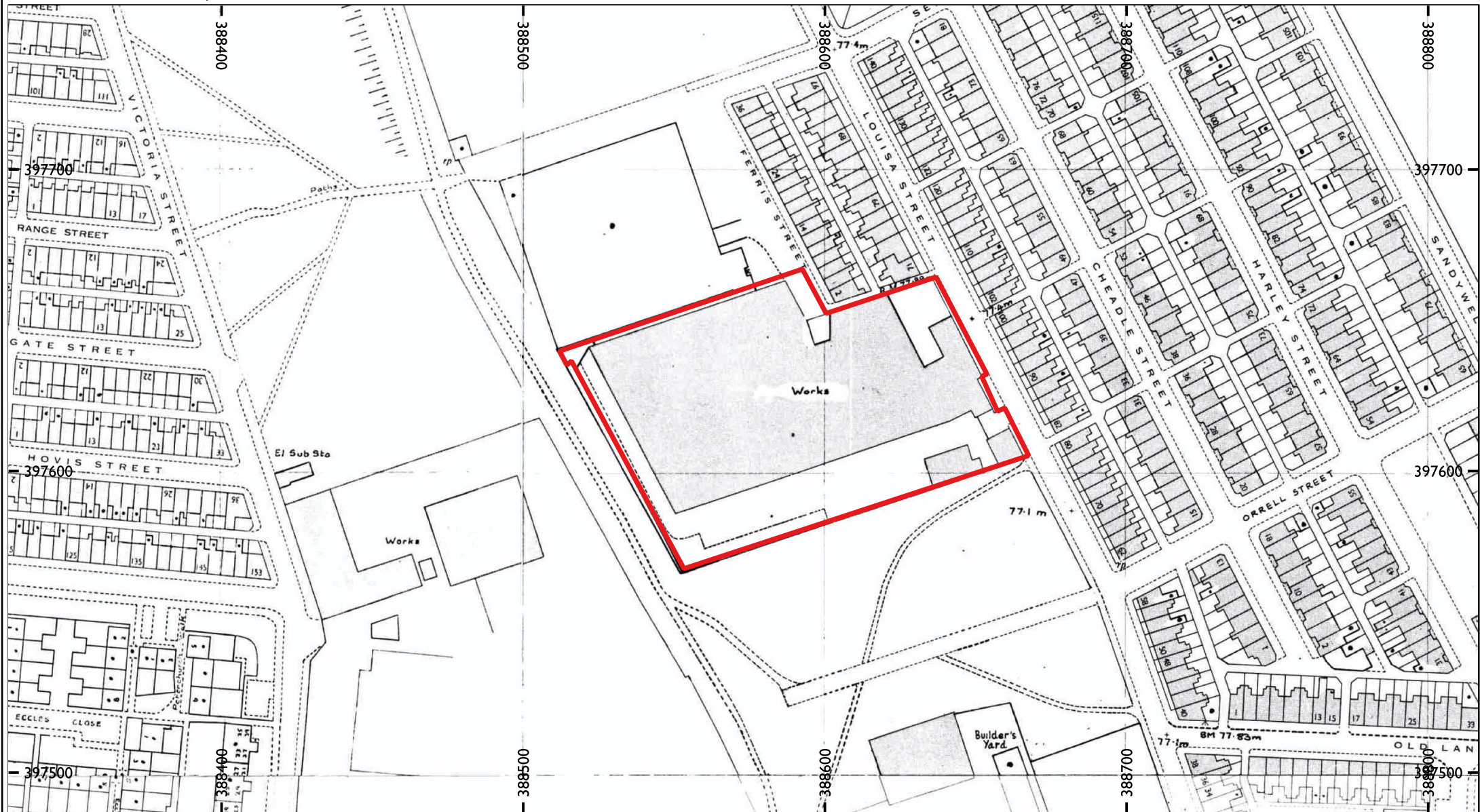
DESCRIPTION // 1985 OS Map

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L~P:ARCHAEOLOGY

FIGURE 12 // 1986-1991 OS Map



PROJECT // 4440C - Louisa Street Works

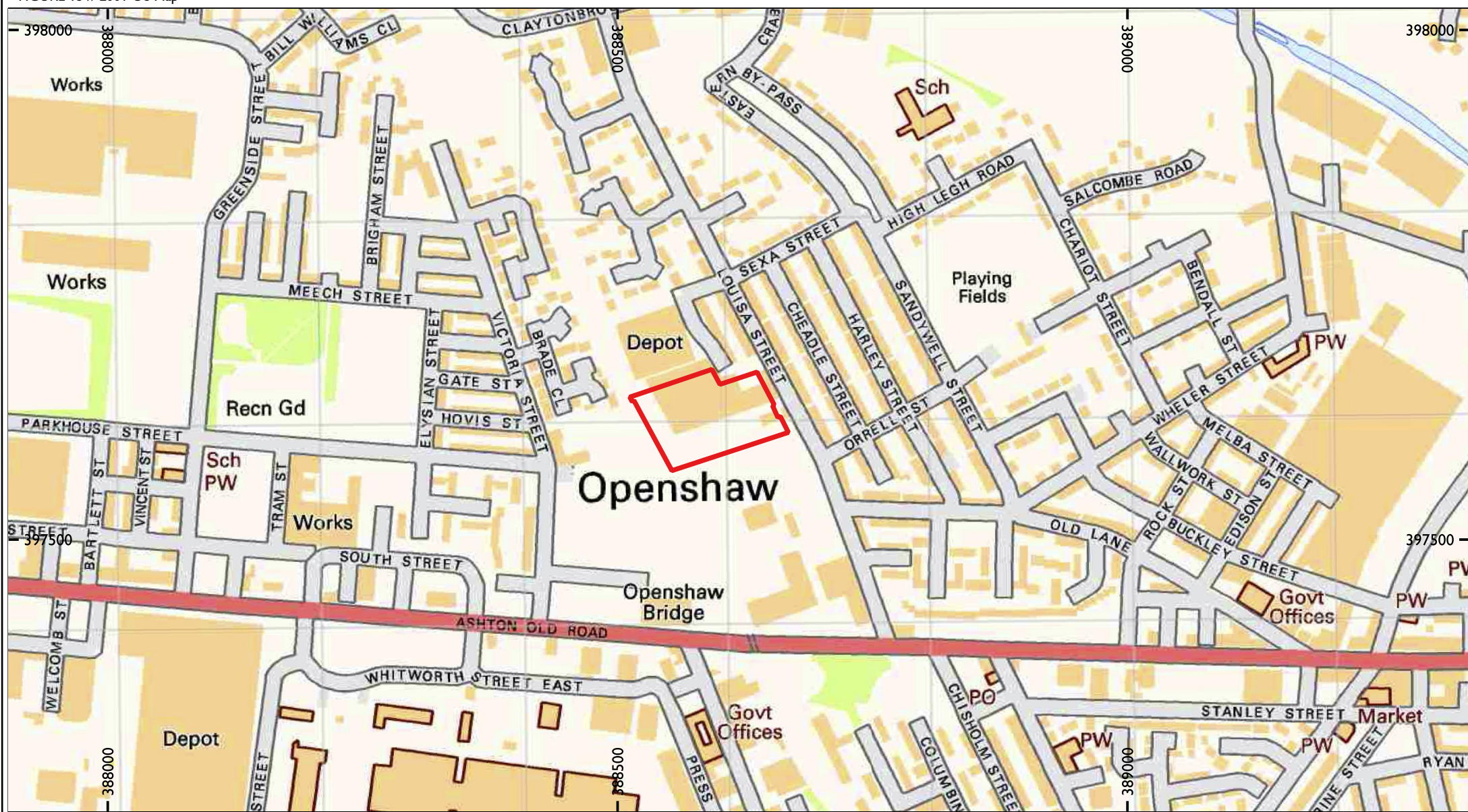
DESCRIPTION // 1986-1991 OS Map

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L~P:ARCHAEOLOGY

FIGURE I3 // 2001 OS Map



0 100 m

 Boundary Line



PROJECT // 4440C - Louisa Street Works

DESCRIPTION // 2001 OS Map

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L~P:ARCHAEOLOGY

FIGURE 14 // Satellite map



0

100 m



Boundary Line



PROJECT // 4440C - Louisa Street Works

DESCRIPTION // Satellite map of site area

Contains OS data © Crown Copyright 2022 Open Government Licence 3.0

DOC REF: LP4440C-DBA-v1

L~P:ARCHAEOLOGY

HER DATA

APPENDIX I

Greater Manchester Archaeological Advisory Service Monument List Report

17/08/2022

Number of records: 28

Louisa Street, Openshaw, Manchester: HER entries within 750m of NGR SJ 88596 97628

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
Building				
17336.1.0	Eva Brothers Crabtree Forge (former) Forge		Bradford, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8872 9803 (point)
17231.1.0	George Saxon, Openshaw Engineering Works (former)	Works, Engineering Works	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	Centred SJ 8822 9752 (137m by 100m)
15485.1.0	Salvation Army Citadel (former site of Higher Openshaw Methodist Chapel)	Salvation Army Hall, School, Churchyard, Building, Methodist Chapel	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 89270 97402 (point)
Listed Building				
11710.1.0	Ashton Canal Lock No.14	Canal Lock	Beswick, Manchester, Greater Manchester, Bradford, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8892 9807 (point)
11709.1.0	Towpath bridge over former junction of Ashton Canal with Stockport Branch Canal	Canal Bridge, Towing Path Bridge	Bradford, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8827 9819 (point)
11711.1.0	Ashton Canal Lock No.13, at Crabtree Lane swing bridge	Canal Lock	Beswick, Manchester, Greater Manchester, Bradford, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8867 9812 (point)
11717.1.0	Ashton Canal Lock No.11, at E end of Stockport Junction Basin	Canal Lock	Beswick, Manchester, Greater Manchester, Bradford, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8835 9819 (point)
11739.1.0	Ashton Canal Lock No.15	Canal Lock	Droylsden, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8903 9802 (point)
16057.1.0	Varna Street School	School	Bradford, Manchester, Greater Manchester, Manchester, Greater Manchester	Centred SJ 8890 9697 (57m by 47m)
11707.1.0	Ashton Canal Lock No.12, between Stockport Junction and Crabtree Lane	Canal Lock	Beswick, Manchester, Greater Manchester, Bradford, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8847 9816 (point)

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
Landscape				
4479.1.0	Openshaw Moss	Natural Feature	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	Centred SJ 8850 9750 (10m by 10m)
Monument				
9824.1.0	Bank Dyeworks (site of)	Dye Works	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8917 9739 (point)
9791.1.0	Hope Chemical Works (site of)	Chemical Works	Beswick, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8872 9815 (point)
9792.1.0	Iron Foundry (site of)	Industrial Site, Iron Works	Bradford, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8887 9807 (point)
9793.1.0	Openshaw Brick Works (site of)	Pond, Brickworks, Extractive Pit	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	Centred SJ 8806 9771 (10m by 10m)
9794.1.0	Saw Mill (site of) at Old Lane	Saw Pit, Saw Mill	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8908 9749 (point)
9796.1.0	High Bank Steel Works (site of)	Steel Works	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	Centred SJ 8878 9716 (10m by 10m)
9797.1.0	High Bank Mill (site of)	Food Processing Plant, Engineering Works, Cotton Mill	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8884 9713 (point)
9798.1.0	Canal Depot (site of)	Canal Warehouse, Depot	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8874 9705 (point)
9807.1.1	Gorton Yard (site of)	Rail Depot	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8819 9719 (point)
9843.1.0	Openshaw Canal Iron Works (site of)	Iron Works	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8853 9745 (point)
9790.1.0	Soap Works (site of)	Soap Factory, Works	Beswick, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8852 9818 (point)
6361.1.0	Ashton Canal	Canal	Ashton-under-Lyne, Tameside, Greater Manchester, Tameside, Greater Manchester	Centred SJ 8947 9774 (8830m by 1305m)

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
6386.1.0	Edge Lane Mills (site of)	Cotton Mill, Spinning Mill, Weaving Mill	Tameside, Greater Manchester, Droylsden, Tameside, Greater Manchester	SJ 8924 9795 (point)
1400.1.0	Joseph Whitworth's Engineering Works (later Armstrong Whitworth works) (site of)	Industrial Site, Metal Working Site, Engineering Works	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	Centred SJ 8779 9729 (725m by 257m)
14192.1.0	Manchester & Ashton under Lyne Canal: Stockport Branch (line of)	Canal	Openshaw, Manchester, Greater Manchester, Reddish, Stockport, Greater Manchester, Manchester, Greater Manchester, Stockport, Greater Manchester, Gorton, Manchester, Greater Manchester	Centred SJ 89263 94306 (1173m by 7182m)
9799.1.0	Eagle Iron Works (site of), at Lees Street	Iron Works	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8890 9696 (point)
Place				
2066.1.0	Openshaw Settlement	Settlement	Openshaw, Manchester, Greater Manchester, Manchester, Greater Manchester	SJ 8897 9747 (point)

Greater Manchester Archaeological Advisory Service Event/Activity List Report

17/08/2022

Number of records: 4

Louisa Street, Openshaw, Manchester: HER Events falling within or partly within 750m of NGR SJ 88596 97628

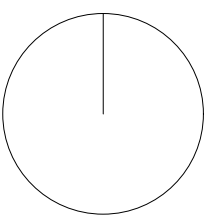
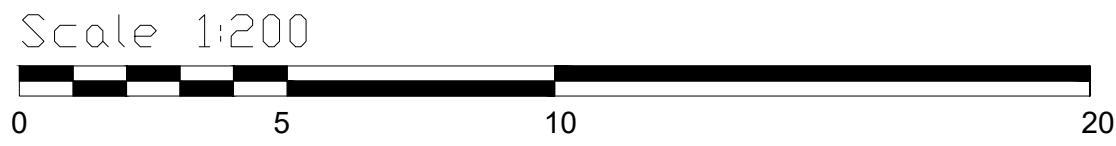
Event no.	Event Name	Event Type	Organisation	Dates	NGR
EGM3650	Openshaw	Desk Based Assessmen	WYAS Archaeological Services	01/06/2004 - 30/07/2004	SJ 89633 97514
EGM3711	Eva Brothers Crabtree Forge	Building Recording	MRIAS	01/11/2002 - 30/10/2003	SJ 88707 98021
EGM3753	Toxteth Street and surroundings	Desk Based Assessmen	Turley [Associates]	01/07/2006 - 31/07/2006	SJ 89615 97489
EGM5058	Seamark House	Desk Based Assessmen	Lanpro Services	01/09/2018 - 30/09/2018	SJ 8926 9786

PROPOSED SITE LAYOUT

APPENDIX 2



Proposed Site Plan



Louisa Street, Openshaw

Project:

Disclaimer:

Do not scale from this drawing. All dimensions and levels are to be checked on site. All areas are approximate and are for information only. This drawing is to be read in conjunction with all other relevant documents and all works are to comply with the current Building regulations, British Standards and Codes of Practice etc. All details of the existing structure are to be verified by others on site prior to any works commencing. The copyright of this drawing and all works executed from this drawing remain the property of View Associates Ltd. Any 3rd party survey information contained on this drawing is not the responsibility of View Associates Ltd. This drawing was created from existing information by Worthington Ashworth Jackson Walker – Somerford Farm Park – September 2015. All dimensions should be checked on site.

Revision: Description:

Date:

By:

Client:

Westchurch Homes Ltd

Drawing Title:

Proposed Site Plan

Drawing Number:

(PL)001 REV E

Drawn By:

HH

Checked By:

IJ

Stage:

Planning

Date:

15.08.2022

Scale:

1:200 @ A0



RIBA

T 0161 941 7458
W viewassociates.co.uk
View Associates Ltd
Suite A, Kings Court
Railway Street
Altrincham WA14 2RD