Lane End Road, Burnage
Historic Environment Desk-Based Assessment
January 2026

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Report

Historic Environment Desk-Based Assessment

Site

Lane End Road, Burnage

Client

Hasaza Estates Ltd

Date

January 2026

Planning Authority

Manchester City Council

Site Centred At

SJ 85937 91546

Prepared By

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Contents

Executive Summary

1.0 Introduction

2.0 Aims, Objectives & Methodology

3.0 Statutory & Planning Policy Framework

4.0 Archaeological & Historic Baseline

5.0 Built Heritage Assets

6.0 Proposed Development & Potential Impacts on Heritage Assets

7.0 Summary & Conclusions

Sources Consulted

Figures

Appendices

List of Illustrations

Figure 1: Site Location

Figure 2: HER Monument Data

Figure 3: HER Event Data

Figure 4: Designated Assets

Figure 5: 1664 Joan Blaeu Map of Lancashire

Figure 6: 1786 William Yate's Map of Lancashire

Figure 7: 1844 Tithe Map of Burnage

Figure 8: 1894 1:2,500 Ordnance Survey Map

Figure 9: 1922 1:2,500 Ordnance Survey Map

Figure 10: 1934 1:2,500 Ordnance Survey Map

Figure 11: 1958 1:2,500 Ordnance Survey Map

Figure 12: 1986-88 1:1,250 Ordnance Survey Map

Figure 13: 1992 1:1,250 Ordnance Survey Map

Figure 14: 2024 1:10,000 Ordnance Survey Map

List of Plates

Plate 1 Facing south-east towards the site from the junction of Lane End Road and Kingsway (A34)

Plate 2 Facing north towards the site from Fog Lane

Plate 3 Facing north-west towards the site from Fog Lane

Plate 4 View of the principal elevation of the Church of St Nicholas

Plate 5 View in the direction of the Church of St Nicholas from the study site

Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post-Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land at Lane End Road, Burnage (hereinafter referred to as the "study site"). In accordance with government policy (National Planning Policy Framework 2024), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

The assessment has been prepared to provide initial advice to the commissioning client and in support of an application for planning permission.

Based on the information within the Greater Manchester Historic Environment Record, supplemented by historic mapping and documentary research, the study site is considered to have a low potential for archaeological remains of prehistoric to medieval date and a high potential for archaeological remains of post-medieval to modern date. It is considered that any previously unrecorded archaeological remains would be of up to low/local significance.

The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study site. However, impacts can be mitigated for, in advance of, or during construction works with a suitably worded planning condition.

While the proposed development will bring a visual change within the study site, this change will bring no harm to the significance of the Grade II* listed Church of St Nicholas (NHLE 1219254).

The proposed development is therefore in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; policy CC 9 and EN 3 of The Core Strategy for Manchester's Local Development Framework; policy JP-P2 of The Adopted Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039, as well as chapter 16 of the NPPF.

1.0 Introduction

1.1 This historic environment desk-based assessment considers land at Lane End Road, Burnage (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Hasaza Estates Ltd. The study site is located at grid reference SJ 85937 91546. It has been prepared in support of a planning application.

1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.

1.3 The assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.

1.4 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2-4).

1.5 A site visit was undertaken on 24th April 2025 when conditions were a mixture of sunshine and clouds with good visibility.

Location, Topography and Geology

1.6 The study site is located at the junction of Land End Road (which abuts the north of the study site) and Kingsway (A34) (which bounds the west of the study site). Fog Lane abuts the south of the study site. Two-storey modern retail units bound the north-east of the study site and an access road abuts the east of the study site.

1.7 The study site is flat and is situated c. 45m above Ordnance Datum (aOD).

1.8 The solid geology of the study site is Chester Formation - Sandstone. It is overlain with superficial deposits of Till, Devensian - Diamicton (BGS 2025).

Site Visit

1.9 A site visit was undertaken to gain a greater understanding of existing land use and the potential for archaeological constraints. The study site comprises a small single-storey building in the north, a 2-storey building in the north-east, made ground for car parking in the west and south-west, and a grassed space in the south and south-east (Plates 1-3).



Plate 1: Facing south-east towards the site from the junction of Lane End Road and Kingsway (A34)



Plate 2: Facing north towards the site from Fog Lane



Plate 3: Facing north-west towards the site from Fog Lane

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment are to:

Gain an understanding of the archaeological potential of the study site;

- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including National Planning Policy Framework 2024) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

"a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate."

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

"Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of

the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact."

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments;
- Examination of material currently held in the Greater Manchester Historic Environment Record for the study site and for a 1km search radius;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 The report will also include a consideration of LiDAR and aerial photography for the study site. LiDAR provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects LiDAR data for England and makes this data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the ground surface with buildings and trees filtered out to create a 'bare earth' effect.

3.0 Statutory & Planning Policy Framework

Ancient Monuments & Archaeological Areas Act 1979

3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

3.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

3.3 Section 66(1) states:
"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

3.4 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

3.5 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

3.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

3.7 Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

3.8 Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

3.9 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

3.10 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

3.11 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.

3.12 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.13 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.14 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:

"Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable

development. Heritage assets are either designated heritage assets or non-designated heritage assets."

3.15 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

3.16 Paragraph 18a-013 concludes:

"The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time. When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."

3.17 The key test in NPPF paragraphs 214-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:

"What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

3.18 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 214-215) apply.

3.19 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

3.20 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to

be assessed. The harm may arise from works to the asset or from development within its setting.

3.21 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting."

3.22 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation."*

3.23 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

3.24 The Core Strategy for Manchester's Local Development Framework (adopted July 2012) contains the following policy relevant to this assessment:

Policy CC 9 – Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF

policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 3 – Heritage

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.

3.25 The Adopted Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (adopted March 2024) contains the following policy relevant to this assessment:

Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites,

buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. *Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
2. *Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
3. *Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
4. *Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
5. *Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

3.26 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

3.27 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

3.28 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

3.29 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:

- Identification of heritage assets which are likely to be affected by proposals;
- Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
- Assessing the effects of proposed development on the significance of a heritage asset;

- Maximising enhancement and reduction of harm on the setting of heritage assets; and
- Making and documenting the decision and monitoring outcomes

3.30 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less then substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

4.1 The heritage assets under consideration have been identified by means of a review of the following resources:

- Greater Manchester Historic Environment Record (HER) Data;
- The National Heritage List for England (NHLE) held by Historic England;
- Historic England Archive;
- Pastscape;
- Local studies and record office research; and
- Review of historic mapping.

4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

4.3 The location of heritage assets mentioned in the text are shown on Figures 2-4.

Previous Archaeological Investigations

4.4 There are no previous archaeological investigations recorded within the study site.

4.5 The only archaeological investigations that have taken place within the search area are an archaeological desk-based assessment (EGM3433) undertaken by the University of Manchester Archaeological Unit (GMLTR Stockport via East Didsbury Extension. Environmental Statement – Cultural Heritage. An Archaeological Desk-Based Assessment [University of Manchester Archaeological Unit 2001]) and a historic building recording at Mauldeth Hall (Historic Building Recording Report, Mauldeth Hall, Mauldeth Road, Heaton Moor, Stockport, Greater Manchester [Menuge 1994]). Neither of these are considered to assist in determining the archaeological potential of the study site.

Non-Designated Heritage Assets

Prehistoric and Roman

4.6 There are no records of prehistoric and Roman date located within the study site.

4.7 The only record within the search area is a stone hammer from the Bronze Age (789.1.0).

4.8 Given the lacuna of archaeological remains within the site from the prehistoric to Roman periods and little evidence within the search area, the potential for archaeological remains of these dates is considered to be low.

Saxon, Early Medieval and Medieval

4.9 There are no records of Saxon, early medieval or medieval date located within the study site.

4.10 There was never a manor of Burnage. Burnage was a border district between the lordships of Withington and Heaton Norris with 356 acres of common pastureland contained within Heaton in the survey of 1320.

4.11 Sir John de Byron and Sir John de Longford inclosed 100 acres into arable land then later a further 36 acres of which was likely taken by the lord of Manchester. John La Ware is later mentioned to have granted 100 acres of moor and pasture at Burnage to Thomas de Trafford. The Longford portion passed to the Mosleys and Egertons, while the Trafford part was sold to several small holders.

4.12 The only archaeological record of Saxon, early medieval of medieval date within the search area is Burnage Village core which is of medieval to post medieval date (2081.1.0).

4.13 It is likely that the site was formed by agricultural land during the Saxon, early medieval and medieval periods. The potential for non-agricultural archaeological remains of Saxon to medieval date therefore considered to be low.

Post-Medieval to Modern

4.14 There are no records of post-medieval to modern date located within the study site.

4.15 By 1655, Burnage was a township. In 1798, William Egerton was the principal contributor to land tax and by 1844, Egerton owned about half the land. The population in 1901 was 1,892 (British History, 1911).

4.16 A number of records of post-medieval to modern date recorded within the search area comprise various buildings and structures (see appendix for full details), a kiln field (13248.1.0), brick field (13186.1.0), and brick and pottery works (13185.1.0).

4.17 The 1664 Joan Blaeu Map of Lancashire (Figure 5) shows the general location of the study site which lies in the area of 'Diddelbury', now Didsbury, which lies to the west of the study site (beyond Kingsway [A34]).

4.18 The 1786 William Yates Map of Lancashire shows various buildings within the area of 'Burnage' (Figure 6). However, the map is not at a high enough resolution for any detail of the study site to be shown with any accuracy.

4.19 The earliest map which shows the study site in detail is the 1844 Tithe Map of Burnage (Figure 7). The 1844 Burnage tithe survey lists the study site across the following plots of land:

Plot No.	Plot Name	Owner	Occupier	Landuse
256	Woods Croft	Willraham Egerton Esquire	Samuel Norris	Grass
284	Garden	Hannah Taylor	Mary Bramwell	-
291	Three Cottage Houses Yards and Gardens	Martha Padson	Martha Padson & Others	-
292	Four Cottage Houses and Gardens	Mary Taylor	Elizabeth Worsley & Others	-

4.20 The tithe map shows part of a row of buildings located in the centre and east of the study site which continue beyond it to the east. Fog Lane abuts the south of the study site, fields lie to the north and north-east, and crofts are situated to the east.

4.21 The 1884 Ordnance Survey (OS) Map (Figure 8) shows the study site in more detail with a row of four terraced houses situated within it. The properties are set back from the road, with what appear to be gardens at the front of each property.

4.22 There is no change between the 1884 OS Map (Figure 8), and the OS map of 1922 (Figure 9).

4.23 The 1934 OS Map (Figure 10) shows a bank in the north and a semi-detached property in the north-east of the study site. Kingsway (A34) bounds the west of the study site and Lane End Road abuts the north of the study site.

4.24 There is no change between the 1934 OS Map (Figure 10) and the OS Map of 1958 (Figure 11).

4.25 The 1986-88 OS Map (Figure 12) shows that the bank and terraced housing are no longer extant within the study site. Instead, an open space with a footpath is located within the centre and east of the study site.

4.26 The OS Map of 1992 (Figure 13) shows a building situated within the north, west and south of the study site.

4.27 There is no change between the OS Map of 1992 and the 2024 OS Map (Figure 14).

4.28 The cartographic evidence demonstrates that the study site remained as undeveloped land until at least the 19th century when the centre and east was developed into a row of terraced properties. The potential for archaeological remains from the post-medieval and modern periods is considered to be high with any remains likely associated with these terraced properties.

Historic Landscape Characterisation

4.29 The historic landscape of the study site has been categorised as 'Around the Junction Kingsway and Land End Road, Burnage' (HGM14186).

Aerial Photography and LiDAR

4.30 Google Earth holds historic aerial photography from 2000 to 2022 which shows the current site layout, comprising a small single-storey building in the north and a 2-storey building in the north-east of the study site, made ground for car parking in the west and south-west, and a grassed space in the south and south-east.

4.31 The Historic England Aerial Archaeology Mapping Explorer, Historic England Aerial Photograph Explorer and the University of Cambridge Collection of Aerial Photographs do not hold any data for the study site.

4.32 The Environment Agency National LiDAR Programme collected data that covers the study site at a 1m resolution in 2023. No features of archaeological interest were identified on the LiDAR data.

Summary of Archaeological Potential and Assessment of Significance

4.33 A review of the available evidence has indicated the study site has a low potential for archaeological remains of prehistoric to medieval data and a high potential for archaeological remains of post-medieval to modern date. Although the significance of previously unrecorded archaeological deposits cannot be fully determined at this stage, available evidence suggests that any such deposits would be of no more than low/local significance. However, any remains associated with early 19th century housing has the potential to contribute to regional research objectives.

5.0 Built Heritage

5.1 This assessment will consider the potential effects of development within the study site on the significance of built heritage assets, where suitable. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).

5.2 There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development.

5.3 A radius of 1km from the boundary of the study site has been used for assessing indirect effects on any built heritage assets.

Listed Buildings

5.4 The study site does not contain any listed buildings. The following listed buildings are located within a 1km buffer of the study site, as shown in Figure 2:

NHLE No.	Name	Designation
1219254	Church Of St Nicholas	II*
1356860	10, St Johns Road	II
1309412	St Johns Church of England Primary School	II
1067191	Church Of St John the Baptist	II
1356879	Beechwood	II

5.5 The Grade II* listed Church of St Nicholas (NHLE 1219254) is located c. 95m southwest of the study site and requires individual assessment in relation to the proposed development owing to its proximity to the study site.

5.6 The significance of the remainder of the abovementioned listed buildings, c.890-950m southeast of the study site, is considered to be preserved in relation to the proposed development. This is primarily due to a lack of meaningful intervisibility between the study site and these assets owing to sufficient distance and screening, which would also screen the proposed development from view within the vicinity of these assets. There are also no extant historic ownership or functional links between the study site and these assets. The study site is considered to lie beyond the settings of the assets, therefore the study site makes no contribution to their significance, which is considered to be preserved in relation to the proposed development. These assets do not require individual assessment in relation to the proposed development.

Registered Parks and Gardens

5.7 The are no registered parks and gardens located within the site or the 1km study area.

5.8 There are no registered parks and gardens beyond the 1km study area which require detailed assessment in relation to the proposed development.

Conservation Areas

5.9 The site is not located within a conservation area.

5.10 The Heaton Mersey Conservation Area is located c. 840m southeast of the study site (Figure 2) and the Mauldeth Road Conservation Area is located c. 750m east of the study site. The study site is sufficiently far from these conservation area's that they do not experience any visual connections, nor do they share any historic ownership or functional connections. The study site is considered to lie beyond the setting of the Heaton Mersey and the Mauldeth Road Conservation Areas, therefore the study site does not contribute to the special character of these conservation areas. As such, the proposed development will bear no impact on their significance; these conservation areas do not require detailed assessment in relation to the proposed development.

Scheduled Monuments

5.11 There are no Scheduled Monuments located within the study site or the 1km study area.

5.12 There are no scheduled monuments beyond the 1km study area which require detailed assessment in relation to the proposed development.

Non-Designated Heritage Assets

5.13 There are no non-designated built heritage assets located in the vicinity of the study site with the potential to be impacted by the proposed development.

Designated Assets Requiring Assessment

Church of St Nicholas (Grade II*, NHLE 1219254)

5.14 The Church of St Nicholas is located c. 95m southwest of the study site. This asset is described as follows by the National Heritage List for England (NHLE):

Church. 1931-32, by Welch, Cachemaille-Day and Lander; enlarged 1964. Buff brick in English bond (roof not visible). Nave and apsidal chancel in one with south aisle and tower, north transept, south-east vestry and porch. Continental Modernist style. A tall structure with semi-circular east end, a square tower in the centre with a semi-circular apse on its south side, a very shallow aisle to the east of this, and a low flat-roofed vestry and porch in the south-east angle; the walls generally smooth except for the aisle, which is divided into 3 bays by plain piers, the clerestory which has horizontal raised bands, and the top stages of the tower which has raised banding at the top of the apse and vertical raised banding to the square belfry stage. The windows are mostly tall narrow rectangles of varied size, with geometrical metal glazing bars: the bow of the tower has 3 small ones at ground floor and 3 larger ones near the top; the aisle has square windows to a low corridor at ground floor, and very tall windows above, with vertical banding over them; the nave has small clerestory windows, and west of the tower no other windows but these. The north side has fenestration matching that of the aisle, and a square projection opposite the tower (like a transept). The porch has a zig-zag front wall and funnelled entry with zig-zag sides. Short modern extension at west end, with large west window composed of heavy chamfered concrete mullions and transoms. INTERIOR not inspected, but is reported (by Pevsner) to have white walls, a flat ceiling, a raised Lady Chapel in the apse approached by 2 staircases flanking a brick-faced altar wall, and pulpit and lectern in the form of simple brick cubes. History: "a milestone in the history of modern church architecture in England" (Pevsner).

5.15 The significance of the church derives principally from its date of construction and the intactness of its built fabric which generates its historic and architectural interest. The church dates to 1931-32 and has undergone additions and alterations, with significant additions to its west side in 1964. The church is significant as one of the earliest modernist churches in England and was described by Pevsner as "a milestone in the history of modern church architecture in England". The church also derives some associative value from its design by architect Nurgent Francis Cachemaille-Day, responsible for the design of numerous revolutionary 20th century churches.

5.16 The church is set within its churchyard plot which has frontage onto the Kingsway and extends westwards in a rectangular shape. The church's plot consists largely of parking spaces, with some mature vegetation lining its boundary. The wider environs of the church principally comprise the residential development along Kingsway.

5.17 The study site which is located c. 95m to the northeast of the church, forms part of the wider urban environs of the church. The study site does not share any historic or functional links with the church. There is some intervisibility between the church and the study site, owing to the landmark status of the church, though this is somewhat hindered by intervening built form. The study site is not considered to lie within the setting of the church, which largely

relates to its historic plot and more proximate urban surroundings from where its significance is readily legible.

Impact of Development Proposal

5.18 The principal elevation of St Nicholas faces south, away from the study site. While the church has a level of landmark status, this best appreciated when travelling north up the Kingsway and from within its more proximate urban surroundings; the church's significance is not readily legible from within the study site. The proposed development comprises the demolition of the existing buildings and erection of a mixed-use development with retail (Use Class E) at the ground floor and residential development (Use Class C3) and roof terrace above, in addition to car parking, landscaping, and associated infrastructure, c. 95m to the northeast of the church across land which does not contribute to the church's significance. Though there is intervisibility between the church and the study site, the proposed development will not alter legibility of the church within its more immediate surroundings and will read as congruous with more modern development in the vicinity of the church. As such, the proposed development will bring no harm to the significance of the Church of St Nicholas.



Plate 4: View of the principal elevation of the Church of St Nicholas



Plate 5: View in the direction of the Church of St Nicholas from the study site

6.0 Proposed Development & Potential Impacts on Heritage Assets

Site Conditions

6.1 The study site comprises a small single-storey building in the north, a 2-storey building in the north-east, made ground for car parking in the west and south-west, and a grassed space in the south and south-east.

The Proposed Development

6.2 This assessment is intended to support a planning application for the demolition of the existing buildings and erection of a mixed-use development with retail (Use Class E) at the ground floor and residential development (Use Class C3) and roof terrace above, in addition to car parking, landscaping, and associated infrastructure at the site.

Previous Impacts, Potential Archaeological Impacts and Mitigation Measures

6.3 Previous impacts on the archaeological potential within the study site will have been as a result of the construction of a bank and retail unit in the north, and a semi-detached property in the north-east, along with the car parking area in the west and south-west. It is considered that this would have resulted in the truncation of below ground archaeological deposits. However, the potential for the survival of archaeological deposits beyond the depths, or outside areas, of previous disturbance cannot be discounted.

6.4 A review of the available evidence has confirmed that the study site has a low potential for archaeological remains of prehistoric to medieval date and high potential for archaeological remains of post-medieval and modern date. It is considered that any previously unrecorded archaeological remains would be of low/local significance.

6.5 The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study area beyond the depths of previous disturbance or in previously undisturbed parts of the study site.

Potential Impacts on Built Heritage Assets

6.6 The significance of the Grade II* listed Church of St Nicholas (NHLE 1219254) principally derives from its date of construction, the retention of its historic built fabric and its design as one of the oldest modernist churches in England. While the study site shares invisibility with the church, the church's principal elevation faces away from the study site and its significance is not readily legible from within the study site. The proposed development will not alter the legibility of the church within its immediate surroundings, or across the surrounding landscape which is primarily urban development. As such, the

proposed development will not bring harm to the significance of the Church of St Nicholas.

7.0 Summary & Conclusions

7.1 This historic environment desk-based assessment considers land at Land End Road, Burnage which is proposed for a mixed-use development (Figure 1).

7.2 The assessment has been prepared to provide initial advice to the commissioning client and in support of an application for planning permission.

7.3 Based on the information within the Greater Manchester Historic Environment Record, supplemented by historic mapping and documentary research, the study site is considered to have a low potential for archaeological remains of prehistoric to medieval date and a high potential for archaeological remains of post-medieval to modern date. It is considered that any previously unrecorded archaeological remains would be of up to low/local significance.

7.4 The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study site. However, impacts can be mitigated for, in advance of, or during construction works with a suitably worded planning condition.

7.5 While the proposed development will bring a visual change within the study site, this change will bring no harm to the significance of the Grade II* listed Church of St Nicholas (NHLE 1219254).

7.6 The proposed development is therefore in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; policy CC 9 and EN 3 of The Core Strategy for Manchester's Local Development Framework; policy JP-P2 of The Adopted Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039, as well as chapter 16 of the NPPF.

Sources

General

British Library
The National Archives
Greater Manchester Historic Environment Record

Cartographic

1664 Joan Blaeu Map of Lancashire

1786 William Yate's Map of Lancashire

1844 Tithe Map of Burnage

1894 1:2,500 Ordnance Survey Map

1922 1:2,500 Ordnance Survey Map

1934 1:2,500 Ordnance Survey Map

1958 1:2,500 Ordnance Survey Map

1986-88 1:1,250 Ordnance Survey Map

1992 1:1,250 Ordnance Survey Map

2024 1:10,000 Ordnance Survey Map

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British Geological Society Geology of Britain Viewer – www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html
Historic England National Heritage List for England – www.historicengland.org.uk/listing/the-list
Heritage Gateway – www.heritagegateway.org.uk
MAGIC – www.magic.gov.uk
Open Domesday – www.opendomesday.org
Pastscape – www.pastscape.org.uk

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APPENDIX A – GAZETTEERS

GAZETTEER OF HERITAGE ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km buffer of the site was adopted. The following gazetteer represents all of the entries from the Greater Manchester HER.

Abbreviations:

HER Number: Greater Manchester HER monument identification reference

PREFREF	NAME	PERIOD
789.1.0	Heaton Mersey stone hammer (find)	Bronze Age
2081.1.0	Burnage village core (site of)	Medieval to Post Medieval
9744.1.0	Pytha Fold (site of)	Post Medieval
9743.1.0	Catterick Hall (or Catterick House) (site of)	Post Medieval
9114.1.0	Catterick Hall (or Catterick House) (site of grounds to)	Post Medieval
16424.1.0	Lavater Tait Monument, St John the Baptist's Church	Post Medieval
9190.1.0	Heaton Villa/ Priestnall Hey (site of house and grounds)	Post Medieval to Modern
11480.1.0	Church of St John the Baptist (St John the Baptist's Church)	Post Medieval to Modern
11481.1.0	10 St John's Road	Post Medieval to Modern
11482.1.0	St John's Church of England Primary School (former)	Post Medieval to Modern
11491.1.0	Beechwood	Post Medieval to Modern
13097.1.0	Tithe Barn Hill (settlement) (site of)	Post Medieval to Modern
13098.1.0	Hurst House (site of)	Post Medieval to Modern
13185.1.0	Brick and pottery works on Harwood Road (site of)	Post Medieval to Modern

PREFREF	NAME	PERIOD
13186.1.0	Walton Farm and brick field (site of)	Post Medieval to Modern
13233.1.0	Parish hall, St Johns Road	Post Medieval to Modern
13248.1.0	Kiln Field, Burnage Lane (site of)	Post Medieval to Modern
1326.3.0	Lodge, Mauldeth Hall	Post Medieval to Modern
13187.1.0	Griffin Inn (now Griffin Hotel)	Post Medieval to Modern
13235.1.0	St John's Terrace	Post Medieval to Modern
13097.1.1	Tithe Barn Farm (site of)	Post Medieval to Modern
16407.1.0	Woodheys Lodge	Post Medieval to Modern
16408.1.0	11â 23 Mersey Road	Post Medieval to Modern
16418.1.0	6 St John's Road	Post Medieval to Modern
16420.1.0	2 and 4 New Beech Road	Post Medieval to Modern
8448.1.0	Church of St Nicholas	Modern

GAZETTEER OF PREVIOUS EVENTS

The following gazetteer represents all events recorded by the Greater Manchester HER within the 1km study area.

Abbreviations:

EvUID: Greater Manchester HER event identification reference

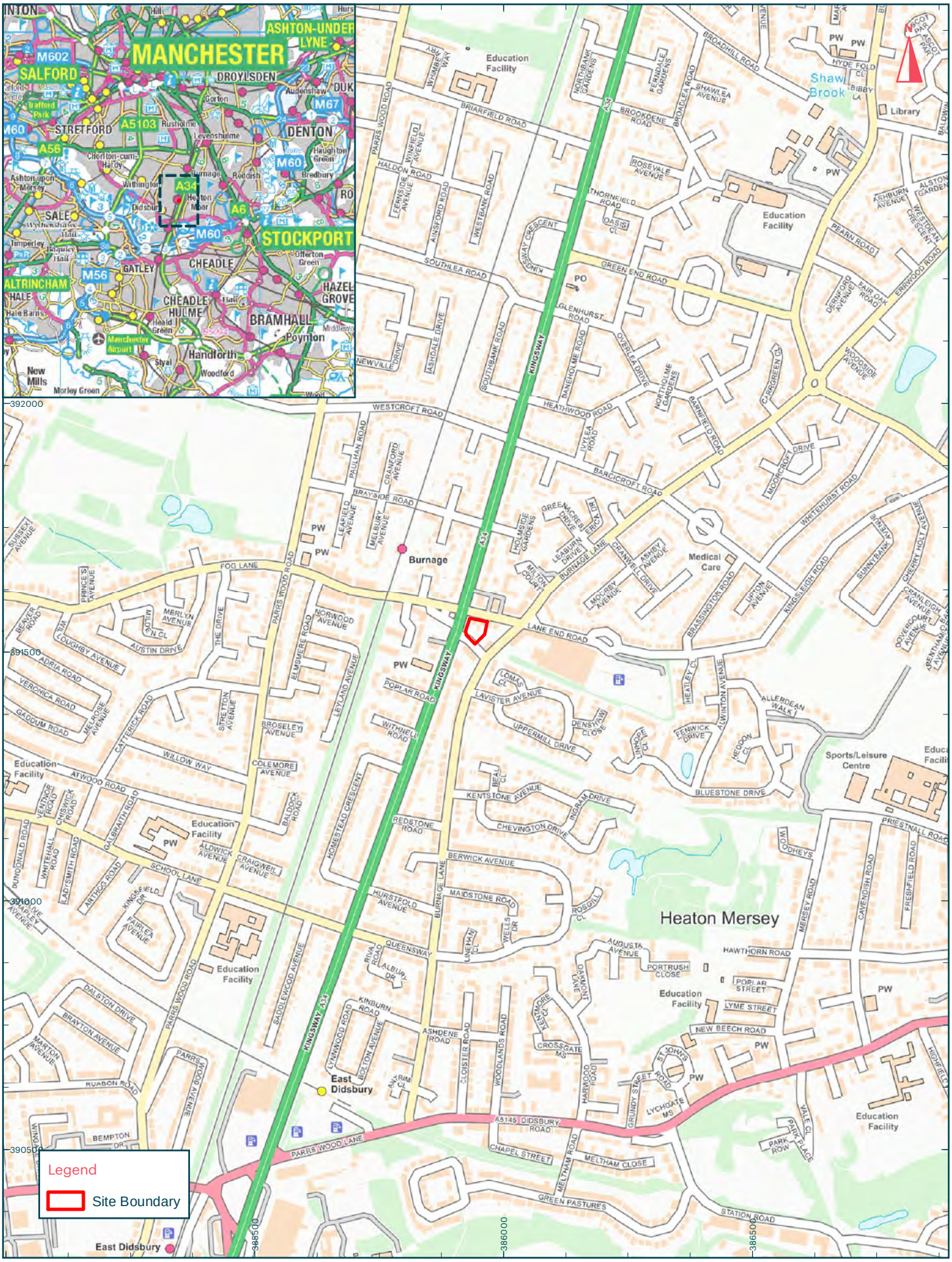
EVENT ID	NAME
EGM3433	GMLTR Stockport via East Didsbury Extension
EGM3578	Mauldeth Hall Building Report

GAZETTEER OF DESIGNATED HERITAGE ASSETS

The following gazetteer represents all known designated heritage assets within the 1km study area.

Abbreviations:
NHLE: National Heritage List for England

NHLE Reference	Name	Designation
1219254	CHURCH OF ST NICHOLAS	II*
1356860	10, ST JOHNS ROAD	II
1309412	ST JOHNS CHURCH OF ENGLAND PRIMARY SCHOOL	II
1067191	CHURCH OF ST JOHN THE BAPTIST	II
1356879	BEECHWOOD	II



Title:
Figure 1: Site Location
Address:
Lane End Road, Burnage

Scale at A4: 1:10,000
0 400m

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Legend

- Site Boundary
- 1km Buffer

Non-Designated Heritage Assets

HER Record (Point)

- Building
- Find Spot
- Monument
- PLA

9744.1.0
9743.1.0
9114.1.0
2081.1.0
13098.1.0
1326.3.0
13097.1.1
13097.1.0
9190.1.0
16407.1.0
13248.1.0
13186.1.0
789.1.0
16420.1.0
13233.1.0
13185.1.0
16408.1.0
13187.1.0
13235.1.0
16418.1.0
16424.1.0

Withington
Didsbury
West Didsbury
East Didsbury
Burnage
Heaton Mersey
Shaw Brook
Didsbury Village

Title:
Figure 2: HER Monument Data
Address:
Lane End Road, Burnage

Scale at A3: 1:10,000
0 400m

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Legend

- Site Boundary
- 1km Buffer
- Previous Archaeological Work
- HER Record (Polygon)
- Event

EGM3578

EGM3578

EGM3433

Withington

Didsbury

West Didsbury

Burnage

Heaton Mersey

East Didsbury

Didsbury Village

Shaw Brook

Medical Care

Sports/Leisure Centre

Art Gallery

Museum

Library

Hospital

Hospice

Education Facility

Care

PO

PW

N

392500

392000

391500

391000

390500

384000

384500

385000

385500

386000

386500

387000

387500

Title:
Figure 3: HER Event Data

Address:
Lane End Road, Burnage

Scale at A3: 1:10,000

0 400m

orion.

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Legend

- Site Boundary
- 1km Buffer

Designated Heritage Assets

- Listed Buildings
- Scheduled Monuments
- Conservation Areas

Withington

Old Broadway, Withington

Ballbrook, Withington

West Didsbury

Albert Park, West Didsbury

Blackburn Park, Didsbury

Didsbury

Didsbury Village

Didsbury St James

East Didsbury

Burnage

1219254

Heaton Mersey

1309412

1356860

1067191

1356879

Mauldeth Road

1011674

Heaton Moor

392500

392000

391500

391000

390500

384000

384500

385000

385500

386000

386500

387000

387500

N

Title:
Figure 4: Designated Assets
Address:
Lane End Road, Burnage

Scale at A3: 1:10,000

0 400m

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Legend

Approximate Site Location

N



Title:
Figure 5: 1664 Joan Blaeu Map of Lancashire

Address:
Lane End Road, Burnage

Scale at A3:
NOT TO SCALE

orion.

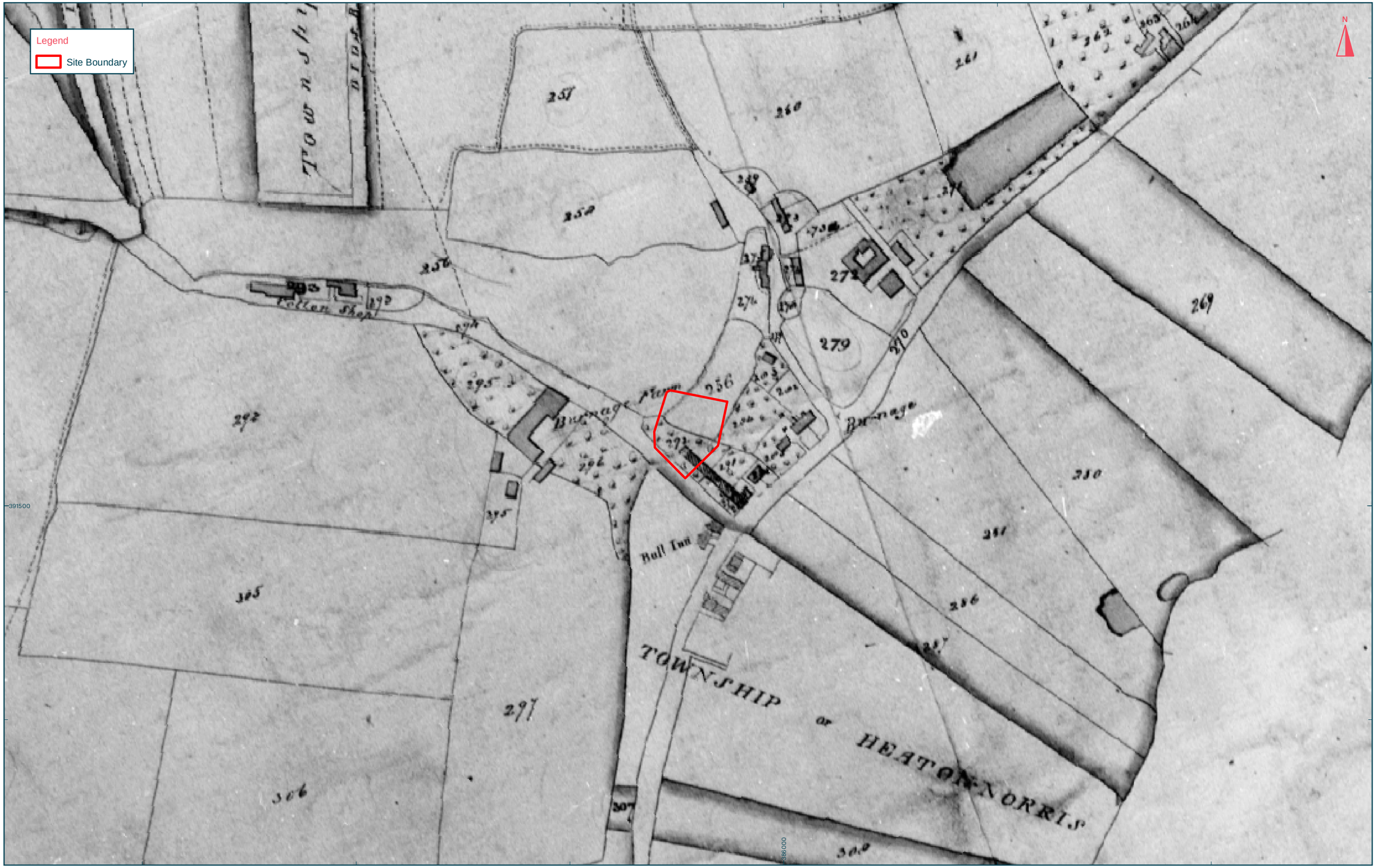
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Title:
Figure 6: 1786 William Yates Map of Lancashire
Address:
Lane End Road, Burnage

Scale at A3: 1:10,000
0 250m

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Title:
Figure 7: 1844 Tithe Map of Burnage
Address:
Lane End Road, Burnage

Scale at A3: 1:2,000
0 50m

orion.

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Legend

Site Boundary

N

154
11·647

168
1·522

F. P.

167
1·996

164
·321

170
3·114

Milton Cottage

171
1·859

172
·535

173
1·939

Holme La

146

175
·690

176
1·352

104
·112

Tamworth House

174a
3·558

Beech

166
3·299

177
·751

178
·665

184
·494

183
·660

185
1·739

Homestead House

163
4·213

103
3·480

179
3·555

181
3·286

Lane End

Mission Hall

189
3·514

180
·181

S.P.

182
3·859

86
·536

186
4·815

85
1·125

87
3·144

190
4·453

188
·138

187a
·099

84
3·688

187
1·769

391500

391600

391400

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Legend

Site Boundary

N

391500

391600

391400

Burnage Station

Homestead House

Milton Cottage

Fish Pond

Ivy Lea

Tamworth House

Lane End

Burnage Works (Cycle & Driving Chains)

Stone

Inn

F.P.

B.M. 131·0

W.M.

B.S.

B.P.

Und.

Dwl.

R.H.

M.P.

NORWOOD AVENUE

LEYLAND AVENUE

2229 1·764

2230 ·192

2231 1·367

2232 5·265

2233 1·574

2234 1·795

2235 7·499

2236 ·288

2237 ·313

2238 ·732

2239 ·751

2240 1·098

2241 3·368

2242 ·690

2243 1·515

2244 ·420

2245 1·859

2249 2·185

2250 15·380

2251 1·124

2252 1·030

2253 1·109

2254 9·489

2260 1·614

Title:
Figure 9: 1922 1:2,500 Ordnance Survey Map

Address:
Lane End Road, Burnage

Scale at A3: 1:2,000

0 50m

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Legend

Site Boundary

N

391600

391500

391400

Title:
Figure 10: 1934 1:2,500 Ordnance Survey Map

Address:
Lane End Road, Burnage

Scale at A3: 1:2,000

0 50m

orion.

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C:\Users\LukeWayman\Orion Heritage Ltd\Graphics - General\Project Graphics\PN Graphics\PN4501-4600\PN4569 - Lane End Road, Burnage\GIS\Figure 11 1958.mxd

ASJ / 21.01.26



Title:
Figure 11: 1958 1:2,500 Ordnance Survey Map
Address:
Lane End Road, Burnage

Scale at A3: 1:2,000
0 50m

orion.

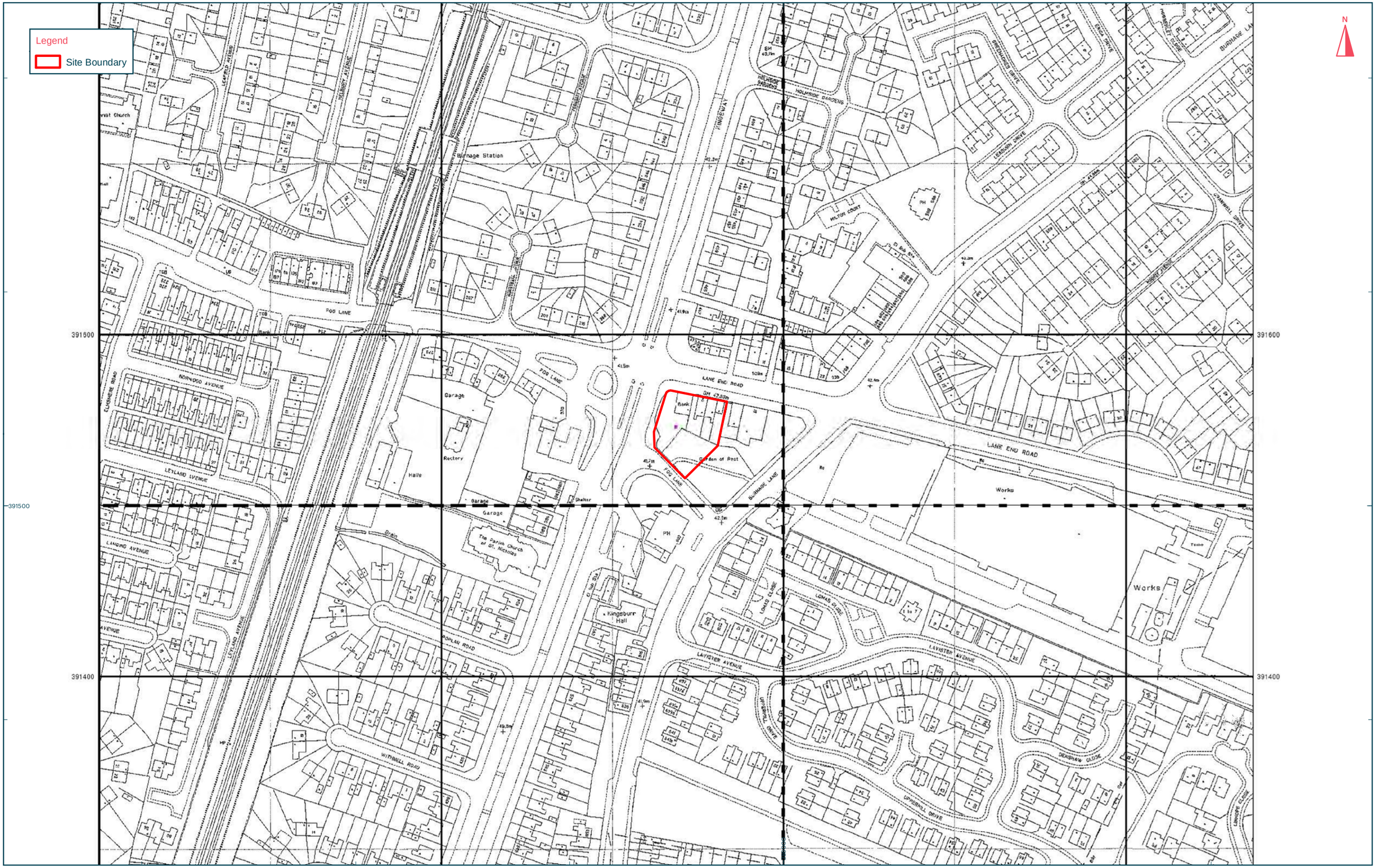
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Title:
Figure 12: 1986-1988 1:1,250 Ordnance Survey Map
Address:
Lane End Road, Burnage

Scale at A3: 1:2,000
0 50m

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Title:
Figure 13: 1992 1:1,250 Ordnance Survey Map
Address:
Lane End Road, Burnage

Scale at A3: 1:2,000
0 50m

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Title:
Figure 14: 2024 1:10,000 Ordnance Survey Map
Address:
Lane End Road, Burnage

Scale at A3: 1:2,000
0 50m

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