

Weston Halls and Pendulum Hotel, Manchester

Archaeological Desk-Based Assessment

Prepared For: iQ Student Accommodation

Document Reference: 11322.002

December 2025

Version 1.3

TEP
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA
Tel: 01925 844004
Email: tep@tep.uk.com
Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Archaeological Desk-Based Assessment
Document Ref	11322.002
Version	1.3
Prepared For	iQ Student Accommodation

Author	Philippa Prior
Date	December 2025
Checked	Stephenie Dalby
Approved	Jason Clarke

Amendment History					
Version	Date	Modified by	Check/ Approved by	Reason	Status
1.0	06/11/25	PP	SD / JC	Draft for Client Review	Draft
1.1	17/11/25	SD	JC	Final for Submission	Final
1.2	26/11/25	PP	JC	Final for Submission	Final
1.3	11/12/25	PP	JC	Final for Submission	Final

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Executive Summary

1. The Environment Partnership (TEP) Ltd have been commissioned to undertake an archaeological desk-based assessment of the potential impact of the proposed demolition of Weston Halls and Pendulum Hotel and the construction of a new purpose-built student accommodation development on the site.

2. The proposed development site is located in the southeast of Manchester city centre, bordered by Sackville Street to the east and Charles Street to the north. The land was on the edge of the city in the 18th century and became the location of Garratt Print Works and the New Garratt Print Works. Urban expansion in the 19th century saw the area become a densely populated, built-up area, and the proposed development site was in use for industrial, commercial, and residential purposes.

3. The site was cleared of the buildings in the 1960s and 1970s to construct Weston Halls and Pendulum Hotel. The River Medlock was also culverted at this time. The site is actively in use as a hotel and student accommodation.

4. The proposed development site contains no designated heritage assets, and one non-designated heritage asset: the Site of New Garratt Print Works. The 250m Study Area contains 14 listed buildings, a conservation area, and 17 non-designated heritage assets. It is assessed that there is moderate potential for unknown heritage assets with archaeological interest to be present within the proposed development site.

5. Recommendations for archaeological mitigation and evaluation have been provided, in accordance with consultation with the Greater Manchester Archaeological Advisory Service (GMAAS).

1.0 Introduction

1.1 This report provides a description of the archaeological baseline conditions for Weston Halls and Pendulum Hotel. It has been commissioned by iQ Student Accommodation.

1.2 iQ Student Accommodation proposes the demolition of the existing Weston Halls and Pendulum Hotel, and the development of up to 2,508 Purpose-Built Student Accommodation (PBSA) units and associated amenity facilities.

1.3 The desk-based assessment has been undertaken in accordance with the Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (CIfA, 2020).

Site Location

1.4 Weston Halls and Pendulum Hotel is located at 78 Sackville Street, Manchester, M1 3BB, centred at approximately National Grid Reference SJ 84462 97513 and covers an area of 0.72ha. This is referred to throughout this report as 'the proposed development site'.

1.5 The proposed development site is currently in use as student accommodation and a hotel and bounded by Charles Street to the north, Sackville Street to the east, a car park, Hotel Ibis, and Princess Street to the west, and Drover Lane, Faraday Tower, the George Begg Building, the University of Manchester UAV Society, and the Manchester Institute of Biotechnology to the south.

1.6 The local planning authority is Manchester City Council. The historic environment record relevant to this site is held by the Historic Environment Team at Greater Manchester Archaeological Advisory Service (GMAAS).

Proposed Development

1.7 The proposed development is understood to include the demolition of the existing buildings, likely comprising of:

- Demolition using mechanical demolition techniques down to ground slab
- Removal of all site vegetation
- Removal of floor slabs, foundations, and areas of hardstanding

1.8 The phased development comprises:

(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17

storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and

(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works.

Figure 1: Site Location Plan



Aims and Objectives

1.9 The aim of this assessment is to provide:

- a description of the baseline historic environment conditions within the proposed development site,
- a description of the archaeological potential of the proposed development site, and
- an assessment of the significance of the known and potential heritage assets, considering the contribution made by setting to that significance.

1.10 This report also provides an assessment of the likely effects of the proposed development on the known and potential heritage assets.

1.11 This report includes conclusions and recommendations. The recommendations consider strategies to avoid, reduce or mitigate effects on heritage assets that could arise from alteration or destruction of the heritage assets, or development within their setting.

1.12 This report does not assess built heritage or impacts to setting.

2.0 Policy context and guidance

Statutory Legislation

2.1 The statutory legislation most relevant to this report comprises;

- **Ancient Monuments and Archaeological Areas Act, 1979**: It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.
- **Planning (Listed Buildings and Conservation Areas) Act, 1990**: In considering whether to grant planning permission for development which affects a Listed Building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area (section 72).

National Planning Policy

2.2 The National Planning Policy Framework (NPPF, 2024) has three overarching objectives to achieve its aim of sustainable development. This includes "an environmental objective – to protect and enhance our natural, built and historic environment" (Chapter 2, paragraph 8).

2.3 Chapter 16 of the NPPF (2024) then goes on to describe provisions specifically relating to conserving and enhancing the historic environment.

2.4 Paragraph 207 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that "*the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*". In addition, "*Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*".

2.5 The glossary to the NPPF describes significance in relation to heritage policy 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"*.

2.6 The setting of a heritage asset 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 the asset, may affect the ability to appreciate that significance or may be neutral*".

Local Planning Policy

Manchester Local Development Framework Core Strategy 2012

2.7 The Manchester Local Development Framework Core Strategy (Manchester City Council, 2012) contains the following policies which are relevant to the historic environment. These outline the Council's commitment to preserving, and where possible, enhancing the historic environment of the city:

- Policy EN 1 - Design Principles and Strategic Character Areas
- Policy EN 3 - Heritage
- Policy DM 1 - Development Management

Places for Everyone Joint Development Plan 2024

2.8 The Places for Everyone Joint Development Plan (Greater Manchester Combined Authority, 2024) contains the following policies which are relevant to the historic environment:

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.

2.9 The Places for Everyone Joint Development Plan was adopted by Manchester City Council in March 2024 in conjunction with the other eight boroughs of Greater Manchester.

Guidance

2.10 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:

- Chartered Institute for Archaeologists (CIfA) Code of Conduct (2022),
- CIfA, Standard and Guidance for Historic Environment Desk-based Assessment (2020),
- National Planning Practice Guidance (2019),
- IEMA, IHBC & CIfA, Principles of Cultural Heritage Impact Assessment in the UK (2021),
- Historic England, Making Changes to Heritage Assets: Historic England Advice Note 2 (2016),
- Historic England, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017), and
- Historic England, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment (2008).

2.11 Conservation Principles (HE, 2008) sets out Historic England's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

3.0 Method

Study Area

3.1 Data was gathered for all designated heritage assets within 250m of the proposed development site boundary. This allowed for the identification of the heritage assets where the proposed development could affect the contribution of the heritage asset's setting to its significance. This Study Area is proportionate to the scale of the proposed development and was informed by a preliminary appraisal of baseline data.

3.2 Data has also been gathered for all non-designated heritage assets within the proposed development site boundary and a 250m buffer from the proposed site boundary. The Study Area has been designed to be fully inclusive of the proposed development site boundary to ensure that assets adjacent to the proposed development site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the development site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the proposed development site.

Data Sources

3.3 The following sources were consulted:

- The National Heritage List for England for current data on designated heritage assets maintained by Historic England
- The Historic England Archive, online historical photos, drawings, and reports
- The Manchester Historic Environment Record (HER) maintained by the Greater Manchester Archaeological Advisory Service
- Ordnance survey historic mapping provided by GroundSure (Appendix B)
- Greater Manchester County Record Office
- Archaeological Data Service for grey literature
- North West Regional Research Framework
- Greater Manchester Urban Historic Landscape Characterisation Project
- Conservation Area appraisals
- Aerial photographs and satellite images
- LiDAR data provided by ScalGo
- British Geological Survey (BGS) online mapping

3.4 The Historic Environment Record was consulted on 2 September 2025; the Greater Manchester County Record Office was visited on 11 September 2025.

Consultation

3.5 Consultation with Ian Miller, Heritage Management Director for the Greater Manchester Archaeological Advisory Service (GMAAS), was undertaken in September 2025. The Heritage Management Director highlighted that the post medieval Garratt Mill which likely extends into the boundary of the Site is the earliest powered textile mill in Manchester. The chronological development of the mill, and its subsequent replacements by the New Garratt Print Works and the Medlock Oil Works, is not understood. The consultation noted that any below-ground remains which are present within the proposed development site may be of high archaeological interest. The remains of the waterwheel pit(s) and associated steam-powered pumping engines are of note. These features are likely to have been built to a considerable depth and therefore there is a higher potential that there are archaeological remains associated with these features present within the proposed development site.

3.6 GMAAS will likely recommend archaeological trial trench evaluation of the Site when consulted on any application. The aim of the evaluation will be to gather sufficient information to establish the extent, condition and date (as far as circumstances permit) of any archaeological features which may be present within the Site.

Site Visit

3.7 The proposed development site was visited on 11 September 2025. A pro-forma record sheet was completed that recorded the following data:

- Date of survey
- Surveyor(s)
- Weather conditions
- Site description
- Known heritage assets (noting presence or absence and condition)
- Archaeological potential
- Health and safety

Assessing Heritage Significance

3.8 The significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest (architectural, archaeological, artistic

or historic) as defined in NPPF and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic) as defined in Conservation Principles (HE, 2008).

3.9 For designated assets (World Heritage Sites, Scheduled Monuments, some Listed Buildings and Registered Parks and Gardens, and Registered Battlefields), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II* and II) according to relative significance.

3.10 The relative significance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means that they are treated as if they are designated assets.

3.11 The methodology within this section has been developed with reference to the following guidance documents:

- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12.
- IEMA, IHBC & CIfA (2021) Cultural Heritage Impact Assessment in the UK.
- Design Manual for Roads and Bridges (2020) LA 104 - Environmental assessment and monitoring.

Table 1: Criteria for Determining Heritage Significance

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I Listed Buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Scheduled Monuments, Grade II* Listed Buildings, Grade II* Registered Parks and Gardens, Registered Battlefield.
Moderate	Regionally important resources: Grade II Listed Buildings, Conservation Areas, non-designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values.

Significance	Description
Low	Locally important resources: Non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible	Assets with very low or no evidential, historical, aesthetic and/ or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

Assessing Archaeological Potential

3.12 The assessment of archaeological potential is based on a combination of desk-based research and professional judgement.

3.13 The first stage is a thorough review of existing sources to establish the known historic baseline. An assessment of the historic landscape development is also undertaken to infer archaeological potential, based on topography and geology, proximity to water sources and known historic routes, soil conditions and land use history.

3.14 An assessment of density, type and date range of known archaeological sites and finds within the Study Area is undertaken to determine the likelihood of undiscovered remains, and the nature and significance of these potential remains. This stage includes an evaluation of the past land uses that may have affected the survival and state of preservation of archaeological remains.

3.15 The final stage is to synthesis the data gathered in the previous stages to form a professional judgement on archaeological potential. This is typically categorised as:

- High: strong evidence suggesting heritage assets with archaeological interest are highly likely to be present. This may be based on the proximity of known assets, favourable environmental conditions or known assets recorded in similar conditions.
- Moderate: some evidence suggesting reasonable possibility for heritage assets with archaeological interest to be present. This may be based on the proximity of known assets, or mixed environmental conditions.
- Low: minimal evidence of heritage assets with archaeological interest to be present. This may be due to poor preservation conditions, lack of known assets or prior disturbance.
- Uncertain: there is insufficient data for a judgement to be made, therefore further evaluation will be required.

Assessing the effects of the proposed development

3.16 The effects of the proposed development have been determined by comparing the significance of the known heritage assets (or potential for heritage assets with archaeological interest) against the magnitude of likely effect. The significance of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting.

3.17 In policy terms (NPPF 2024 paragraphs 213-215), harm to the significance of a heritage asset can be substantial or less than substantial. Planning practice guidance identifies that substantial harm is a high test. This is normally associated with total loss of a heritage asset's significance. Major adverse effects on heritage assets of moderate or high heritage significance are equivalent to substantial harm.

3.18 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects. The conclusions in this report identify the overall significant effects of the proposed development on heritage assets in accordance with the following scale:

- **None:** no discernible change to any heritage asset, of any significance
- **Minor:** minor adverse changes to the significance of a heritage asset of moderate or high heritage significance, or significant adverse changes or total loss of significance to a heritage asset of low or negligible heritage significance
- **Moderate:** moderate adverse changes to the significance of a heritage asset of low or moderate heritage significance.

Magnitude of Effect

3.19 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the heritage asset against the predicted magnitude of effect. This includes the assessment of effects on the setting of heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.

3.20 The descriptions of magnitude of effect, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Table 2: Magnitude of Effect

Magnitude	Definition
High	Total loss or substantial harm to key elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be partially changed.
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/ None	No loss or harm to heritage significance. Change barely distinguishable.

Significance of Effect

3.21 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the heritage assets affected.

Table 3: Significance of Effect

Magnitude	Importance of Receptor				
	Very High	**High**	**Moderate**	**Low**	**Negligible**
High	Major	Major or Moderate	Moderate	Low	Negligible
Moderate	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/ None	Negligible or None	None	None	None	None

3.22 Heritage policy makes a distinction between substantial and less than substantial harm (NPPF 2024, paragraphs 213-215). For the purpose of this assessment, major adverse effects are equivalent to substantial harm. Moderate and low effects

are equivalent to less than substantial harm. Effects that are negligible are less than substantial and are also not significant.

3.23 The nature of an effect can be classified as adverse, negligible (or neutral) or beneficial:

- **Adverse:** negative or disadvantageous effects to a heritage asset,
- **Negligible or Neutral:** imperceptible or no effects to a heritage asset,
- **Beneficial:** positive or advantageous effects to a heritage asset.

Limitations of this Assessment

3.24 Monument data from the HER consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.

3.25 Due to these limitations, it is possible that previously unrecorded heritage assets with archaeological interest could be present within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey, cannot always clarify.

4.0 Baseline Conditions

Introduction

4.1 Drawings provided in support of the description of baseline conditions comprise:

- Drawing G11322.002: The location of known heritage assets
- Drawing G11322.003: Historic building location plan
- Appendix B - Ordnance Survey Historic Mapping

4.2 Time periods referenced in the text are as follows:

- Prehistoric
  - Palaeolithic: 500,000 -10,000 BC
  - Mesolithic: 10,000 – 4,000 BC
  - Neolithic: 4,000 – 2,500 BC
  - Bronze Age: 2,500 - 800 BC
  - Iron Age: 800 BC – AD 43
- Roman: 43 – 410
- Early Medieval: 410 - 1066
- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1901
- Modern: 1901 - present

4.3 Abbreviations used are as follows:

- LB – Listed Building
- CA – Conservation Area
- NDHA – Non-designated heritage asset

4.4 Bracketed number (e.g., **NDHA1**) reference the unique identifying number allocated to heritage assets in the Gazetteer and shown on Drawing G11322.002 (Appendix A).

Background and Context

Site Geology and Topography

4.5 The solid geology is recorded by the British Geological Survey as Chester Formation - Sandstone, a sedimentary bedrock formed during the Triassic period, overlain by the superficial deposit of Till, Devensian - Diamicton.

4.6 The River Medlock runs below the current ground level of the proposed development site, having been culverted below the University of Manchester campus.

4.7 The site is mostly level, with the highest elevation at approximately 35.9m above Ordnance Datum (aOD) in the northeast corner, and the lowest elevation at approximately 32.9m aOD on the western boundary.

Archaeological and Historical Background

Palaeolithic and Mesolithic

4.8 During the earliest period the British Isles were subject to a number of Ice Ages. Following the end of the last Ice Age, communities could recolonise Britain. The sea levels rose with the melting of the glaciers, separating Britain from the continent.

4.9 The communities which travelled the British Isles followed a hunter-gatherer lifestyle, moving around the landscape as the seasons changed to utilise the resources which were available. The improving climate allowed for extensive woodland cover to grow. Settlements were temporary and/or seasonal.

4.10 Whilst there are no confirmed artefacts from these periods in the city of Manchester, it is likely that the landscape was utilised by the nomadic hunter-gatherers of these periods as Mesolithic artefacts have been found within the Greater Manchester area in similar geographic ranges (Redhead, 2009: 12).

4.11 There are no heritage assets from this period recorded within the Study Area.

Neolithic to Early Bronze Age

4.12 During the Neolithic period, nomadic hunter-gathering gave way to more settled forms of living and agriculture. Domesticated plants and animals were introduced, pottery began to be used, and the first more permanent settlements appeared. Flint and stone were still used for tool making, though metal artefacts begin to appear in the archaeological record during the early Bronze Age. There is also increased evidence for funerary and ritual monuments from this period.

4.13 The assemblage of finds recorded within the Manchester district implies that that the area was utilised for hunting, woodworking and farming during this period, with permanent or semi-permanent settlement in areas of farming (Redhead, 2009: 11). There is a notable concentration of finds within Manchester City Centre, Cheetham Hill and Moss Side areas, though these may be the result of increased archaeological interventions in these areas.

4.14 There are no heritage assets from this period recorded within the Study Area.

Middle Bronze Age to Iron Age

4.15 There is evidence of climatic deterioration from the middle to late Bronze Age, which resulted in changes to societal values, and increased competition for resources. A key characteristic of this period is the expansion of defensive hillforts. The deterioration in the climate continued during the early Iron Age, which is likely to have driven populations from the uplands to the better draining and fertile lowlands, and this competition over resources is likely to have been a factor in the development of hillforts (Turney et. al., 2016).

4.16 Iron Age finds have been recorded at the Roman fort site in Castlefield, approximately 1km west of the proposed development site, perhaps indicating an earlier Iron Age presence in this area (Redhead, 2009: 13).

4.17 There are no heritage assets from this period recorded within the Study Area.

Roman

4.18 In Britain, the Roman period begins with the invasion under Emperor Claudius in AD 43 and ends with the withdrawal of the Roman administration in AD 410. Roman influences through trade began during the later Iron Age and there was a trend towards Roman culture before the invasion in the south of Britain.

4.19 Due to its prime location in the wider transport network, Manchester grew to be vastly important in the Roman period. The Roman fort *Mamucium* was built in Castlefield, where the River Medlock and the River Irwell converged (Redhead, 2009). The fort underwent several stages of building and expansion in timber and turf until being rebuilt in stone in 200 AD (Redhead, 2009: 14). A civilian settlement grew alongside the Roman fort, stretching from the fort's North Gate to the east towards Deansgate (Redhead, 2009: 14). The civilian settlement included a cemetery and a religious site, and successive building phases continued from the late 1st century to the mid-3rd century AD (Redhead, 2009: 14). Roman settlements in Manchester were not characterised by large, managed estates like villas, but seem to have been in the style of the pre-Roman dispersed farmsteads in a pastoral landscape (Redhead, 2009: 14).

4.20 The Roman road from Buxton to Manchester (**NDHA1**) passes through the Study Area, approximately 190m southwest of the proposed development site. The road stretches to the northwest from Stockport in a direct route (Salford Archaeology, 2023).

Early Medieval

4.21 The Early Medieval period is commonly given to begin in the time following the withdrawal of Roman troops from Britain, up until the time of the Norman Conquest in 1066.

4.22 Evidence for the Early Medieval period in Manchester is scarce, however it is probable that there was some kind of occupation of the area in this time. According to the Anglo-Saxon Chronicle, King Edward ordered his army to repair and man a burh, or fort, at Manchester in the year 919 (Redhead, 2009: 15). Possible Saxon sunken floor houses were found beside the North Gate of the Roman fort, suggesting post-Roman occupation of the area (Redhead, 2009: 15). The discovery of a 6th century Anglo-Saxon cinerary urn at Red Bank, near the present-day Manchester Cathedral, and an 11th century sculptured stone at the Cathedral approximately 1.3km northwest of the proposed development site, indicated a possible settlement around the Cathedral (Redhead, 2009: 15). However, it is likely that during the Saxon period, Manchester was a sparsely populated frontier region (Redhead, 2009: 15).

4.23 Manchester was reportedly destroyed by the Danes after the year 870 (Redhead, 2009: 15). Place-named evidence in Manchester also implies a gradual transition from Celtic to Saxon culture, with early Roman roads forming the routes for early Saxon farmsteads (Redhead, 2009: 15).

4.24 There are no heritage assets from this period recorded within the Study Area.

Medieval

4.25 The Norman Conquest in 1066 resulted in political, economic and social changes: the replacement of the landowning elite resulted in feudalism, where land was granted by the monarch to the lords in return for military or labour service, and ordinary people were obliged to live and work on land owned by the lord, providing the lord with labour and a portion of the produce in return for military protection. This system began to change into the 14th century, but the Black Death accelerated these changes due to the resultant labour shortage and greater availability of land (Stamper, 2009: 328). The Dissolution of the Monasteries between 1536 and 1540, marks the end of this period.

4.26 Following the Conquest, the area of Greater Manchester was subject to the 'Harrying of the North' in 1069-70 along with Northumberland, Cheshire and

Yorkshire, where estates were burned, and crops and stock destroyed in retaliation for resistance against the new Norman king.

4.27 In 1085, King William I commissioned the Domesday Book to record the resources of the country at the time. At the time of the Domesday Survey in 1086, Manchester lay within the Hundred of Salford (Redhead, 2009: 15). It was held by Roger du Poitou, a Norman noble (Redhead, 2009: 15).

4.28 Manchester received its market charter in 1282, marking its growth into a town of regional importance. A castle at Manchester is mentioned in 1184, later replaced by a manor house, probably by 1282, on the site now occupied by Chetham's College, approximately 1.5km northwest of the proposed development site (Redhead, 2009: 15).

4.29 The medieval town consisted of the Hanging Ditch, Fennel Street, Deansgate, and Market Street areas along with burgages, or town plots (Redhead, 2009: 15). The town expanded via Long Millgate northwards, Shudehill eastwards, and Deansgate southwards (Redhead, 2009: 15). Evidence of a leatherworking industry has been found at Cathedral Yard, and the town was also known as a regional centre of flax and woollen manufacture and trade (Redhead, 2009: 15).

4.30 The sites of Chorlton Hall (**NDHA2**), 220m southeast of the proposed development site, and Garrett Hall (**NDHA3**), 109m northwest of the proposed development site, are both located within the Study Area. The medieval manor houses were both first mentioned in the 1590s, however the lands of Chorlton Hall (**NDHA2**) are mentioned from the 13th century onward. The last extant parts of Garrett Hall (**NDHA3**) were demolished in 1910, whereas Chorlton Hall (**NDHA2**) only fully disappeared from maps after the Second World War, and was potentially destroyed by bombing.

Post Medieval

4.31 The Post Medieval period is generally recognised to begin with the Dissolution of the Monasteries by King Henry VIII in 1536 and covers a time of great change, including political, religious, economic and societal reformations and revolutions. The Dissolution of the Monasteries saw the removal of key medieval institutions and the redistribution of a significant portion of the land in England (Stamper, 2009: 328). The early part of the period was defined by changing dynasties and religious counter-reformations. This period saw the creation of the Church of England with the monarch as the head of the church, and the beginning of the constitutional monarchy in the years following the aftermath of the English Civil War in the mid-17th century. From the mid-17th century, Britain established itself as an international power with its expanding empire and the Industrial and Agricultural

Revolutions caused Britain to be once again subject to an economic and social transformation (Clark & Conlin Casella, 2009: 369).

4.32 Manchester's reputation for the spinning and weaving of textiles began as early as the 16th century, with cotton rising in importance from the mid-16th century onwards (Redhead, 2009: 17). Between the 16th and 17th centuries, the population doubled, and building expanded rapidly, driven by the textile trade (Redhead, 2009: 17). This helped to establish a wealthy merchant class, which became increasingly involved with politics and property (Redhead, 2009: 17). By 1664, Manchester was the largest town in Lancashire, made up of a sprawling industrial shambles (Redhead, 2009: 17). The completion of the Bridgewater Canal in 1765 further transformed the city, allowing it to develop as an inland port and improving its access to raw materials (McNeil and Newman, 2007). River wharfs and canal basins started to spring up all over the city, leading to larger warehouses that further expanded the city's industrial capacity.

4.33 The first steam-powered cotton spinning mill was built in Manchester in 1781, and led to a boom in the mills, particularly along the River Irk, the River Medlock, and Shooters Brook (Redhead, 2009: 19). Between 1782 to 1816, the number of mills in Manchester rose from one to 86, and between 1801 and 1851, the population rose from 75,281 to 303,382 as immigration rose to meet demands of employment (Redhead, 2009: 19). Chorlton-on-Medlock was an area of particular development as the industrialisation of Manchester continued, and it became one of Manchester's first intensively settled industrial suburbs (Wyke, 1998: 106). By 1841, Chorlton-on-Medlock had a population of 28,336 people, larger than Chester, Lancaster, Bury, or Wigan (Wyke, 1998: 107). The ranges of warehouses along Charlotte Street, Princess Street, and Whitworth Street redefined the British Victorian commercial centre, and created a unique streetscape that came to define the city (McNeil and Newman, 2007).

4.34 Garratt Mill was first constructed on the River Medlock in 1760 and was converted to cotton spinning with water frames in 1784 (Oxford Archaeology, 2005: 12). The mill had a water wheel on the River Medlock, but used a steam returning engine (Oxford Archaeology, 2005: 12). Originally started as a ribbon weaving mill by a Mr Gartside, the Garratt Mill is said to be the first cotton mill in Manchester (Grace's Guide to British Industrial History, 2023). It can first be seen on William Green's Plan of Manchester and Salford, completed in 1794.

4.35 Samuel Green established a dyeworks for fustians and strong goods near Brook Street in 1806, creating what would later become the New Garratt Print Works (**NDHA9**). The dyeworks ceased operations in 1837, and from 1841 the premises were in use by Ainsworth Sykes & Co. According to an 1857 auction advertisement for the Garratt Estate, the 13,000 square yards of the New Garratt Print Works contained messuages, houses, cottages, and buildings, and had been in the

occupation of Samuel Green, then Ainsworth Sykes & Co., and then Kershaw, Lee, and Sidebottom. The property was noted as being convenient for calico printers, dyers, calenderers, manufacturing chemists, or as an iron foundry. New Garratt Print Works continued to be rented out for commercial and residential use by the Trustees of Samuel Green through the 1800's and into the 1900's.

Modern

4.36 The Modern period is characterised by significant social, industrial and technological change. There was continued urban expansion, widespread housing development and major infrastructure projects. The two World Wars drastically altered the urban environment through both the impact of bombings and the creation of new wartime infrastructure, whilst the post-war period brought reconstruction following bomb damage and suburban growth. In Manchester, the 20th century brought automation on an unprecedented scale, allowing for new industries and factories to take root (McNeil and Newman, 2007).

4.37 In the mid-20th century, the area surrounding the proposed development site became increasingly dominated by Manchester's academic institutions. The Institute of Science and Technology (**LB10**) had been opened in the area in 1902 by the University of Manchester, followed by the construction of the Renold Building (**LB14**), Wright Robinson Hall and Barnes Wallis Building (**NDHA16**) and the Mathematics and Social Sciences Building (**NDHA17**) in the 1960s. Older sites, such as the Jackson Street Mills (**NDHA23**) and the site of the Brook Street Mill (**NDHA4**), were bought by the University of Manchester and redeveloped or incorporated into their campus sites.

4.38 Following the collapse of the river wall, New Garratt Print Works (**NDHA9**) was also sold to the College of Technology, which subsequently became the University of Manchester Institute of Science and Technology, and merged with the University of Manchester in 2004 (University of Manchester, 2025). The historic buildings were cleared from the proposed development site in the 1960s and 1970s to make way for the construction of Weston Halls and Pendulum Hotel. At this time, the River Medlock was also culverted below the proposed development site.

Previous Archaeological Events

The Former BBC Site

4.39 In July 2015, Pre-Construct Archaeology undertook a desk-based assessment of the former BBC site on Oxford Road, located approximately 62m southwest of the proposed development site, prior to submission of a planning application for redevelopment. The available evidence suggested that the site was open agricultural land until the early 19th century, when rapid development occurred (Pre-Construct Archaeology, 2015).

4.40 In February 2017, archaeological evaluation was undertaken in the form of four trial trenches. This was conducted in advance of the proposed construction of a multi-storey car park, and targeted possible remains identified from map regression work in the desk-based assessment from 2015. The evaluation found no evidence of prehistoric, Roman, early medieval, or medieval activity on site (Pre-Construct Archaeology, 2017). The work did reveal terraced 19th-century dwellings on made ground (Pre-Construct Archaeology, 2017).

Echo Street

4.41 Salford Archaeology (2019) conducted evaluative work in the form of trial trenching on land located on Echo Street, Manchester, 175m northeast of the proposed development site. The evaluation found fragmentary structural remains related to the 18th, 19th and 20th century development of the site, which were considered to be of little archaeological interest, and that while elements of probable 18th century walls were discovered in situ, further investigation would be unlikely to enhance any understanding of development. The remains which would be of most archaeological interest were removed completely during the mid-20th century clearance of the site. The site was concluded to have little archaeological potential.

Charles Street

4.42 In July 2019, Salford Archaeology carried out trial trenching on 60 Charles Street, approximately 180m west of the proposed development site. The evaluation concluded that no remains of early 19th-century back-to-back housing survived in that area, and that in all likelihood, all back-to-back housing between Medlock Street (Mallard Street) and Mouncey Street had been destroyed. Some remains of limited archaeological value were recovered from other trenches, which were not assessed to contribute to the understanding of 19th and 20th-century industrial practices.

4.43 In November 2023, a desk-based assessment was prepared by Oxford Archaeology North for a site on Charles Street, approximately 160m west of the proposed development site, to support an application for redevelopment. Four assets were identified within the site boundary, all of which were dated to the post medieval period. No further investigation was recommended.

Historic Map Regression

4.44 In the 1700's, the proposed development site was located on the edges of Manchester, with many maps of the city excluding the area entirely. From 1794, it can be seen on the outskirts, away from the dense urban centre and occupied by large amounts of open green space, dotted with structures like the Garratt Mill (**NDHA6**) along the River Medlock. The core of Manchester expanded outward rapidly in the 1800's, and by the 1830's, the proposed development site is seen in a

dense industrial, commercial, and residential area of the city. New Garratt print Works (**NDHA9**) first appears as New Garratt in the early 1800's. Garratt Mill (**NDHA6**) became Old Garratt Print Works, until Sackville Street was built through the site between 1824 and 1834.

Industrial Period through Second World War Map Evidence

William Green's 'A Plan of Manchester and Salford,' 1794

Figure 2: Extract from 'A Plan of Manchester and Salford,' 1794. Approximate site location shown in red. © University of Manchester Libraries



4.45 William Green's map of Manchester and Salford (Figure 2) shows the growing industrial Manchester, with Garratt Mill (**NDHA6**) on the outskirts of Manchester, southeast of the city centre on the northern bank of the River Medlock. The mill is adjacent to land belonging to Roger Aytoun, Esq. The mill is south of Granby Row and west of Brook Street and comprises of four main structures. The mill is just to the north of a crescent in the river, and the river passes it on the southwest and southeast side. The Rochdale Canal (**NDHA7**) passes the mill to the north, on a southwest to northeast trajectory. Further to the south, Chorlton Hall (**NDHA2**) can be seen between Bedford Street, Brook Street, Rutland Street, and Grosvenor Street.

'A Pocket Plan of Manchester and Salford,' 1800

Figure 3: Extract from 'A Pocket Plan of Manchester and Salford,' 1800. Approximate site location shown in red. © University of Manchester Libraries



4.46 'A Pocket Plan of Manchester and Salford,' (Figure 3) shows no change to the proposed development site. Garratt Mill (**NDHA6**) is still on the periphery of Manchester, with open space to the south and west, and structures in the area are spaced out along the River Medlock.

'A Plan of Manchester and Salford,' Joseph Aston, 1804

Figure 4: Extract from 'A Plan of Manchester and Salford,' 1804. Approximate site location shown in red. © University of Manchester Libraries



4.47 'A Plan of Manchester and Salford' (Figure 4) shows no change to the proposed development site. Some infill development is visible in the south of the city, and more buildings can be seen along the course of the River Medlock to the west of Garratt Mill (**NDHA6**).

Manchester and Salford, J. Roper, 1807

Figure 5: Extract from 'Manchester and Salford,' 1807. Approximate site location shown in red. © University of Manchester Libraries



4.48 The 1807 map (Figure 5) shows no change to the proposed development site. Manchester's development continues at a moderate pace, and there are no significant changes to the borders or layout of the city.

'A Plan of Manchester and Salford,' James Pigot, 1809

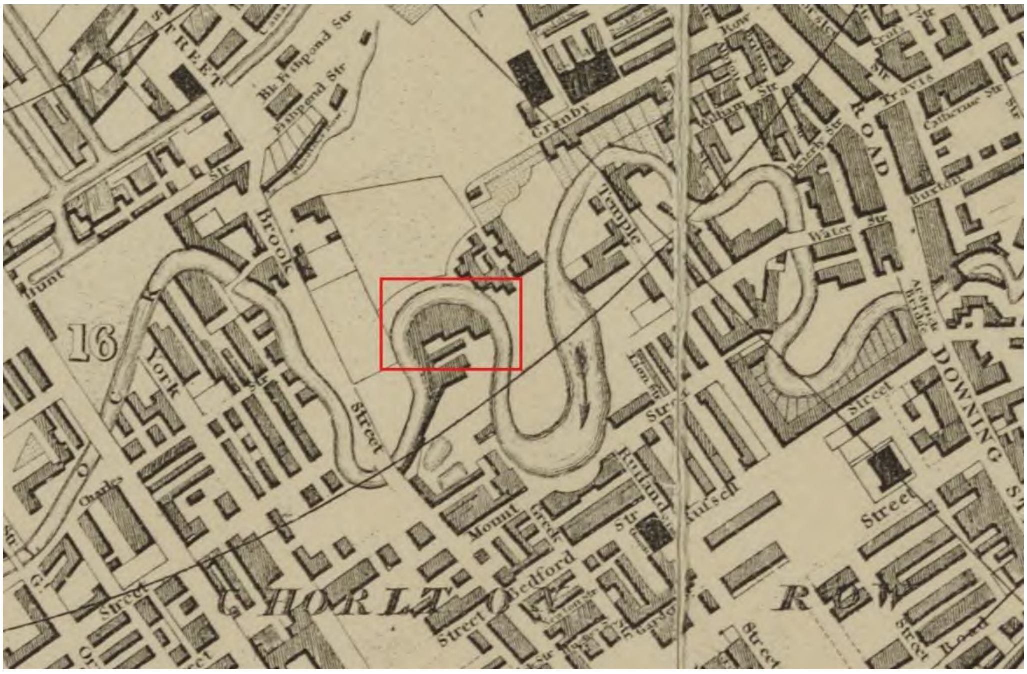
Figure 6: Extract from 'A Plan of Manchester and Salford,' 1809. Approximate site location shown in red. © University of Manchester Libraries



4.49 In Pigot's 1809 map (Figure 6), New Garratt (**NDHA9**) is marked just to the southwest of the location of Garratt Mill (**NDHA6**), east of Brook Street and south of Granby Row. A structure still occupies the location of the Garratt Mill (**NDHA6**), however it is unlabelled on Pigot's map. New Garratt (**NDHA9**) consists of three rectilinear structures, and is enclosed by the River Medlock to the north, east, and west. The river also forms the barrier between the New Garratt (**NDHA9**) and Garratt Mill (**NDHA6**), with New Garratt on the south bank of the river and Garratt Mill on the north bank. Garratt Mill is depicted as two irregularly shaped buildings, one eastern and one western. The area is labelled as Chorlton Row, and still sits in the southeast of the city of Manchester, on the periphery of the city. The area is still less densely populated than the city centre, with plots of open land between buildings.

'A New Plan of Manchester and Salford,' James Pigot, 1819-1824

Figure 7: Extract from 'A New Plan of Manchester and Salford,' 1819-1824. Approximate site location shown in red. © University of Manchester Libraries



4.50 In James Pigot's 'A New Plan of Manchester and Salford' (Figure 7), New Garratt (**NDHA9**) appears to have expanded southwest along the south bank of the River Medlock. The surrounding area is considerably denser, with substantial town development to the east, south, and west on the southern bank of the River Medlock. New Garratt (**NDHA9**) and Garratt Mill (**NDHA6**) now sit within a town environment, no longer on the periphery.

Bancks & Co.'s 'Plan of Manchester & Salford,' Richard Thornton, 1832

Figure 8: Extract from 'Plan of Manchester & Salford,' 1832. Approximate site location shown in red. © University of Manchester Libraries



4.51 In the 1832 map (Figure 8) New Garratt (**NDHA9**) is now labelled as 'Print Works' and has grown into a larger structure along the south bank of the river (**Error! Reference source not found.**). Garratt Mill (**NDHA6**) is now labelled as Old Garrat Print Works, and is bisected north to south by Sackville Street, and two unnamed streets border it to the north. The two irregular east and west buildings are now two smaller structures, which do not extend as far north as the previous buildings. The south bank of the River Medlock has undergone significant further development; New Garratt Print Works (**NDHA9**) is now in a dense urban setting. The north bank of the river has not been developed.

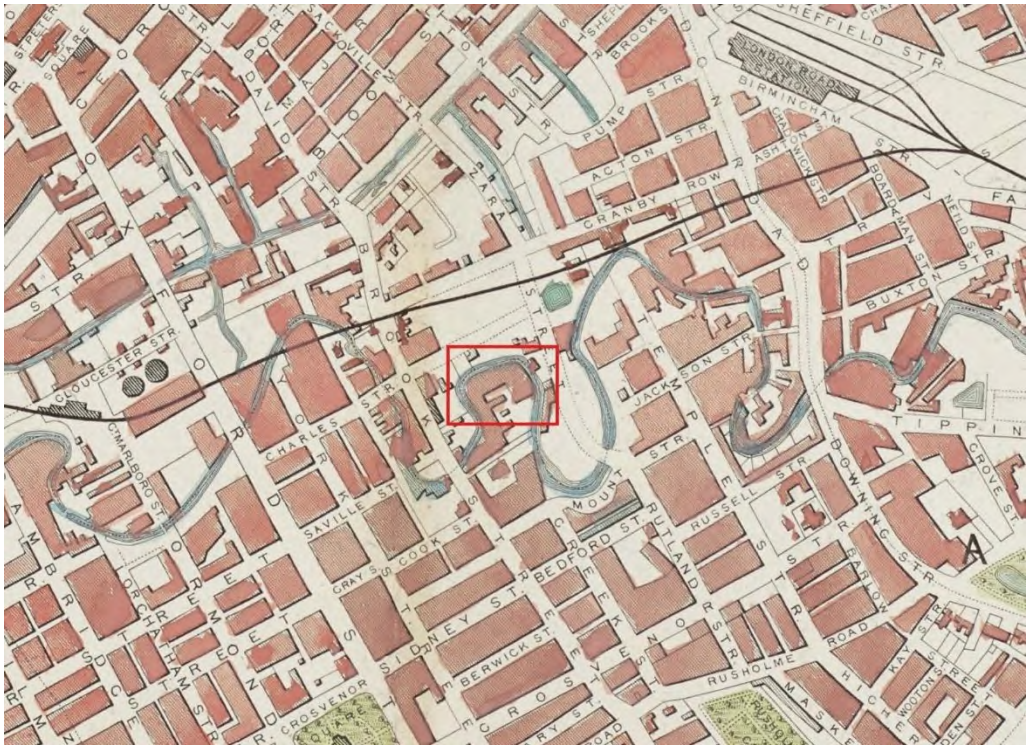
Ordnance Survey, 1:1,056, 1851 (Appendix B)

4.52 New Garratt Print Works (**NDHA9**) can be seen in substantial detail, with a dye room, bleaching rooms, machine printing room, furnace, chimney, roller room, well, pump, store rooms, machine room, dye house, block printing house, lodge, and weight machine labelled (**Error! Reference source not found.**). Across the River Medlock to the north of the New Garratt Print Works, there is a rope walk, with a timber yard and Carpenters' Hall to the northwest of the New Garratt Print Works. The eastern building of the Old Garratt Print Works (**NDHA6**) is labelled as 'Zara Street Cabinet Manufactory.' To the south of New Garratt Print Works, there is a

reservoir, a structure labelled 'Garratt House,' and the Brook Street Mill (**NDHA4**). The Manchester South Junction and Altrincham Railway has been constructed north of the proposed development site, following a southwest to northeast alignment.

'Manchester and its Environs,' John Rapkin, 1851

Figure 9: Extract from 'Manchester and its Environs,' 1851. Approximate site location shown in red. © University of Manchester Libraries



4.53 In the 1851 map (Figure 9), development has occurred along the north bank of the River Medlock, with small structures appearing north of New Garratt Print Works (**NDHA9**). The unnamed streets to the north of Garratt Mill (**NDHA6**) have been replaced by Charles Street. The segment of street to the east of Garratt Mill is now labelled as Zara Street. An unnamed street borders New Garratt Print Works to the south.

'Map of the city of Manchester,' 1876

Figure 10: Extract from 'Map of the city of Manchester,' 1876. Approximate site location shown in red. © University of Manchester Libraries



4.54 The 1876 map (Figure 10) shows the parcel of land containing New Garratt Print Works and Old Garratt Print Works is marked as exclusively for commercial, ecclesiastical, or other public use. New Garratt Print Works is now shown as one large western building and one smaller eastern building. Parts of Old Garratt Print Works are still extant. To the northeast of New Garratt Print Works is the Carpenters' Hall.

'Slater's New Plan of Manchester and Salford,' 1883

Figure 11: Extract from 'Slater's New Plan of Manchester and Salford,' 1883. Approximate site location shown in red. © University of Manchester Libraries



4.55 1883 mapping of Manchester (Figure 11) shows no change to the proposed development site.

'Plan of Manchester and Salford,' G.W. Bacon & Co., 1908

Figure 12: Extract from 'Plan of Manchester and Salford,' 1908. Approximate site location shown in red. © University of Manchester Libraries



4.56 The 1908 map (Figure 12) shows no changes to New Garratt Print Works (**NDHA9**). Old Garratt Print Works (**NDHA6**) is further reduced to a single small building. Zara Street is now labelled as Sackville Street. Brook Street is now labelled as Princess Street.

Kelly's 'Map of Manchester and Salford,' 1:10,560, Kelly's Directories Limited, 1913

Figure 13: Extract from 'Map of Manchester and Salford,' 1913. Approximate site location shown in red. © University of Manchester Libraries



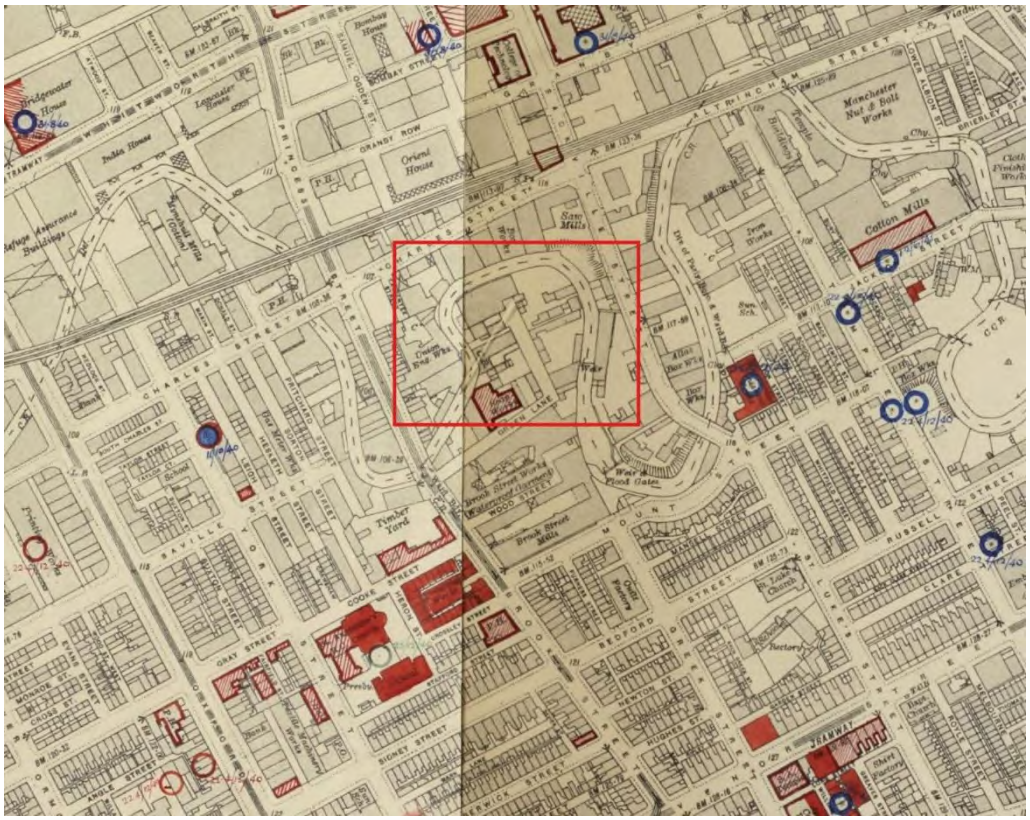
4.57 The remaining building of Old Garratt Print Works (**NDHA6**) is no longer visible in mapping from 1913 (Figure 13), replaced by one large structure along the north bank of the River Medlock from Princess Street to Sackville Street (**Error! Reference source not found.**). New Garratt Print Works (**NDHA9**) appears reduced in size and no longer extends all the way to the south bank of the River Medlock. Green Lane is marked extending east and then north through the New Garratt Print Works.

Ordnance Survey County Series, 1:2,500, 1932 (Appendix B)

4.58 The structure occupying the former site of Old Garratt Print Works (**NDHA6**) is labelled as 'Saw Mills.' New Garratt Print Works is unlabelled, with two structures within the site labelled as 'C.R.' and 'Soap Works' respectively. The site of New Garratt Print Works (**NDHA9**) has grown, and the buildings on the site once again extend up to the bank of the river. Brook Street Works is marked to the south, on the other side of Green Lane, and Brook Street Mills (**NDHA4**) is located south of that.

Record of location of aerial bombs on the City of Manchester, Manchester City Council, 1941

Figure 14: Extract from 'Record of location of aerial bombs on the City of Manchester,' 1941. Approximate site location shown in red. © University of Manchester Libraries



4.59 The record of aerial bombs on Manchester, using the Ordnance Survey County Series 1:2,500 map from 1932, shows a building in the southern area of New Garratt Print Works, north of Green Lane, was marked as a damaged building. No other buildings in the proposed development site are recorded as damaged.

Post-Second World War Ordnance Survey Map Evidence (Appendix B)

Ordnance Survey National Grid, 1:2,500, 1965 (Appendix B)

4.60 Buildings have been cleared from the proposed development site, leaving only a cluster of small buildings on the southeast and southern boundaries of the proposed development site. Green Lane has been labelled as Drover Lane. To the south of the site, the River Medlock has been culverted under Mount Street.

Ordnance Survey National Grid, 1:1,250, 1970 (Appendix B)

4.61 The proposed development site has been entirely cleared of buildings, and the River Medlock has been culverted under it.

Ordnance Survey National Grid, 1:10,000, 1981 (Appendix B)

4.62 The proposed development site remains cleared, with unidentifiable markings. East and south of the proposed development site, there are ten college buildings. The multistorey car park has been constructed to the north of the proposed development site. A TV studio is directly to the west. Victoria University is visible over 750m south of the proposed development site.

Ordnance Survey National Grid, 1:10,000, 1994 (Appendix B)

4.63 An irregularly-shaped building with an enclosed courtyard has been constructed on the proposed development site. No significant changes to the surrounding area.

Ordnance Survey National Grid, 1:1,250, 2003 (Appendix B)

4.64 The proposed development site is clearly labelled as the Weston Building, and can now be clearly identified as part of the campus of the University of Manchester Institute of Technology. A hotel abuts the northwest corner of the proposed development site, with the George Begg Building to the south, and the Pariser Building and Paper Science Building to the east.

Ordnance Survey National Grid, 1:10,000, 2010 (Appendix B)

4.65 The Weston Building appears to have expanded to the west, now touching the northwest boundary of the proposed development site.

Ordnance Survey National Grid, 1:10,000, 2025 (Appendix B)

4.66 No change to the proposed development site. A building on the southern border of the proposed development site appears to have been demolished. The TV studio to the west has been replaced by a leisure centre.

Historic Landscape Character

4.67 The Greater Manchester Urban Historic Landscape Characterisation (GMUHLC) project (Redhead, 2009) recorded that the Site is currently within an area classified as residential, with 20th century high rise flats. Historically, the Site was classified as residential (villas/detached housing) for the period 1770-94, then residential (terraced housing) for the period 1794-1848. For the period 1892-1955 the classification changes to commercial (commercial core).

Site Visit

4.68 A site visit was conducted 11 September 2025. The proposed development site was observed to be in an urban centre setting with modern roads and buildings. The structure on the proposed development site was observed to be modern mid-rise

building, located next to a multistorey car park. The buildings are still in use as student accommodation and a hotel, and as such there was no access to the inside of the buildings. No potential heritage assets were observed.

Figure 15: View of Pendulum Hotel, facing east on Sackville Street



Figure 16: View of Weston Hall from Sackville Street, looking east



Figure 17: View of Weston Hall and Pendulum Hotel, looking east down Charles Street



5.0 Known Heritage Assets within the Study Area

Designated heritage assets within Study Area

5.1 There are 14 designated heritage assets within the Study Area, comprising of three Grade II* listed buildings, ten Grade II listed buildings, and the Whitworth Street Conservation Area. Six of the listed buildings are from the post medieval period (**LB4-9**), and seven are from the modern period (**LB1-3**, **LB10-13**).

Non-designated Heritage Assets within Study Area

5.2 There is one heritage asset dated to the Roman period (**NDHA1**), which is the route of the Roman road and is of low heritage significance. There are two assets dated to the Medieval period (**NDHA2-3**), which are of negligible heritage significance . There are 11 heritage assets dated to the Post Medieval period (**NDHA4-14**), which comprise of sites of industrial and commercial buildings of up to low heritage significance. There are three heritage assets which date to the Modern period (**NDHA15-17**), which comprise of two university buildings and one civil defence building and are of up to low heritage significance.

5.3 There is one non-designated heritage asset located within the proposed development site: New Garratt Print Works (**NDHA9**). There is one non-designated heritage which has the potential to extend into the proposed development boundary: Garratt Print Works (**NDHA6**).

Archaeological Potential

5.4 It is assessed that there is negligible potential for unknown heritage assets with archaeological interest to be present from the Prehistoric periods within the proposed development site. The baseline data indicates that prehistoric settlements in Manchester were likely based in other parts of the city, notably Castlefield, Cheetham Hill, and Moss Side, all of which are more than 1km away from the proposed development site. If any unknown prehistoric heritage assets are present within the proposed development site these are likely to be of up to low heritage significance.

5.5 It is assessed that there is a negligible potential for unknown heritage assets with archaeological interest to be present from the Roman period within the proposed development site. Although a section of the Roman road passes through the Study Area approximately 190m southeast of the proposed development site, Roman activity in Manchester is concentrated around the Castlefield area, located more than 1km to the west. If any unknown Roman heritage assets are present within the proposed development site these are likely to be of up to low heritage significance.

5.6 It is assessed that there is a negligible potential for unknown heritage assets with archaeological interest to be present from the Early Medieval and Medieval periods within the proposed development site. Medieval activity in Manchester was focused around the Cathedral, Deansgate, the Hanging Ditch, Market Street, and Fennel Street, an area more than a kilometre to the northwest of the proposed development site. The rapid industrial development in the post medieval period also impacted the survival of early medieval and medieval heritage assets in Manchester, and the substantial development of the area in the post medieval period makes the presence of unknown medieval archaeology more unlikely. If any unknown early medieval or medieval heritage assets are present within the proposed development site these are likely to be of up to low heritage significance.

5.7 It is assessed that there is a moderate potential for unknown heritage assets with archaeological interest to be present from the Post Medieval period within the proposed development site. Manchester rapidly expanded and transformed during the later part of this period, and nearby archaeological investigations such as the work on the Former BBC Site concluded that there is potential for archaeological remains of 19th century industrial and residential life in the area. Furthermore, the proposed development site was the location for the New Garratt Print Works (**NDHA9**) and remains from the print works could be present underneath the present structure. While it is likely that the construction of the Weston Hall and Pendulum Hotel would have truncated any archaeological evidence within their footprints due to the presence of lower ground floors within the buildings, there is a possibility that areas which have been subjugated to less truncation by modern development may still include archaeological remains associated with the 18th and 19th century buildings. Furthermore, due to the course of the River Medlock, the proposed development site has the potential to include waterlogged deposits with archaeological interest. If any unknown post medieval heritage assets are present within the proposed development site these are likely to be of up to moderate heritage significance.

5.8 It is assessed that there is moderate potential for unknown heritage assets with archaeological interest to be present from the Modern period within the proposed development site. The proposed development site was the site of the New Garratt Print Works until the land was sold to the University of Manchester in the 1950s, and substantial development occurred in the area in the early 20th century. Further archaeological remains from the 20th century predating the current structure could potentially remain. If any unknown modern heritage assets are present within the proposed development site these are likely to be of up to low heritage significance.

6.0 Discussion and Conclusions

Summary of baseline conditions

6.1 The proposed development site is located in the southeast city centre, bordered by Sackville Street to the east and Charles Street to the north. The land was on the edge of the city in the 18th century and became the location of Garratt Print Works (**NDHA6**) and the New Garratt Print Works (**NDHA9**). Urban expansion in the 19th century saw the area become a densely populated, built-up area, and the proposed development site was in use for industrial, commercial, and residential purposes.

6.2 The extant structure on the proposed development site, Weston Halls and Pendulum Hotel, was built in the 1960s after the site was bought by the University of Manchester. The structure is still in active use as a hotel and student accommodation.

6.3 It is assessed that there is a moderate potential for unknown heritage assets with archaeological interest from the post medieval period and modern periods to be present within the proposed development site,, and negligible potential for unknown heritage assets from the prehistoric, Roman, Early Medieval, and Medieval periods

Identification of Impacted Heritage Assets

6.4 This assessment considers that the proposed development site may have an impact upon the following heritage assets:

- Site of Garratt Print Works (**NDHA6**)
- Site of New Garratt Print Works (**NDHA9**)
- Unknown heritage assets with archaeological interest

Assessment of Heritage Significance

6.5 This section aims to outline the understanding of the form, materials and history of the affected heritage assets, in order to understand its significance, as required in paragraph 207 of the NPPF.

Site of Garratt Print Works (**NDHA6**)

6.6 Garratt Print Works was established in the 18th century, and may have originally been one of the oldest cotton mills in Manchester. The site is visible on maps until 1849, when Sackville Street is shown bisecting the location and one of the buildings is labelled as a cabinet manufactory.

6.7 There has been no previous archaeological investigation of the Garratt Print Works. The print works itself is no longer an extant structure, and therefore is considered to be of negligible heritage significance.

Site of New Garratt Print Works (**NDHA9**)

6.8 New Garratt Print Works first appears on historic mapping as New Garratt in 1809, and historic records show the site was used for commercial and residential purposes into the 20th century. The site was sold to the University of Manchester Institute of Science and Technology in the 1950's. The original building was demolished and the river culverted under the site.

6.9 There has been no previous archaeological investigation of the New Garratt Print Works, and it is unknown what evidence may remain of the structure. Its significance is considered to be negligible due to the lack of an extant structure or any known remains.

Unknown heritage assets with archaeological interest

Prehistoric, Roman, Early Medieval, and Medieval

6.10 There is negligible potential for evidence of prehistoric, Roman, early medieval, or medieval activity within the proposed development site, due to the rapid urban development of Manchester and the depths at which these deposits could be expected. Any heritage assets with archaeological interest from these time periods would likely be in waterlogged deposits, if there are any present within the site. Any heritage assets with archaeological interest which may be present within the proposed development site are likely to be of up to low heritage significance, due to their potential to yield evidence about human activity in the area during these periods and could contribute to research agenda objectives for the North West.

Post Medieval

6.11 There is moderate potential for features and deposits related to the 18th and 19th century industrial, commercial, and residential use of the proposed development site visible in historic mapping. Unknown archaeological remains related to the Garratt Print Works (**NDHA6**) and the New Garratt Print Works (**NDHA9**) could be present within the proposed development site.

6.12 It is assessed that the heritage significance of these potential heritage assets with archaeological interest would be up to high, due to their potential to yield evidence about the history of mills and print works in 18th and 19th century Manchester, and the development and expansion of the city in the post medieval period.

Modern

6.13 There is moderate potential for unknown heritage assets with archaeological interest to be present within the proposed development site from the modern period. This is due to the continued use of New Garratt Print Works (**NDHA9**) into the 20th century, until the land was cleared and sold to the University of Manchester in the 1950's.

6.14 It is assessed that the heritage significance of these potential heritage assets with archaeological interest would be low, due to their potential to yield evidence about changing industry in 20th century Manchester and the continued development of the city, as well as contributing to North West regional research objectives.

Assessment of Effects

Development Proposals

6.15 The proposed development is understood to include the full demolition of Pendulum Hotel and the eastern part of Weston Halls, and the partial demolition and conversion of the western part of Weston Halls. New Purpose-Built Student Accommodation (PBSA) developments will be erected on the proposed development site. The work will include the removal of floor slabs, foundations, and other areas of hardstanding, and the new developments will include basements built to a depth of 31.130m aOD and 31.850m aOD, approximately 0.918-1.638m below the existing building depth of approximately 32.8m. Excavation works will be required for foundation design, utilities, drainage run, attenuation, and sprinkler tanks. An element of cut and fill will likely be required to create development plateau levels.

Direct Effects

6.16 Direct effects of the proposed development may arise from the demolition works and the construction of new buildings on the proposed development site. Construction and demolition activities are likely to result in direct impacts on archaeology where intrusive ground works interact with known or potential archaeological deposits.

Site of Garratt Print Works (**NDHA6**)

6.17 The location of the Garratt Print Works is identified approximately 6m north of the proposed development site, and the extent of the print works extended into the proposed development site itself. The area has not been previously subject to archaeological investigation. It is unclear when exactly the Garratt Print Works was demolished, however it stops being identified in maps from 1849 onwards.

6.18 Below ground demolition works and site preparation could result in up to high magnitude of effect on the archaeological remains of the print works, due to the total loss or harm to the archaeological remains.

6.19 The heritage significance of the Garratt Print Works is considered to be negligible, which results in a **negligible adverse** significance of effect, before mitigation.

Site of New Garratt Print Works (**NDHA9**)

6.20 The location of the New Garratt Print works is within the boundaries of the proposed development site, and the area has not had previous archaeological investigation. The structure was cleared after the land was sold in the 1950's, and the extant Weston Halls and Pendulum Hotel was constructed on the land.

6.21 Below ground demolition works and site preparation could result in up to high magnitude of effect on the archaeological remains of the New Garratt Print Works, due to the total loss or harm to the archaeological remains.

6.22 The heritage significance of New Garratt Print Works is considered to be negligible, which results in a **negligible adverse** significance of effect, before mitigation.

Unknown heritage assets with archaeological interest

Prehistoric, Roman, Early Medieval, and Medieval

6.23 It is assessed that any unknown heritage assets with archaeological interest dated to the prehistoric, Roman, Early Medieval, and Medieval periods would be unimpacted by the proposed development due to the depth at which they could be expected and the years of development on the site.

6.24 It is assessed that construction of the proposed building and associated groundworks would result in a negligible magnitude of effect to deposits with up to moderate heritage significance, therefore the significance of effect is **none**.

Post Medieval

6.25 It is assessed that heritage assets with archaeological interest dated to the post medieval period have the potential to be impacted by all below ground demolition and site preparation activities.

6.26 It is assessed that the below ground demolition and site preparation activities could result in an up to high magnitude of effect, on heritage assets assessed to be of up to high heritage significance. Therefore, the significance of effect of the proposed development on these unknown post medieval heritage assets is assessed to be **high adverse**, before mitigation.

Modern

6.27 It is assessed that heritage assets with archaeological interest dated to the modern period have the potential to be impacted by all below ground demolition and site preparation activities.

6.28 It is assessed that the below ground demolition and site preparation activities could result in an up to high magnitude of effect, on heritage assets assessed to be of up to low heritage significance. Therefore, the significance of effect of the proposed development on these unknown modern heritage assets is assessed to be **low adverse,** before mitigation.

Mitigation or Recommendation

6.29 The final step of the assessment is to *"explore ways to maximise enhancement and avoid or minimise harm"* (HE, 2017).

6.30 Consultation with the Greater Manchester Archaeological Advisory Service suggests that due to the potential for below ground evidence of Garratt Mill and the New Garratt Paper Works to be present on the proposed development site, the application is likely to be met with recommendation that the applicant should be required to arrange for a programme of evaluative fieldwork to be undertaken. The nature of this evaluative fieldwork would be trial trenching.

6.31 The scope of the archaeological works would be set out in a Written Scheme of Investigation (WSI) and would be prepared following receipt of a brief prepared by the Greater Manchester Archaeological Advisory Service. The need for, and the scope of, any further mitigation works would be based on the results of the archaeological evaluation and confirmed in consultation with the Greater Manchester Archaeological Advisory Service.

6.32 The existing buildings may limit the scope of investigative works prior to their demolition. On 26 November 2025, consultation was received from Ian Miller, Heritage Management Director at the Greater Manchester Archaeological Advisory Service, that confirmed further archaeological evaluation could be undertaken after the demolition of the existing buildings.

6.33 A carefully designed programme of archaeological work which sets out specific research questions, would advance understanding of the significance of the known, and any as yet unknown heritage assets that are affected by the proposed development, in a manner that is proportionate to their importance and impact. Any recovered evidence would be made publicly available through reporting and an archive commensurate to the findings. This recommendation is made in accordance

with paragraph 218 of the NPPF (2024) and Policy EN 3 of The Manchester Local Development Framework Core Strategy (2012).

Archive

6.34 This report will be archived with the Greater Manchester Archaeological Advisory Service and/ or OASIS within 6 months of completion, unless otherwise instructed by the client.

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Legislation and Policy

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Appendix A: Gazetteer of Known Heritage Assets

Table A1: Known Heritage Assets

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB1	8653.1.0	1254887	Lancaster House. Built 1905-12 of red brick and terracotta by Lloyd's Packing Warehouses Ltd as packing and shipping warehouse. Converted to apartments and offices.	II*	Listed Building	Modern	High
LB2	8654.1.0	1254836	India House (Including Attached Wrought Iron Gateway Linked to Lancaster House). Built 1905-12 of red brick and terracotta. Converted to apartments.	II*	Listed Building	Modern	High
LB3	8569.1.0	1247432	Asia House. Built 1906–09 by the Refuge Assurance Company as a packing and shipping warehouse. Front elevation to Princess Street built of marble and sandstone in Baroque style. Side and rear elevations built in brick with more utilitarian detailing. Converted into apartments.	II*	Listed Building	Modern	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB4		1247580	Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street. Canal lock built 1804-5 for the Rochdale Canal Company. Restored.	II	Listed Building	Post Medieval	Moderate
LB5	11681.1.0	1200837	Manchester South Junction and Altrincham Railway Viaduct. Built 1846-49 of red brick with small sections of blue brick, sandstone dressings and cast-iron bridges.	II	Listed Building	Post Medieval	Moderate
LB6	11731.1.0	1293175	Lass O Gowrie Public House. Mid-19th century public house, altered c.1900. Built of red brick with terracotta dressings and slate roof.	II	Listed Building	Post Medieval	Moderate
LB7	11311.1.0	1247608	46, Sackville Street. Built c.1871 by Charles Durham, of Durham and Company as a shipping warehouse. Built in Italianate style, of red brick in Flemish bond with a hipped slate roof.	II	Listed Building	Post Medieval	Moderate

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB8	8568.1.0	1247389	Central House. Built 1884 of brick with stone dressings. Gothic style, Scottish Baronial manner, shipping warehouse. Renovated in 1989.	II	Listed Building	Post Medieval	Moderate
LB9	12147.1.0	1254835	Regency House with Barclays Bank. Built c.1885 as shipping or packing warehouse. Now bank and offices. Built of iron frame with sandstone ashlar and red brick dressings.	II	Listed Building	Post Medieval	Moderate
LB10	8610.1.0	1247609	Institute of Science and Technology (University of Manchester). Built 1895-1912 of red brick with dressings of red sandstone and terracotta with slate mansard roofs. Opened 1902 by Prime Minister.	II	Listed Building	Post Medieval	Moderate
LB11	8407.1.0	1218253	Granby House. Built c.1900 of red brick, stone dressing. Originally a warehouse building with Art Nouveau features. Converted to apartments.	II	Listed Building	Modern	Moderate

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB12	8408.1.0	1200838	Orient House. Built c.1900 of steel frame with façade of white matt-glazed terracotta and sides of glass curtain walling. Originally a warehouse building. Converted to apartments.	II	Listed Building	Modern	Moderate
LB13	12117.1.0	1270897	Manchester House. Built 1914, as shipping and packing warehouse. Now restaurant and offices. Built of iron frame with cladding of brown sandstone and buff brick.	II	Listed Building	Modern	Moderate
LB14	19118.1.0	1491623	Renold Building. Erected at the University of Manchester Institute of Science and Technology in 1962 to designs by WA Gibbon. It comprises a six-storey tower on a two-storey base and is a building of lecture theatres.	II	Lecture Theatre, University	Modern	Moderate

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
CA1	DGM1553		Whitworth Street Conservation Area. Designated in 1974 for the distinctive architecture of the cotton warehousing built in this area in the 19th to early 20th century.	-	Conservation Area	-	Moderate
NDHA1	28.1.3		Manchester to Buxton Roman road (Manchester to Levenshulme section). Part of the Roman road from Buxton to Manchester.	-	Road	Roman	Low
NDHA2	13988.1.0		Site of Chorlton Hall. Site of hall first mentioned in mortgage of 1590. Shown on Laurent's map of 1773 comprising three ranges with formal gardens. No longer extant.	-	Country House, Vicarage, Manor House	Medieval	Negligible

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA3	1414.1.0		Site of Garrett Hall . A black and white timber mansion on stone base, apparently fallen into decay by the end of the 18th century and let as tenements. House sold to Oswald Moseley 1595, said to be extant 1824. One wing remained c.1864. Final fragment demolished 1910.	-	House, Park, Hall House, Timber Framed House	Medieval to Post Medieval	Negligible
NDHA4	19095.1.0		Site of Brook Street Mill. Site of a cotton mill, the footprint of which is shown on William Swire's map of 1824. The mill is shown in some detail on the Ordnance Survey Town Plan of 1851, upon which it is identified as 'Brook Street Mill (Cotton and Woollen Small Wares)'. Site redeveloped subsequently by the University of Manchester	-	Cotton Mill, Spinning Mill, Engine House, Boiler House, Warehouse	Post Medieval	Negligible

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA5	17061.1.0		Site of Pond. A large pond is shown at this location on Laurent's and Green's maps of the 1790s. It is likely that the pond originally developed naturally as a cut-off feature of the river but was probably subsequently exploited by the local population. Filled in by 1819. Evaluation revealed substantial backfill material with pottery sherds dating to 17th and 18th centuries.	-	Pond	Post Medieval	Negligible

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA6	19093.1.0		Site of Garratt Print Works. Shown on William Green's map of 1787-94 comprising several adjoining buildings to create two main ranges with irregular plan form. Identified on Bancks & Co's map of 1831 as 'Old Garratt Print Works'. The buildings are depicted on the Ordnance Survey Town Plan of 1850, although the works appears to have been repurposed for different uses by that date; part of the former print works is identified as a cabinet manufactory.	-	Printing Works	Post Medieval	Negligible
NDHA7	1386.2.0		Rochdale Canal. Urban canal section c.1.25 miles long, connected with the Ashton-under-Lyne Canal at Dale Street. Parliamentary approval of 1799, and 1800. Completed 1804. Now mainly used for pleasure craft.	-	Canal	Post Medieval	Moderate

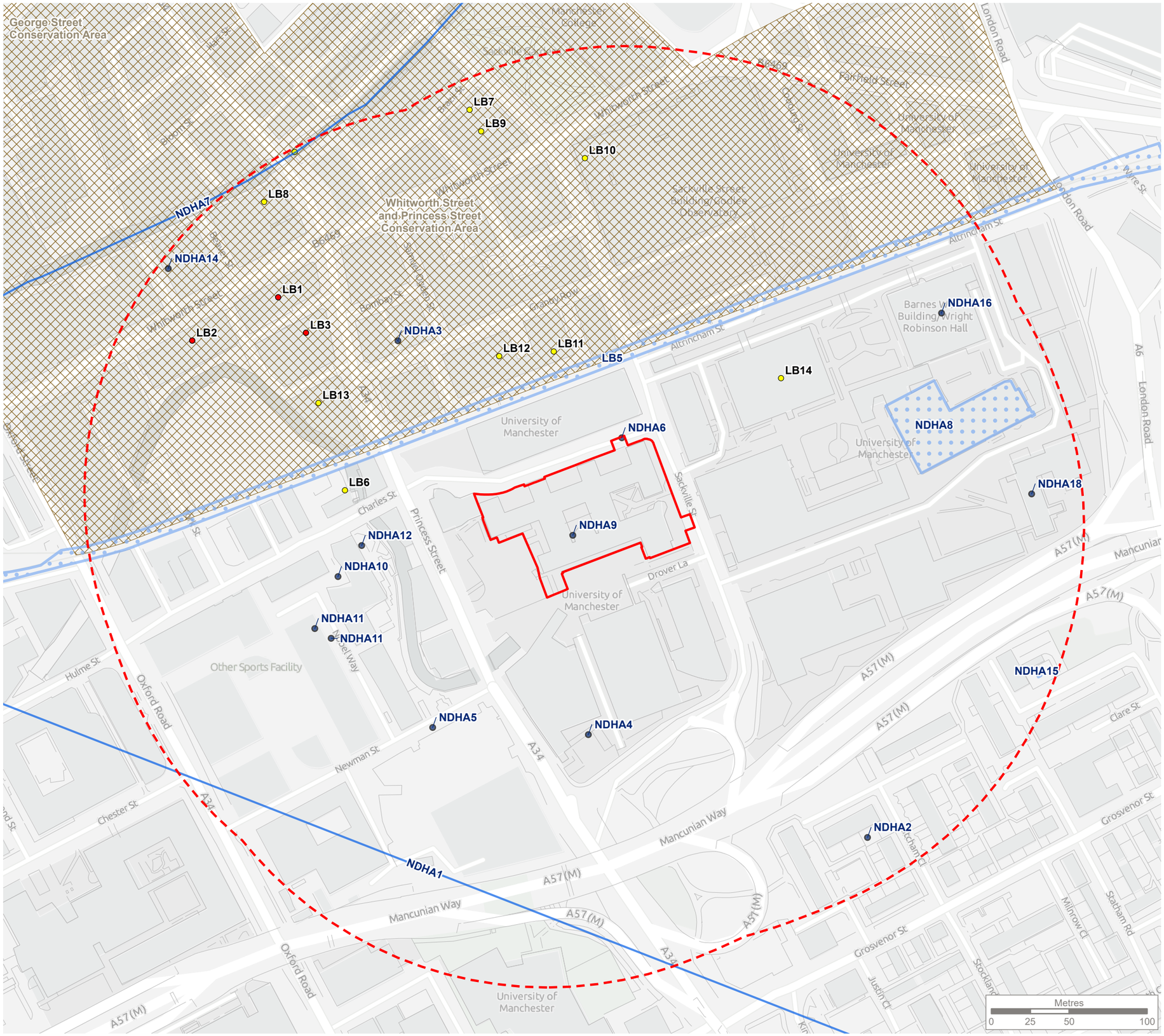
TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA8	2078.1.0		Jackson Street Mills (UMIST Campus) (now University of Manchester). The first map to depict this complex of mills is Pigot 1813; it is labelled as Barnes Mill on Bancks & Co's 1831 map. Labelled as Jackson Street Mills on the OS Town Plan, with power system features to the north. The complex appears to have been greatly altered by the time of the 1890s Town Plan and expanded towards the river and westwards, replacing a number of back-to-back houses. The mill was incorporated into UMIST campus in the 1960s and it appears that this is when many of the ancillary buildings and power system features were demolished.	-	Cotton Mill, Textile Mill, Spinning Mill, Scientific Institute, University	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA9	19094.1.0		Site of New Garratt Print Works. Shown on William Swire's map of 1824. Identified as a print works on Bancks & Co's map of 1831 and named 'New Garratt Print Works' on the OS Town Plan of 1850. The latter plan identifies most of the component buildings, including the bleaching rooms, dye rooms, block printing room and machine printing room. The works was repurposed during the second half of the 19th century and is shown on the OS Town Plan of 1891 as the Medlock Oil Works and the Brook Street Soap Works. The buildings had all been cleared by the late1960s and the site redeveloped by the University of Manchester.	-	Printing Works, Oil Works	Post Medieval	Negligible

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA10	17062.1.0		Site of Brick Clamp. Evaluation revealed a group of deposits and features that were interpreted as the basal remains of a brick-drying chamber.	-	Clamp Kiln, Brick Kiln	Post Medieval	Negligible
NDHA11	17063.1.0 / 17063.1.1		Site of Workers' Housing and Services. Remains of back-to-back housing and drainage culverts, built in early 19th century, revealed during evaluation.	-	Back To Back Terrace, Culvert	Post Medieval	Negligible
NDHA12	17064.1.0		Site of Charles Street Mill. Shown on 19th century mapping, remains of substantial brick walls found during evaluation.	-	Mill, Structure	Post Medieval	Negligible
NDHA13	17065.1.0		Site of Charlton Row School. Shown on 19th century mapping, remains of brick wall associated with the school found during evaluation.	-	School	Post Medieval	Negligible
NDHA14	9896.1.0		Site of Bellhouse Workshops. Workshops dating to 1821.	-	Workshop, Foundry	Post Medieval	Negligible

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA15	16596.1.4		Guardian Underground Telephone Exchange: air intake/ emergency exit building. Small structure associated with a network of Cold War era reinforced concrete tunnels. Completed in 1958.	-	Civil Defence Building	Modern	Low
NDHA16	19117.1.0		Wright Robinson Hall and Barnes Wallis Building. The students union building (Barnes Wallis Building) and the Wright Robinson Hall consist of a podium with a fifteen-storey tower of residence behind, part of one integrated plan and erected in 1963–66 by WA Gibbon. It is all in white concrete with shuttering marks.	-	Hall Of Residence, Students Union, Tower Block, University	Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA17	19120.1.0		Mathematics and Social Sciences Building. Erected in 1966–68 to designs by WA Gibbon of Cruickshank & Seward. A fifteen-storey tower block, and a landmark – it is the highest and most noticeable building of the complex.	-	Faculty Building, Lecture Theatre, University	Modern	Low



KEY

- Site boundary
- Site boundary - 250m buffer

Designated Heritage Assets

- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area

Non-designated Heritage Assets

- NDHA point
- NDHA polyline
- NDHA polygon

Note

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Rev	Description	Drawn	Approved	Date
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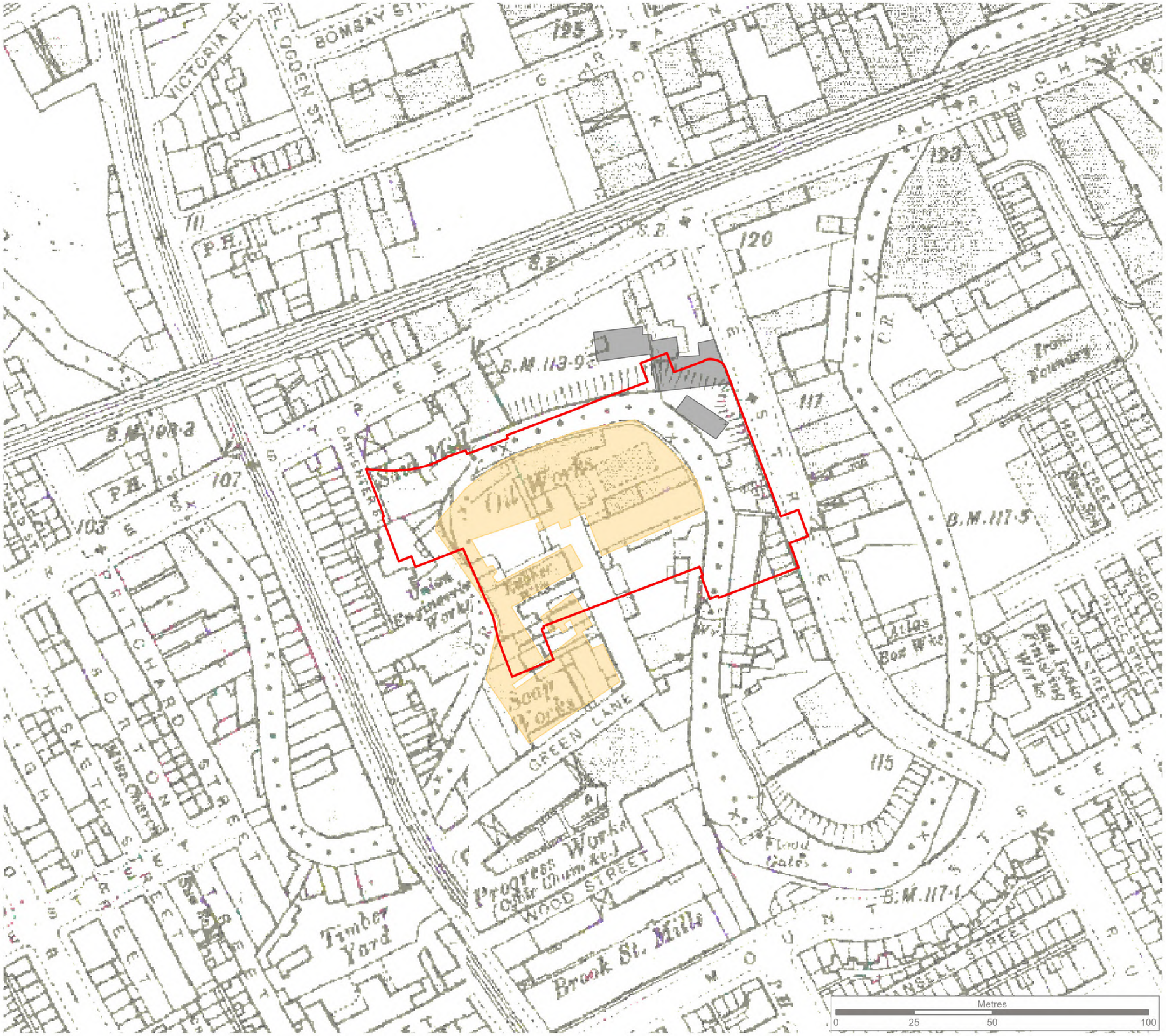
THE ENVIRONMENT PARTNERSHIP
The Reynard Suite - First Floor Offices,
Bowden Inn Farm, Market Harborough, LE16 7SA
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project
Weston and Pendulum Hotel, Manchester

Title
Location of Known Heritage Assets

Drawing Number
G11322.002A

Drawn	Checked	Approved	Scale	Date
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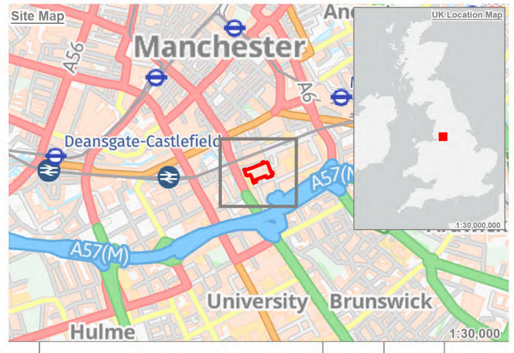
KEY

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- Historic building [1832] Old Garrat Print Works

Contains data from: Bancks & Co.'s plan of Manchester & Salford, with their environs, 1832 © University of Manchester Library

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Rev	Description	Drawn	Approved	Date
A	Updated site boundary	BJ	PP	11/12/2025

TEP THE ENVIRONMENT PARTNERSHIP
The Reynard Suite - First Floor Offices,
Bowden Inn Farm, Market Harborough, LE16 7SA
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

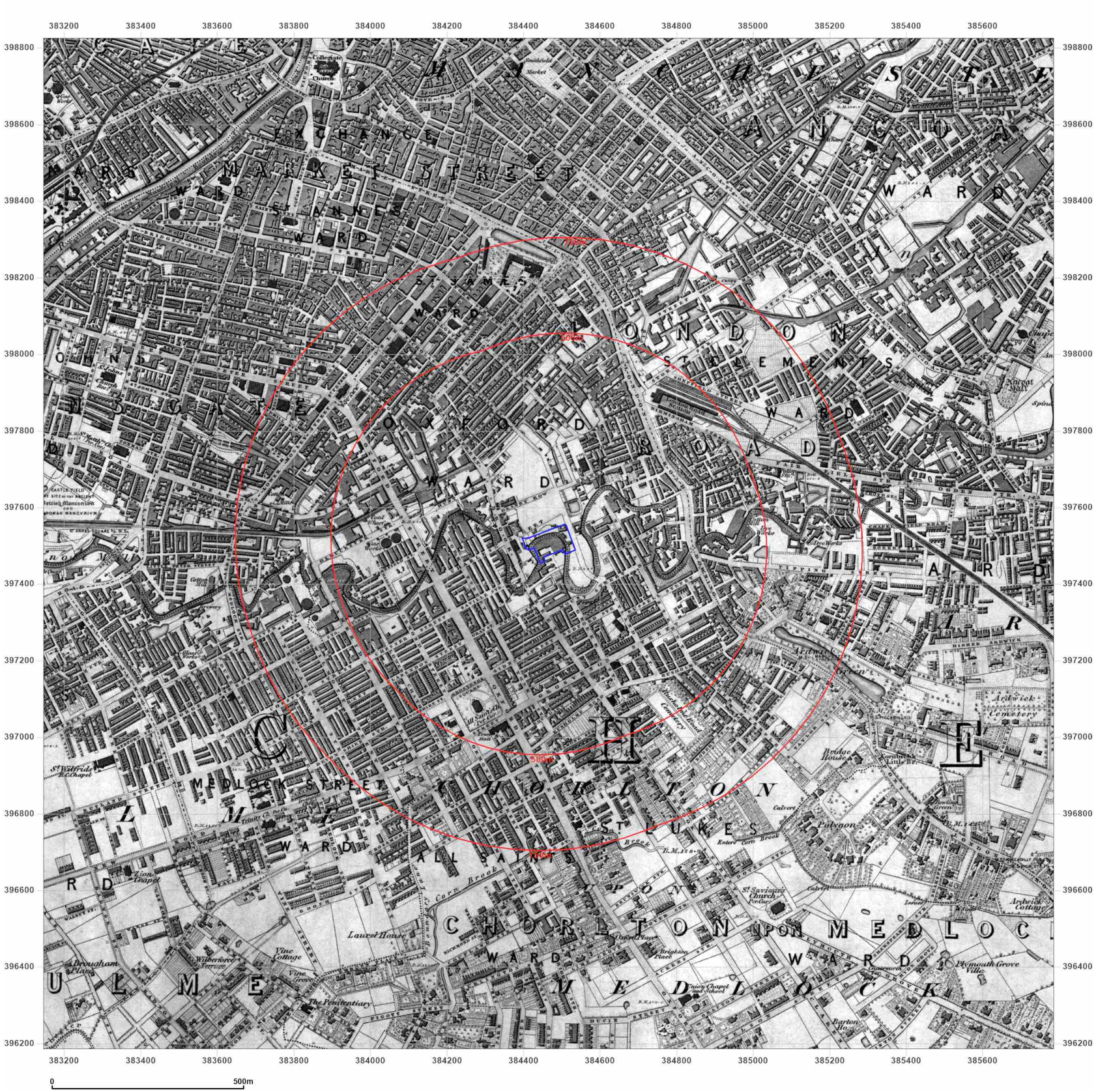
Project
Weston and Pendulum Hotel, Manchester

Title
Historic Building Location Plan
[Historic Map of 1908]

Drawing Number
G11322.003A

Drawn	Checked	Approved	Scale	Date
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Appendix B: Ordnance Survey Historic Mapping



Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

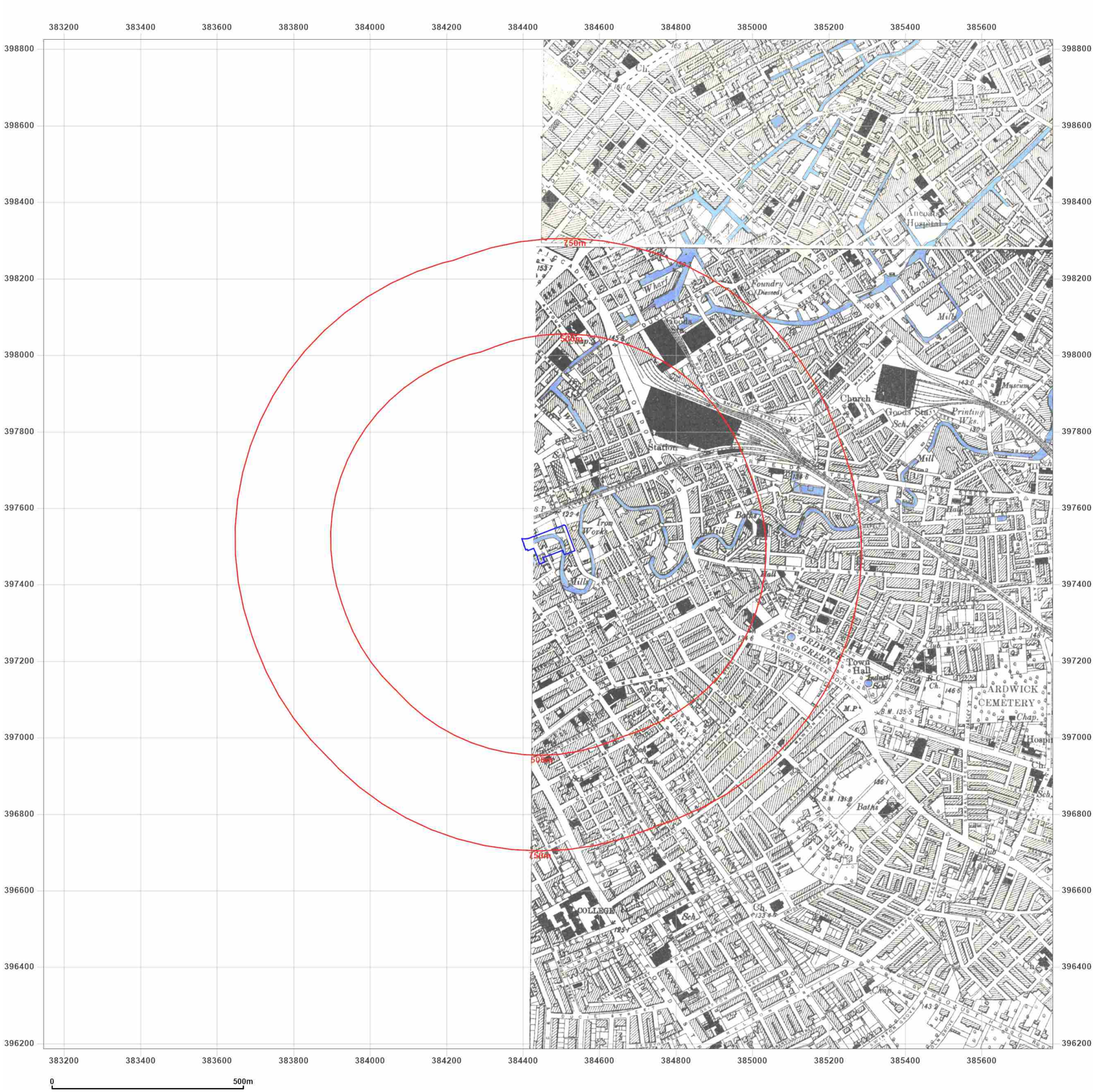
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Groundsure Insights
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Production date: 09 October 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

Map date: **1890-1891**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1891
Revised 1891
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Copyright N/A
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Surveyed 1890
Revised 1890
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Levelled N/A

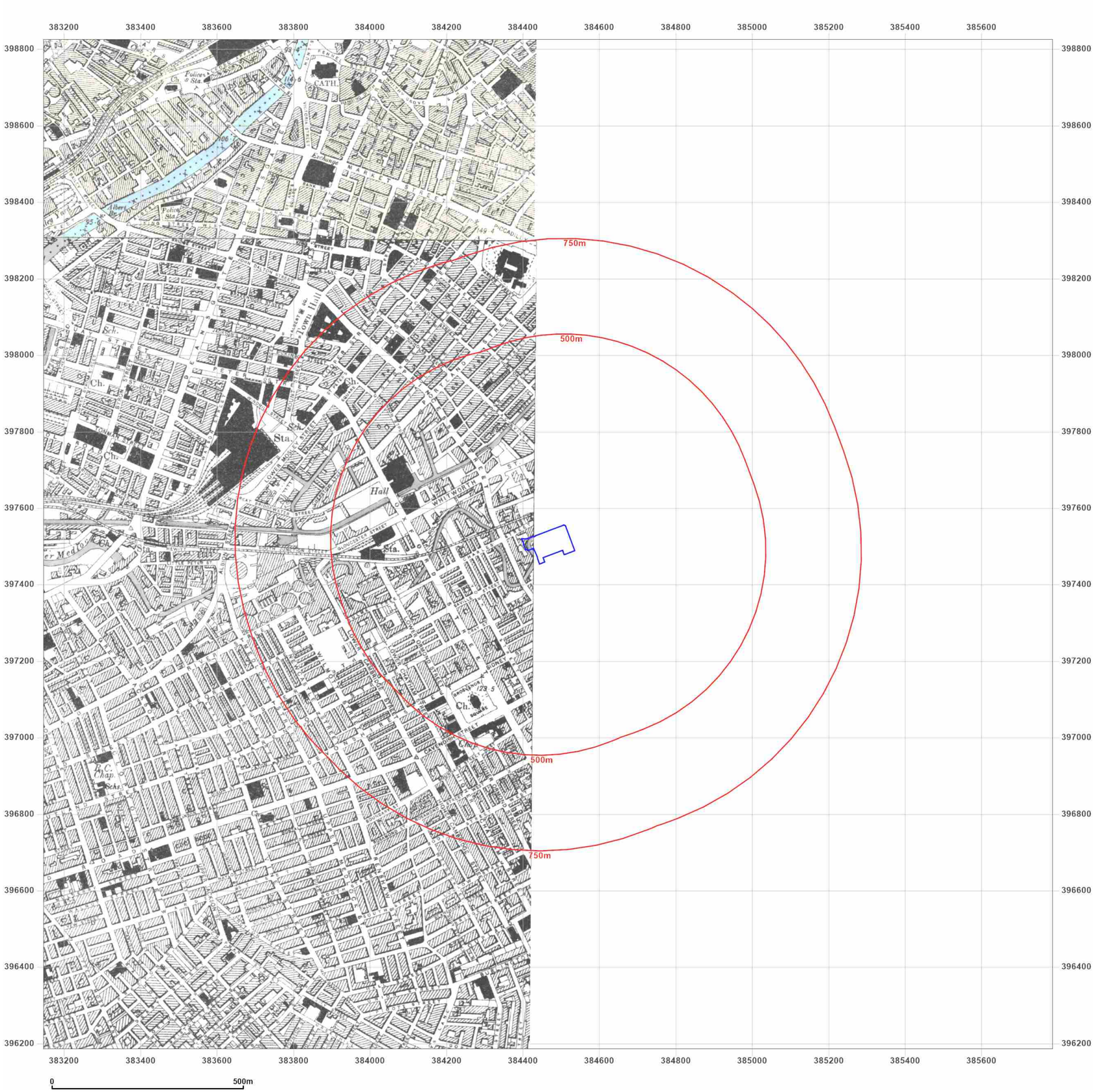
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Production date: 09 October 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

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Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

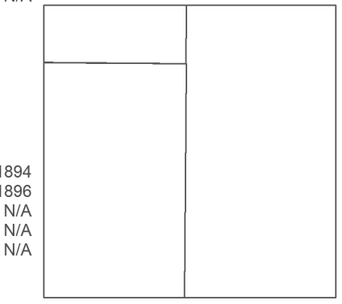
Map date: **1894-1896**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1889
Revised 1889
Edition 1894
Copyright N/A
Levelled N/A



Surveyed 1894
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

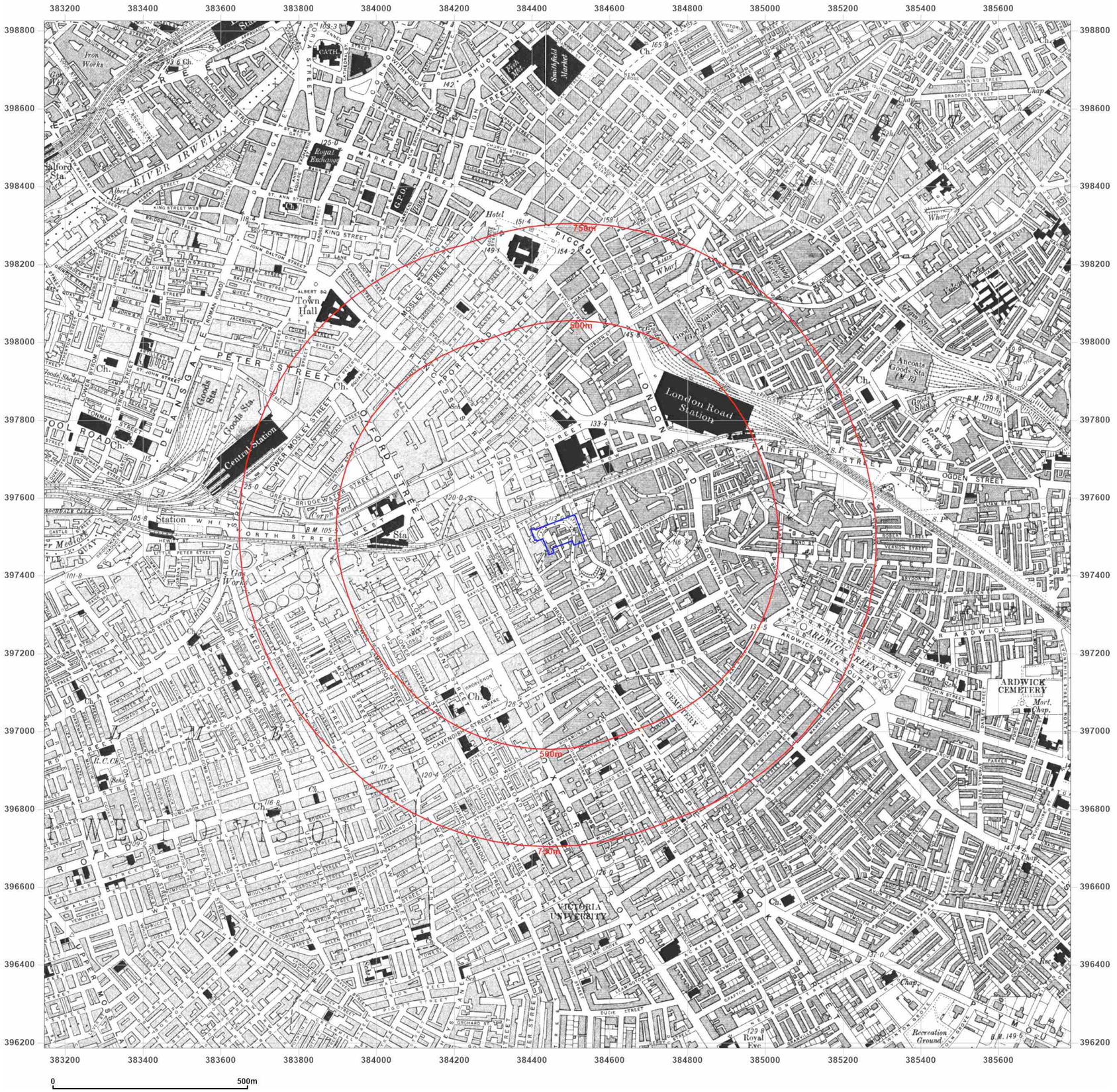
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

Map date: **1905-1906**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

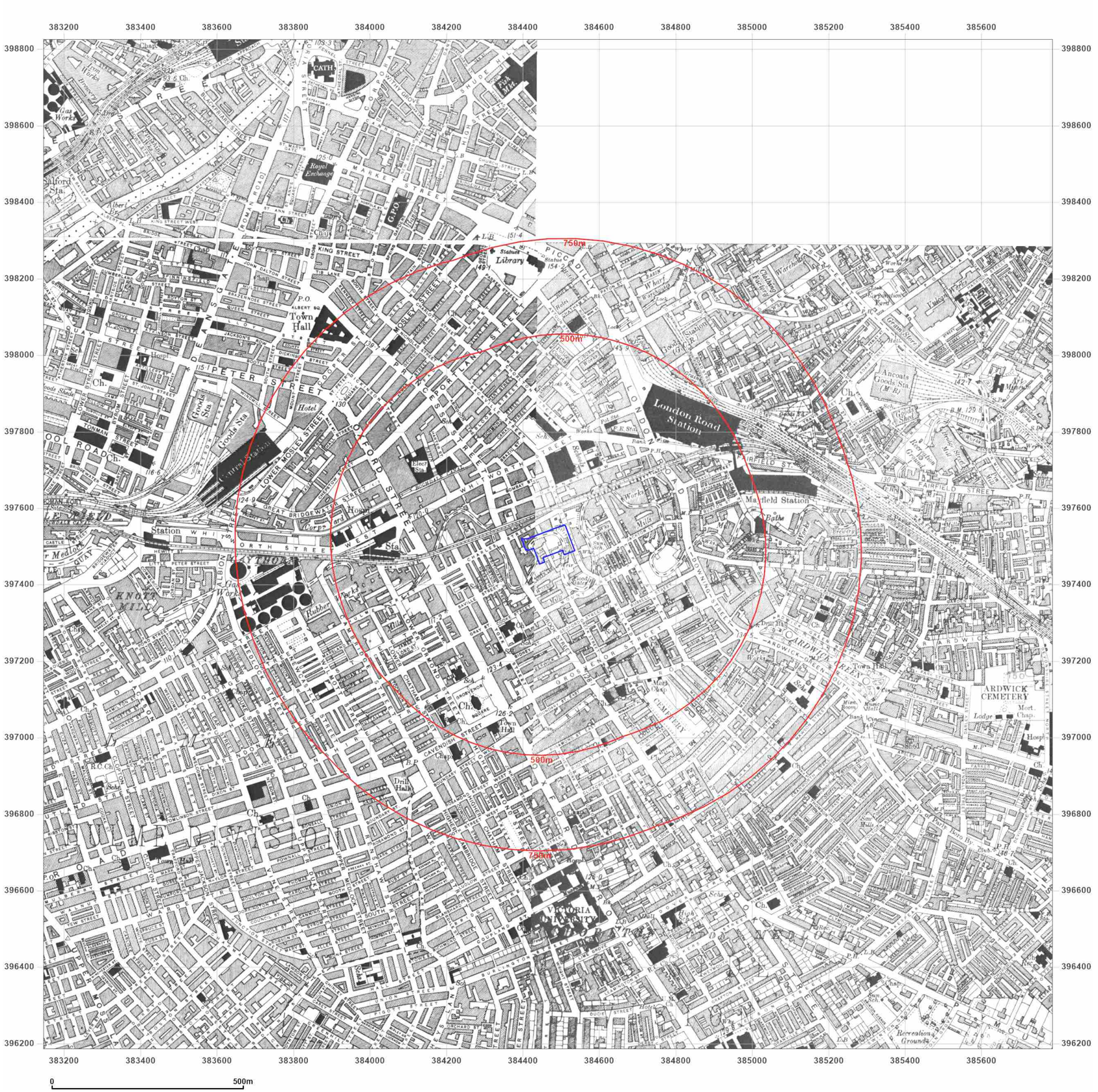
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

Map date: **1915-1916**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1916
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1916
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1915
Edition N/A
Copyright N/A
Levelled N/A

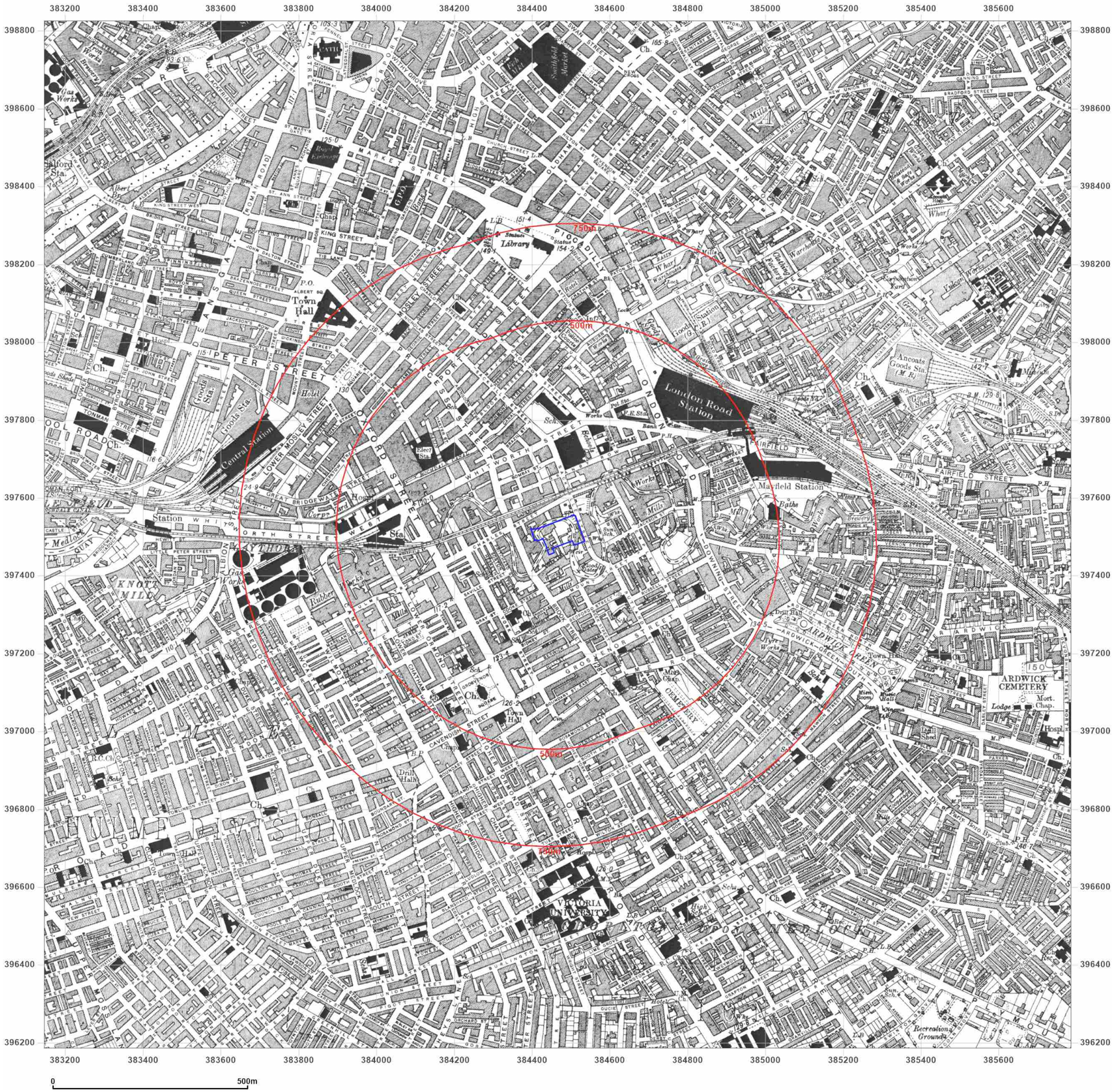
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

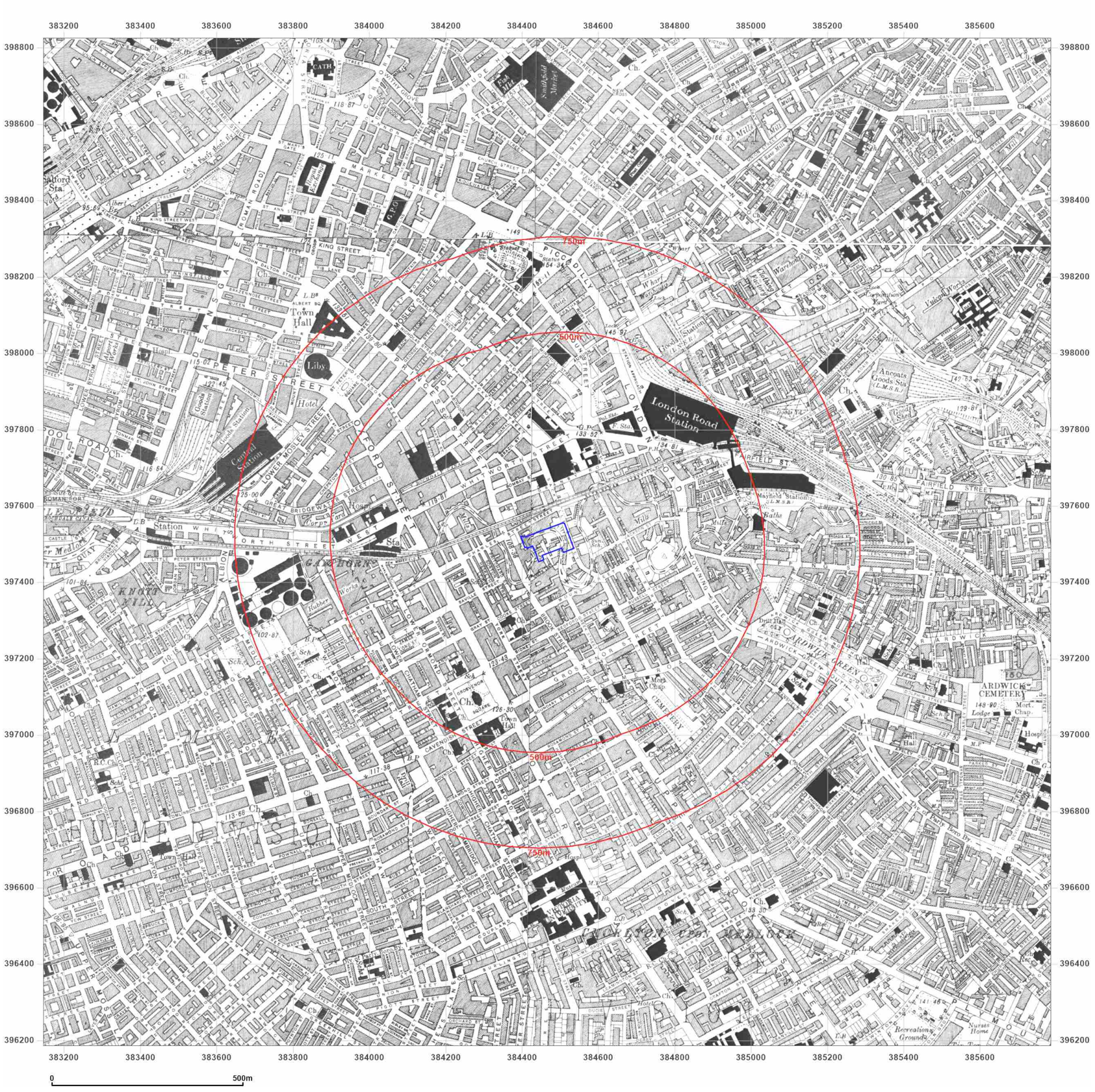
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

Map date: **1931-1934**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A

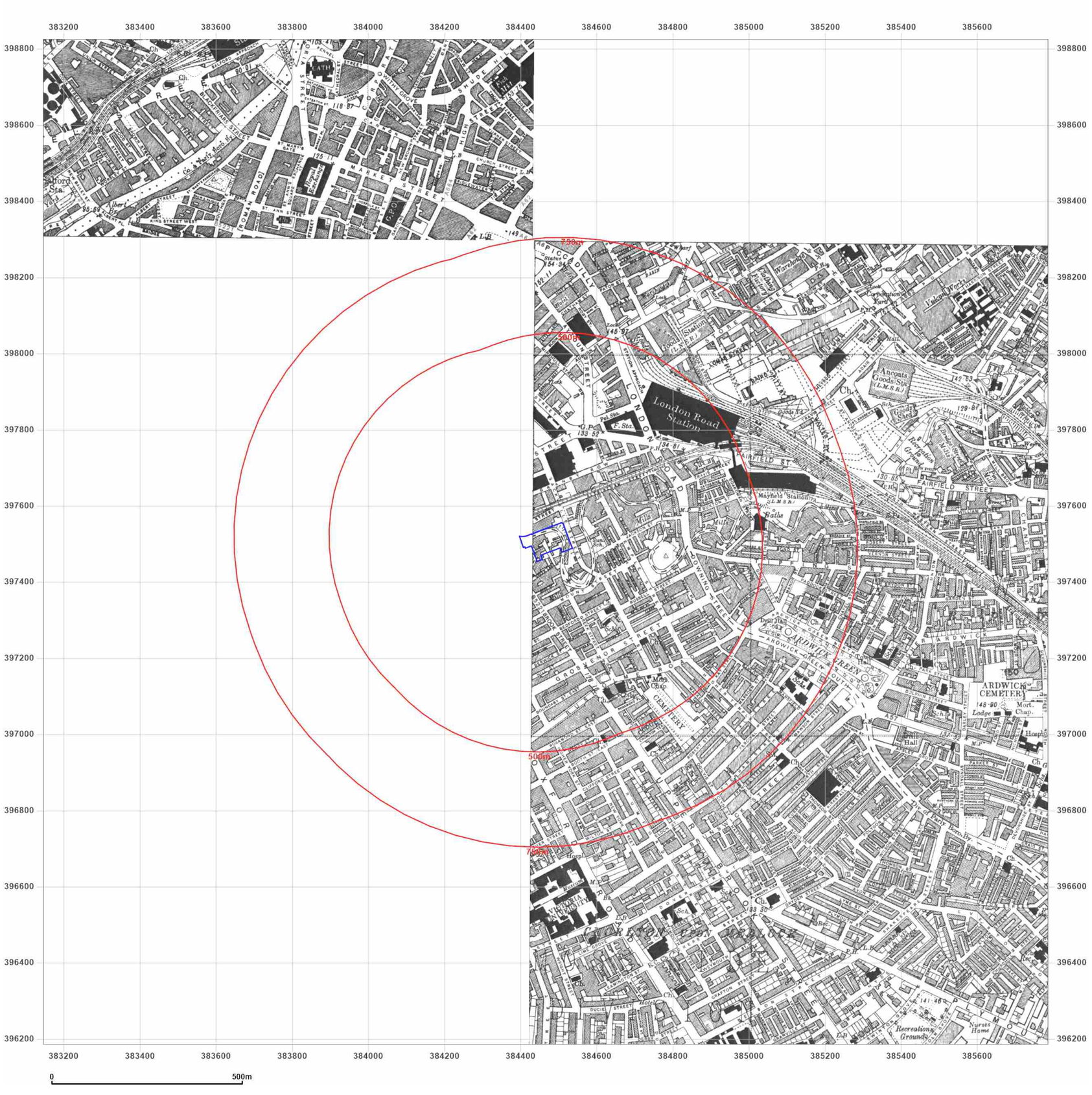
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

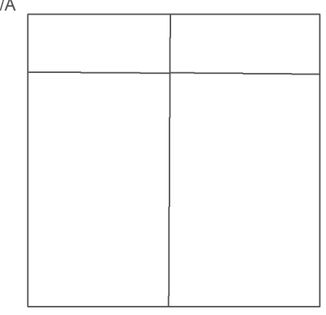
Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

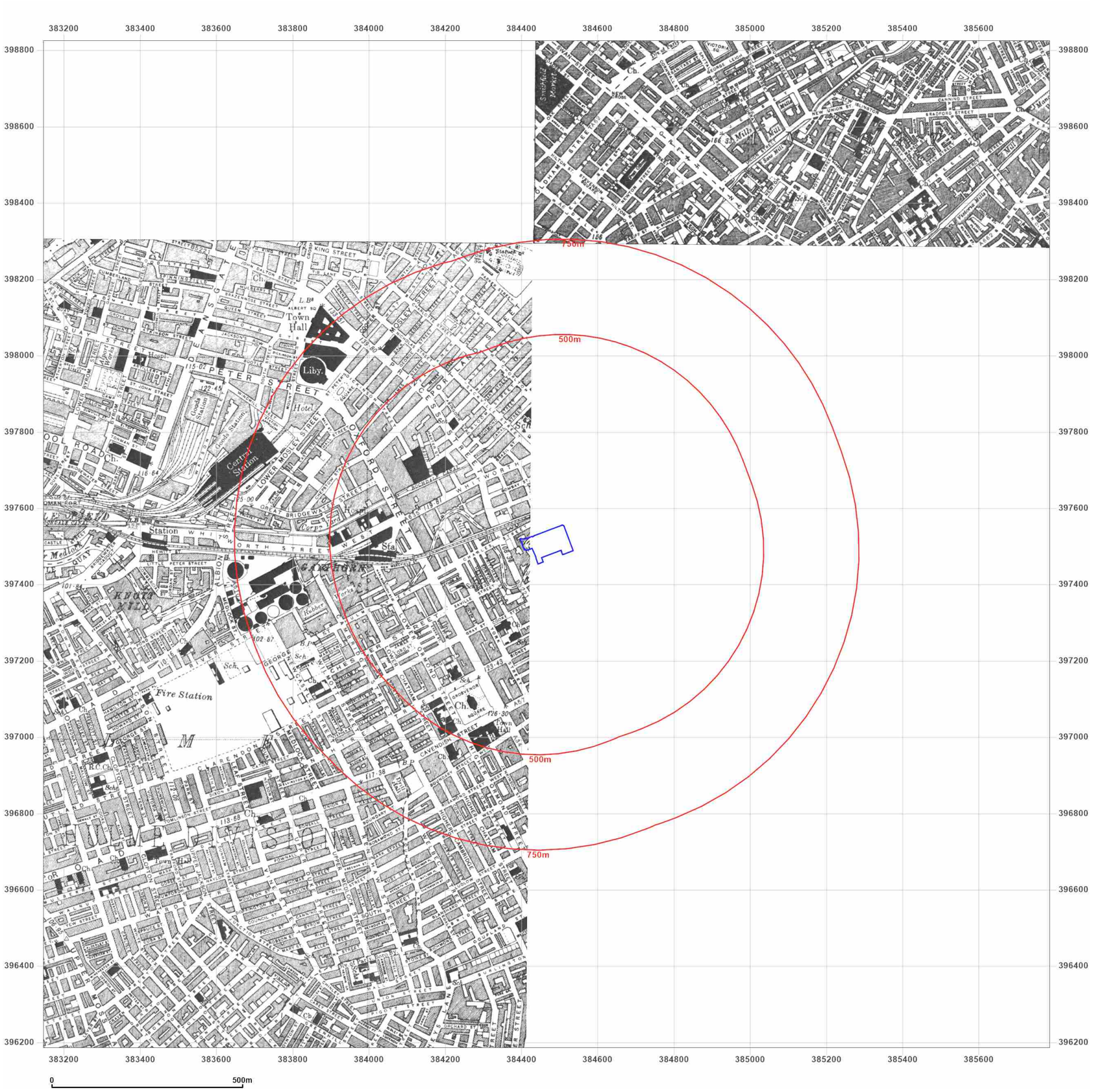
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

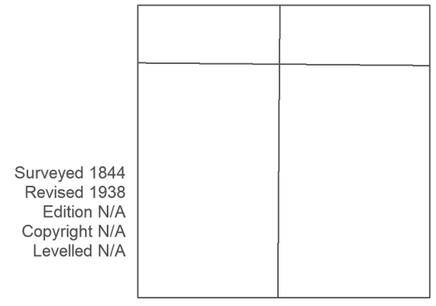
Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

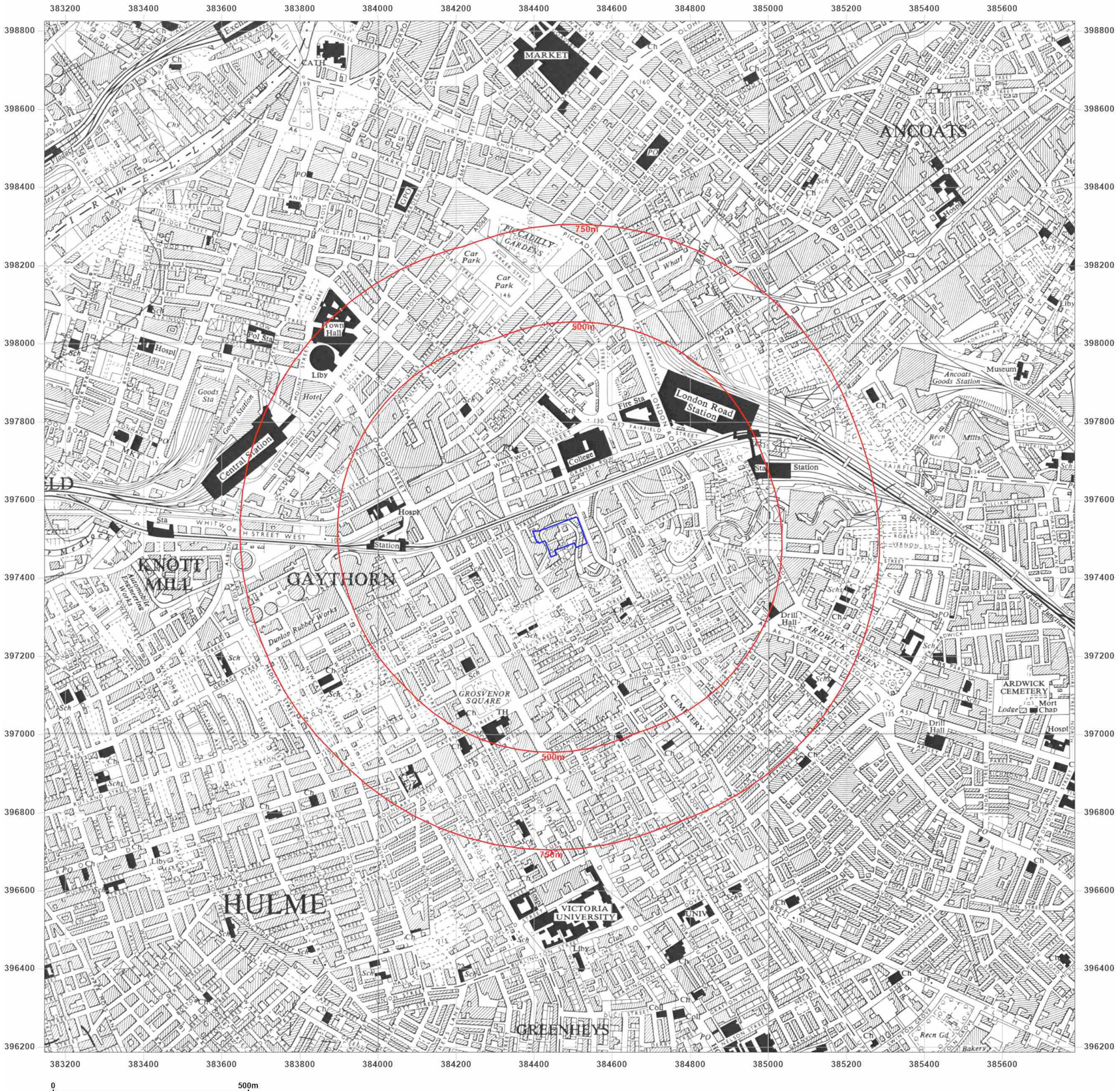
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Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

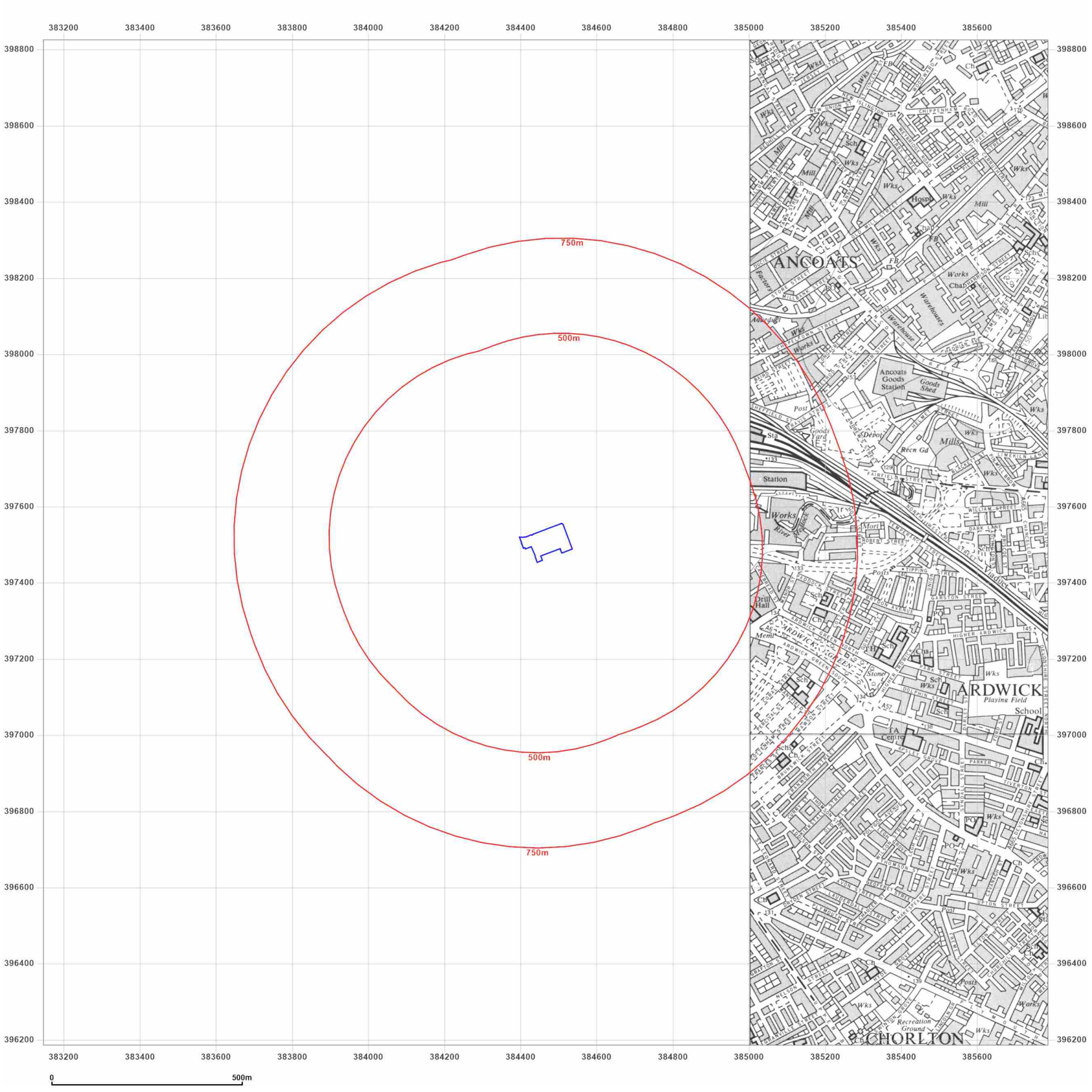
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Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

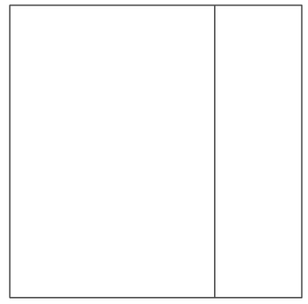
Map Name: Provisional

Map date: **1968**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

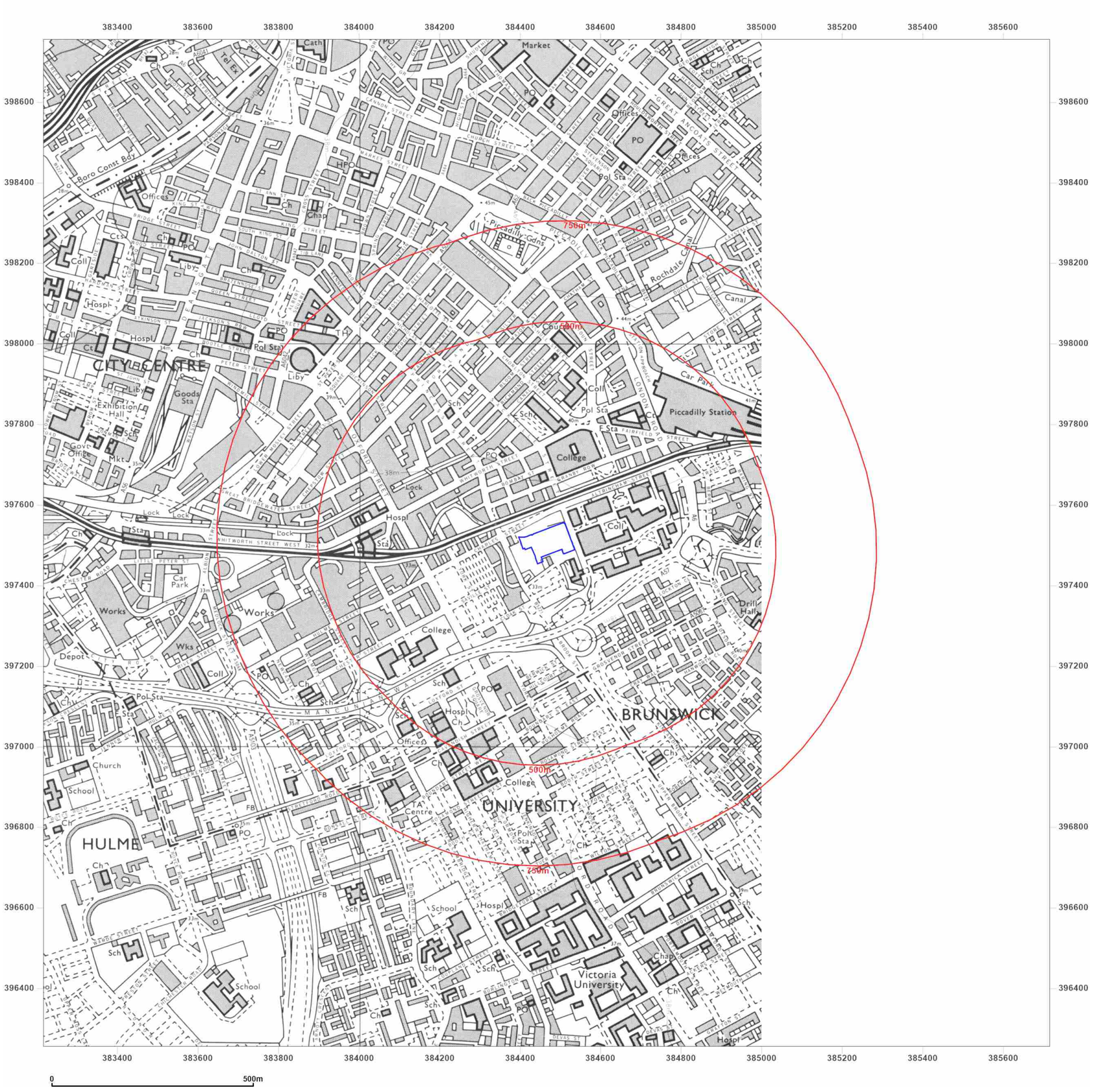
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1972**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1971
Revised 1972
Edition N/A
Copyright 1972
Levelled 1972

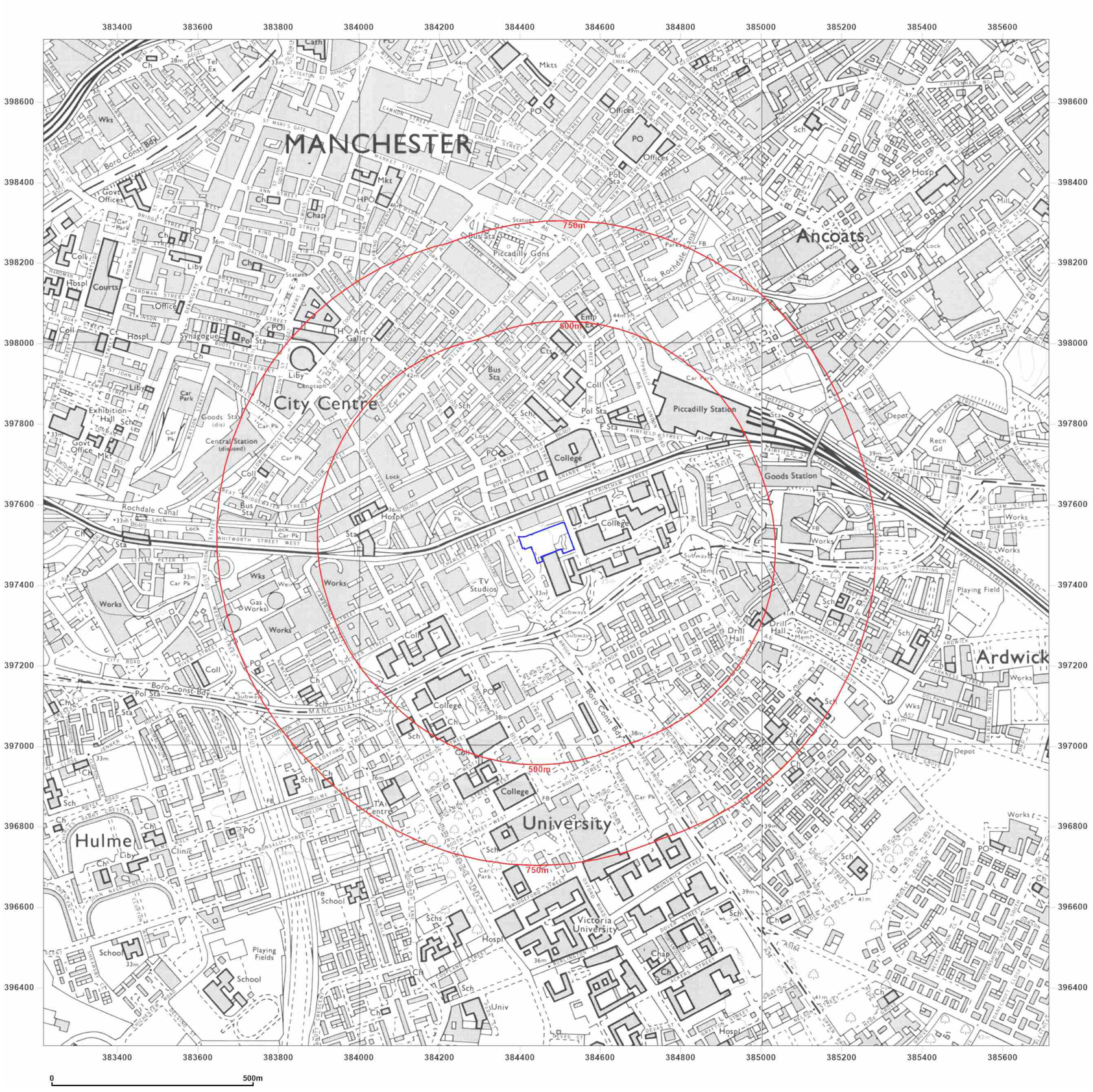
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1980-1981**

Scale: 1:10,000

Printed at: 1:10,000

N
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Revised 1980
Edition N/A
Copyright 1980
Levelled 1976

Surveyed 1976
Revised 1980
Edition N/A
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1985**

Scale: 1:10,000

Printed at: 1:10,000

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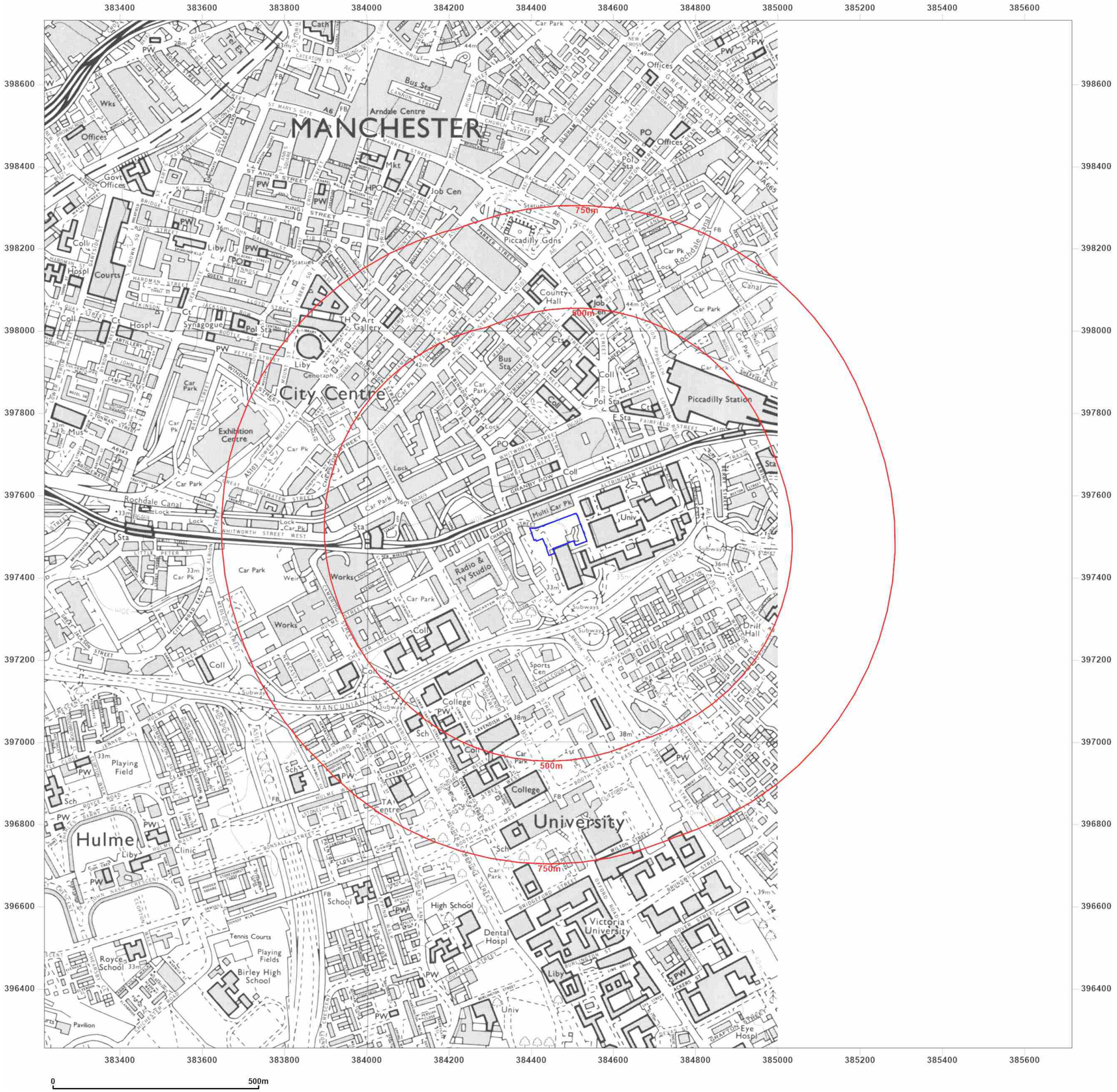
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1988**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1986
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

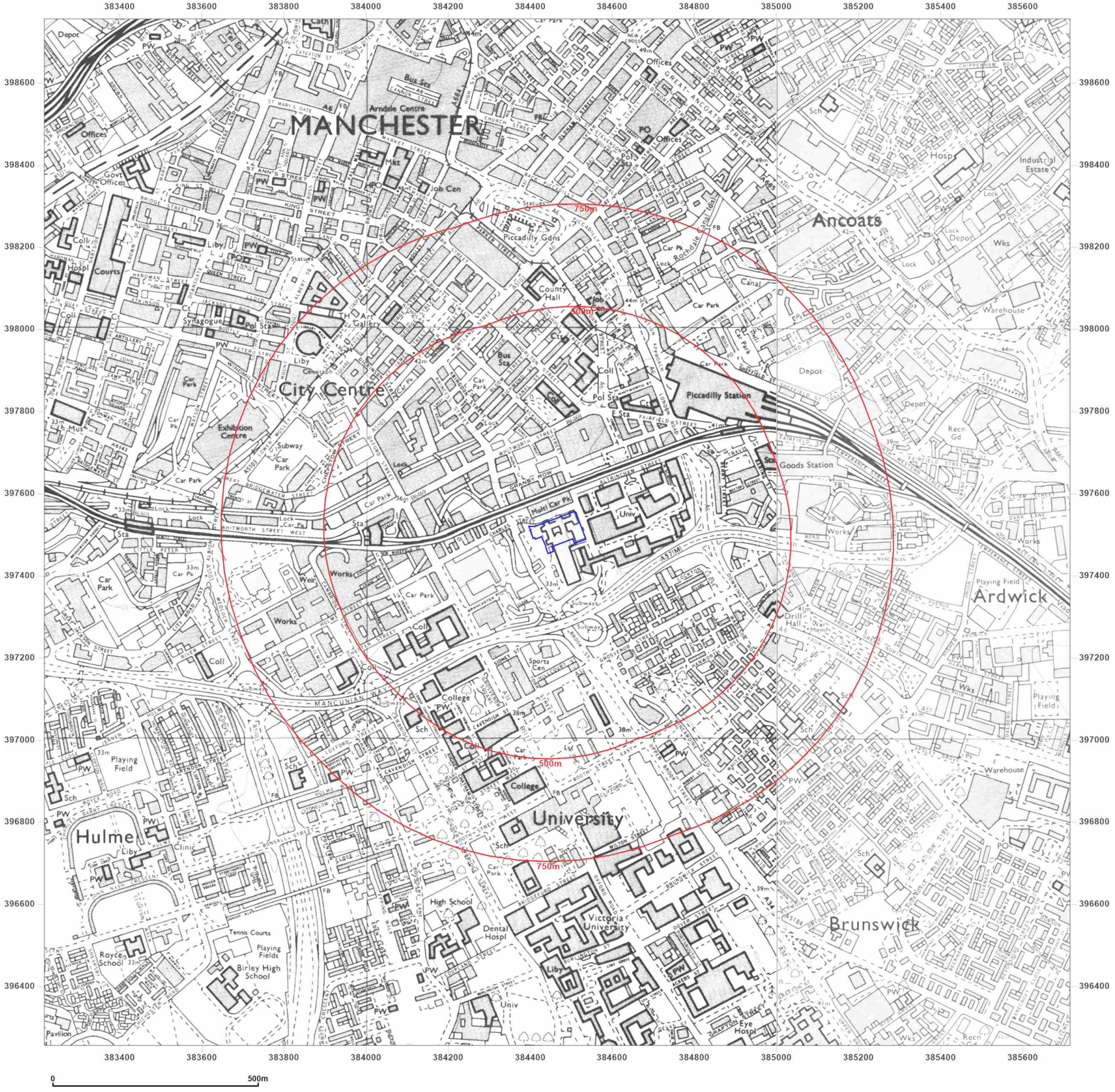
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1991-1994**

Scale: 1:10,000

Printed at: 1:10,000

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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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2001

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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

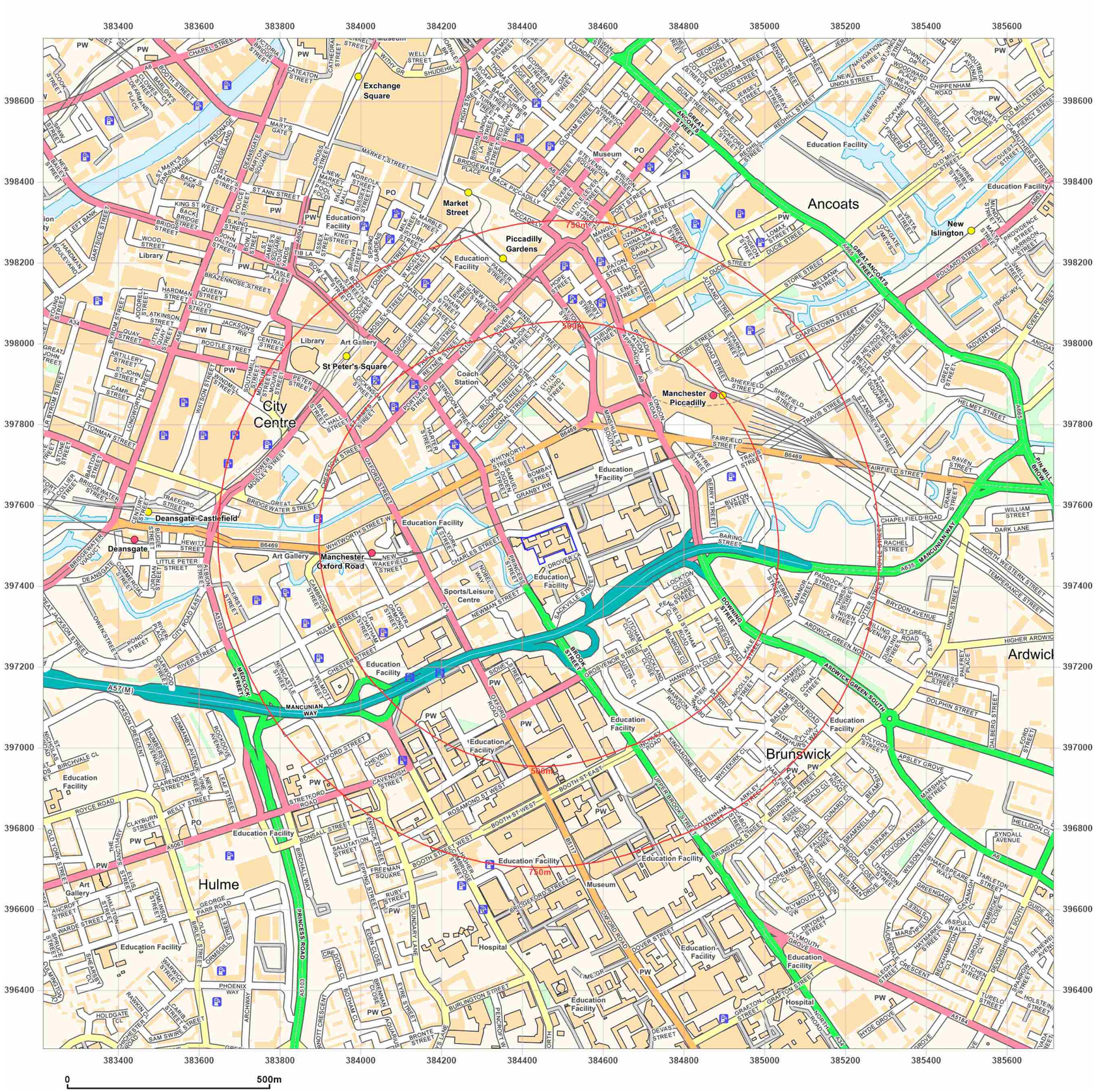
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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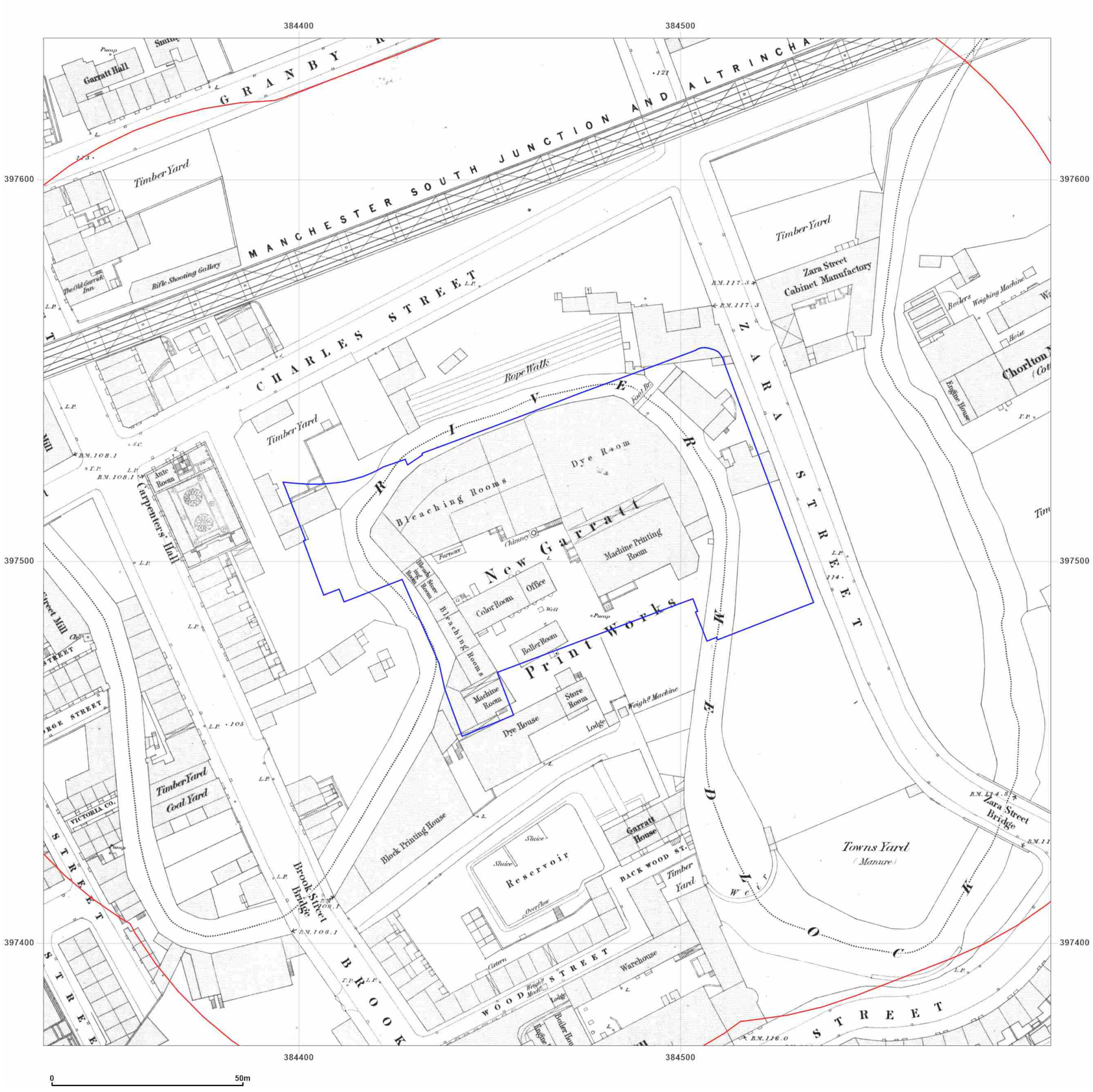
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: 1056 Scale Town Plan

Map date: **1851**

Scale: 1:1,056

Printed at: 1:1,056

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Revised N/A
Edition 1851
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Levelled N/A

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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series Town Plan

Map date: **1891**

Scale: 1:500

Printed at: 1:1,000

N
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Surveyed 1891
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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Revised N/A
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

Map date: **1889-1893**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1889
Revised 1889
Edition N/A
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Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

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Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

Map date: **1908**

Scale: 1:2,500

Printed at: 1:2,500

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Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

N
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Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

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Revised 1922
Edition N/A
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: County Series

Map date: **1932**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1932
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

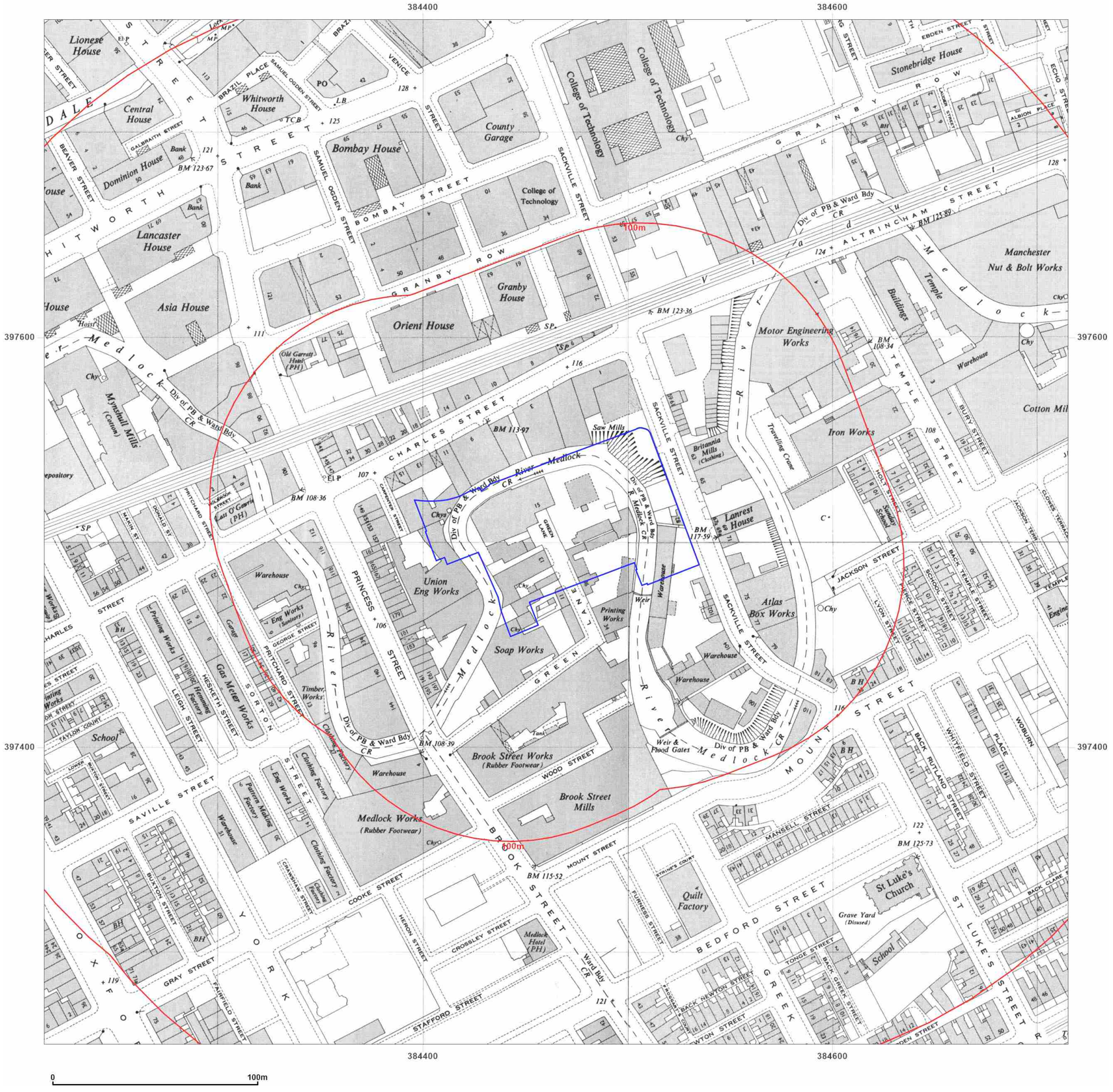
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1948**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1948 Revised 1948 Edition N/A Copyright N/A Levelled 1929	Surveyed 1948 Revised 1948 Edition N/A Copyright N/A Levelled 1929
Surveyed 1948 Revised 1948 Edition N/A Copyright N/A Levelled 1927	Surveyed 1948 Revised 1948 Edition N/A Copyright N/A Levelled 1929

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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1950**

Scale: 1:2,500

Printed at: 1:2,500

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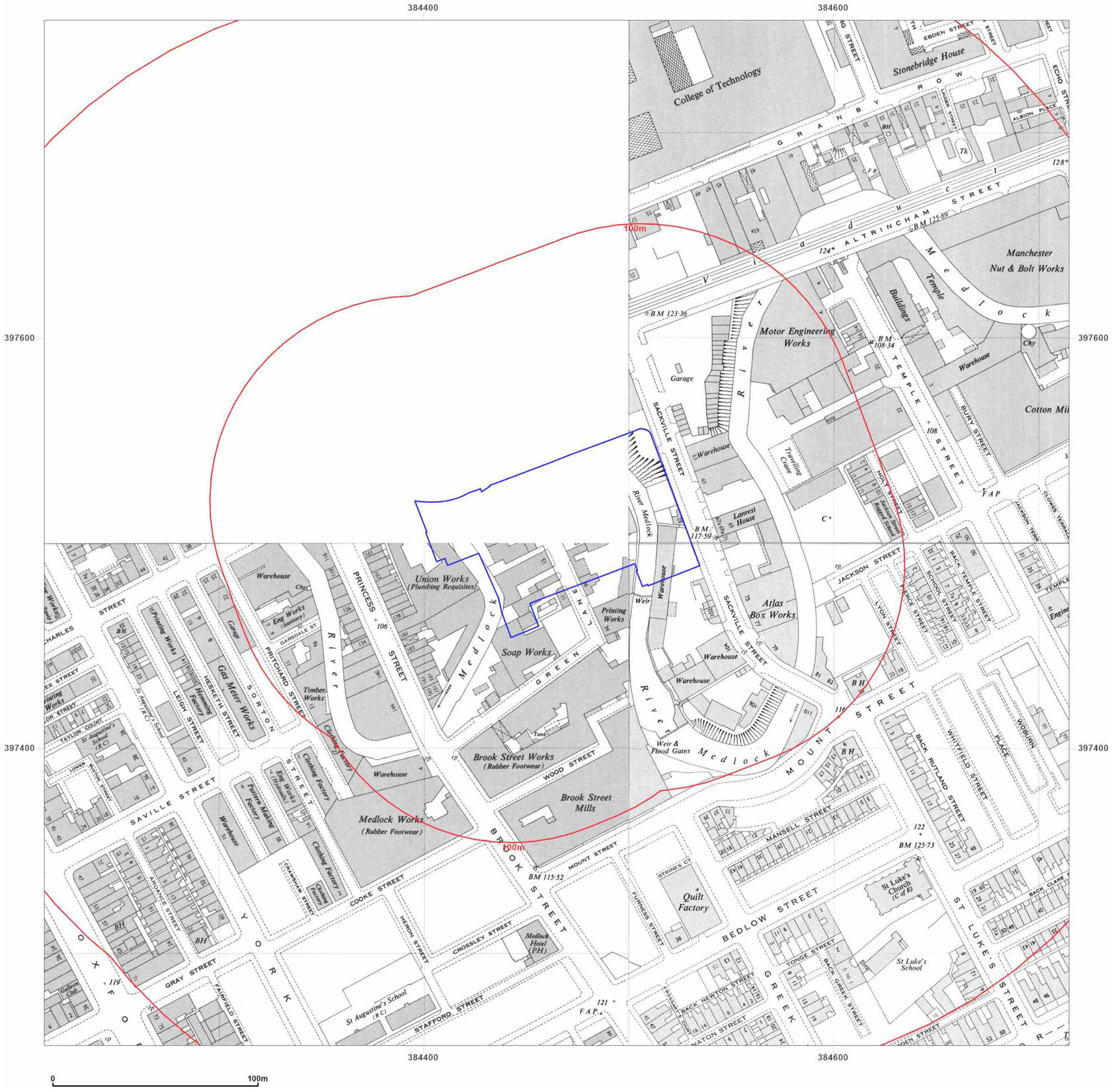
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1953-1954**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1953
Revised 1953
Edition N/A
Copyright N/A
Levelled 1929

Surveyed 1953
Revised 1953
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1954
Revised 1954
Edition N/A
Copyright N/A
Levelled 1929

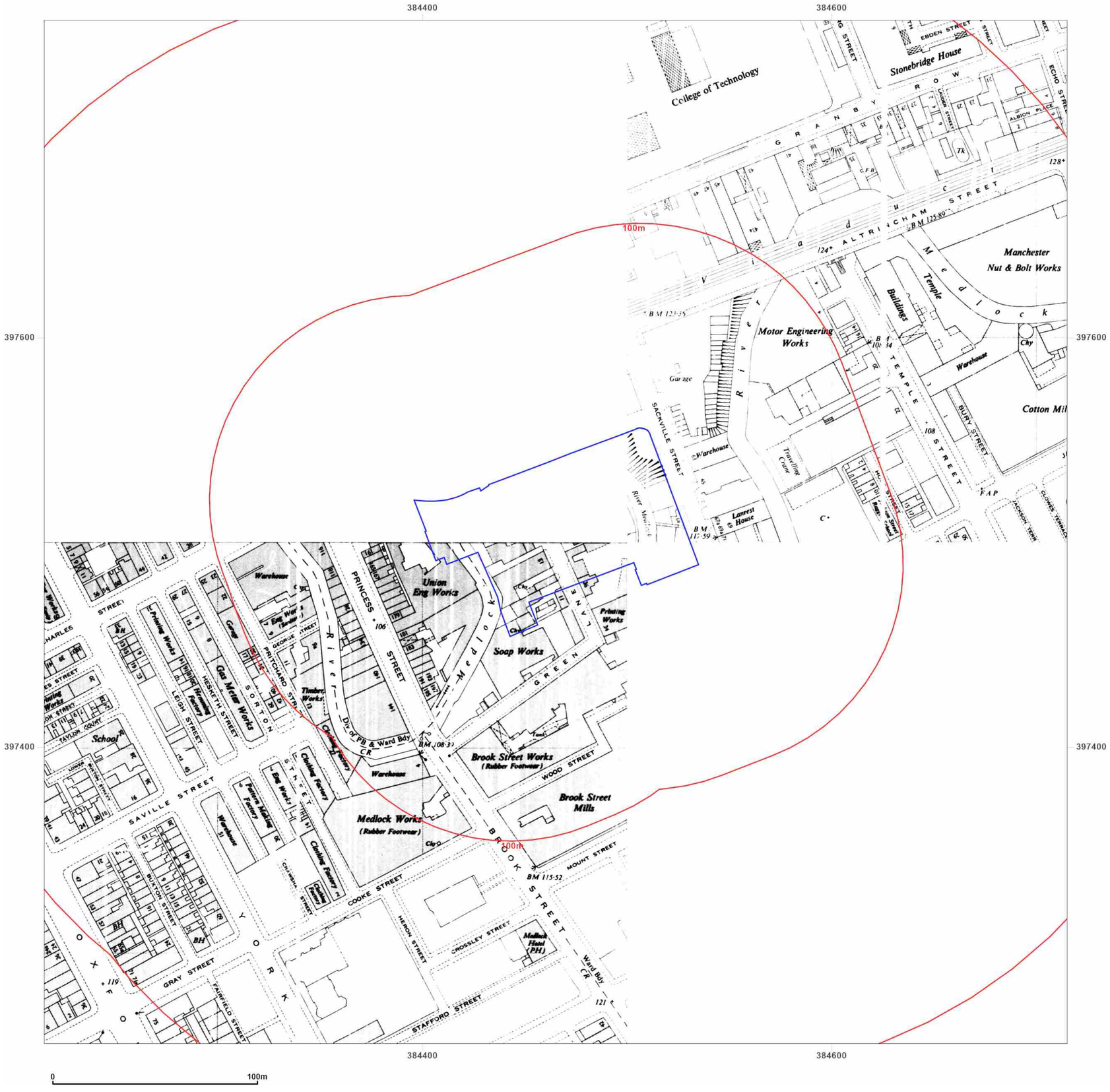
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Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1954**

Scale: 1:1,250

Printed at: 1:2,000

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

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Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

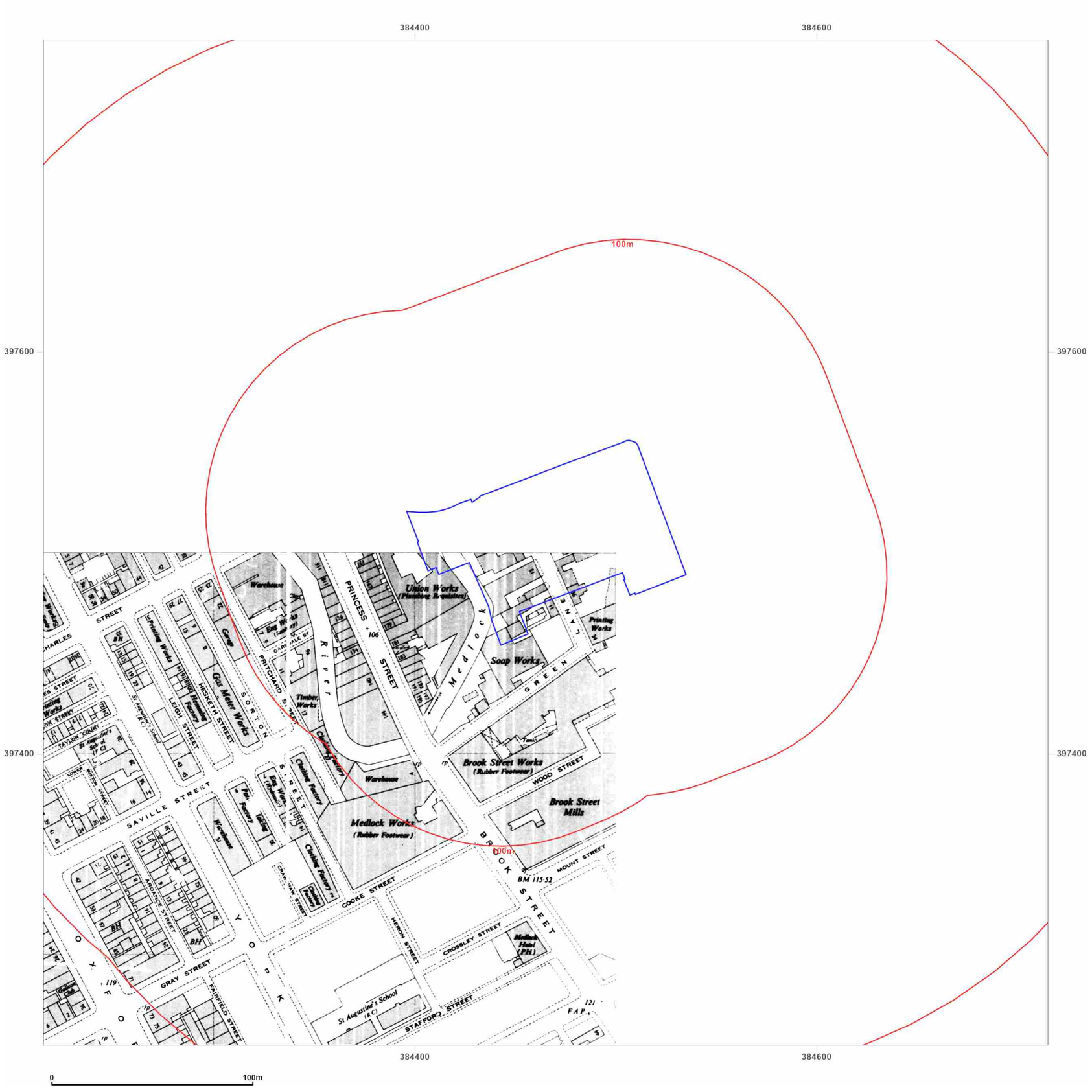
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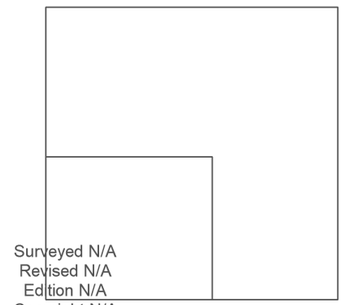
Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid
Map date: **1954**
Scale: 1:1,250
Printed at: 1:2,000

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Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1955**

Scale: 1:2,500

Printed at: 1:2,500

N W E S

Surveyed 1953
Revised 1953
Edition 1955
Copyright N/A
Levelled 1929

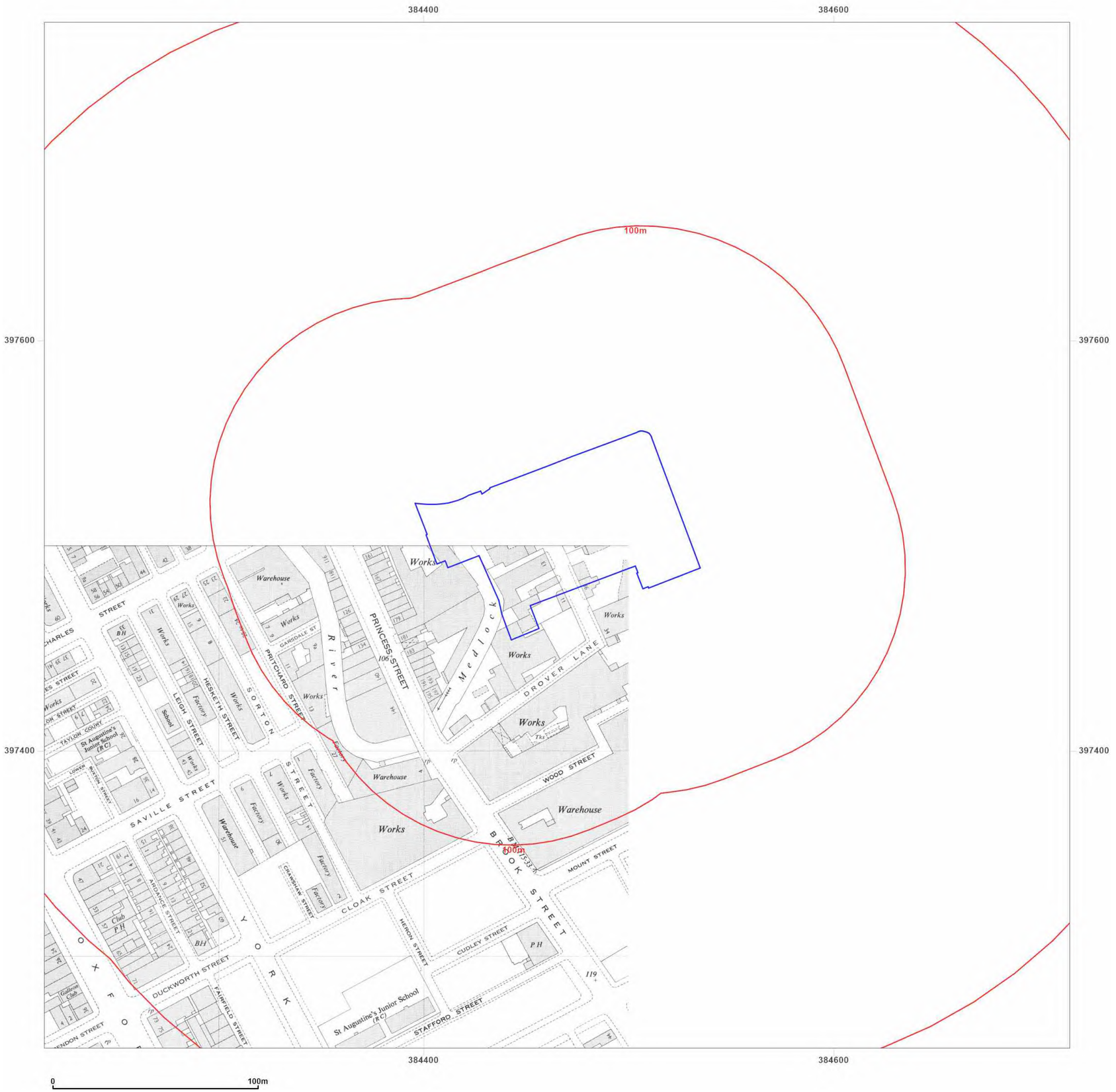
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Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1962**

Scale: 1:1,250

Printed at: 1:2,000

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Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1965**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1963
Revised 1963
Edition 1965
Copyright 1965
Levelled 1959

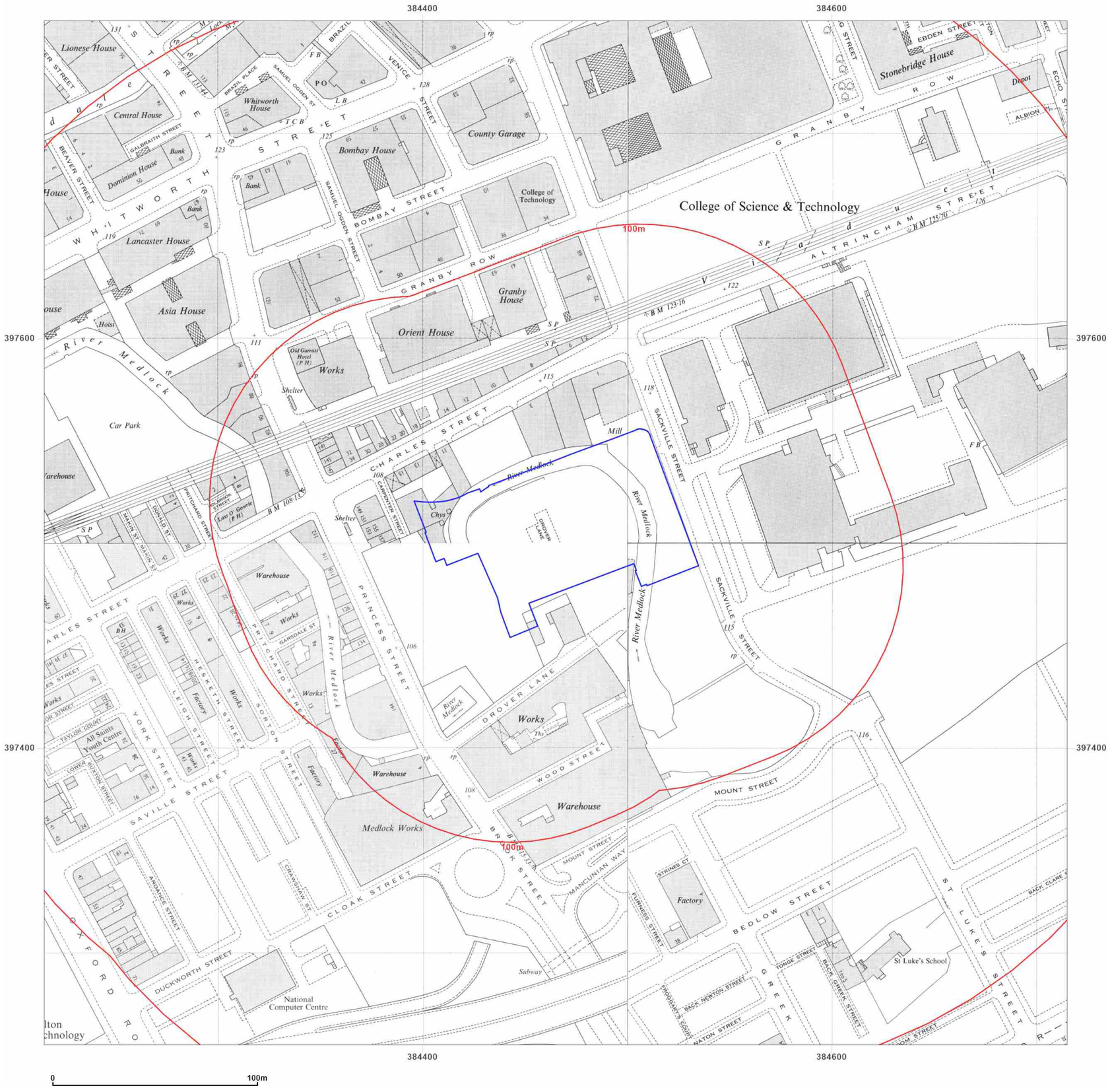
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Site Details:

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Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1964-1969**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1948
Revised 1963
Edition N/A
Copyright 1964
Levelled 1958

Surveyed 1963
Revised 1963
Edition N/A
Copyright 1964
Levelled 1959

Surveyed 1948
Revised 1968
Edition N/A
Copyright 1969
Levelled 1963

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Edition N/A
Copyright 1964
Levelled 1964

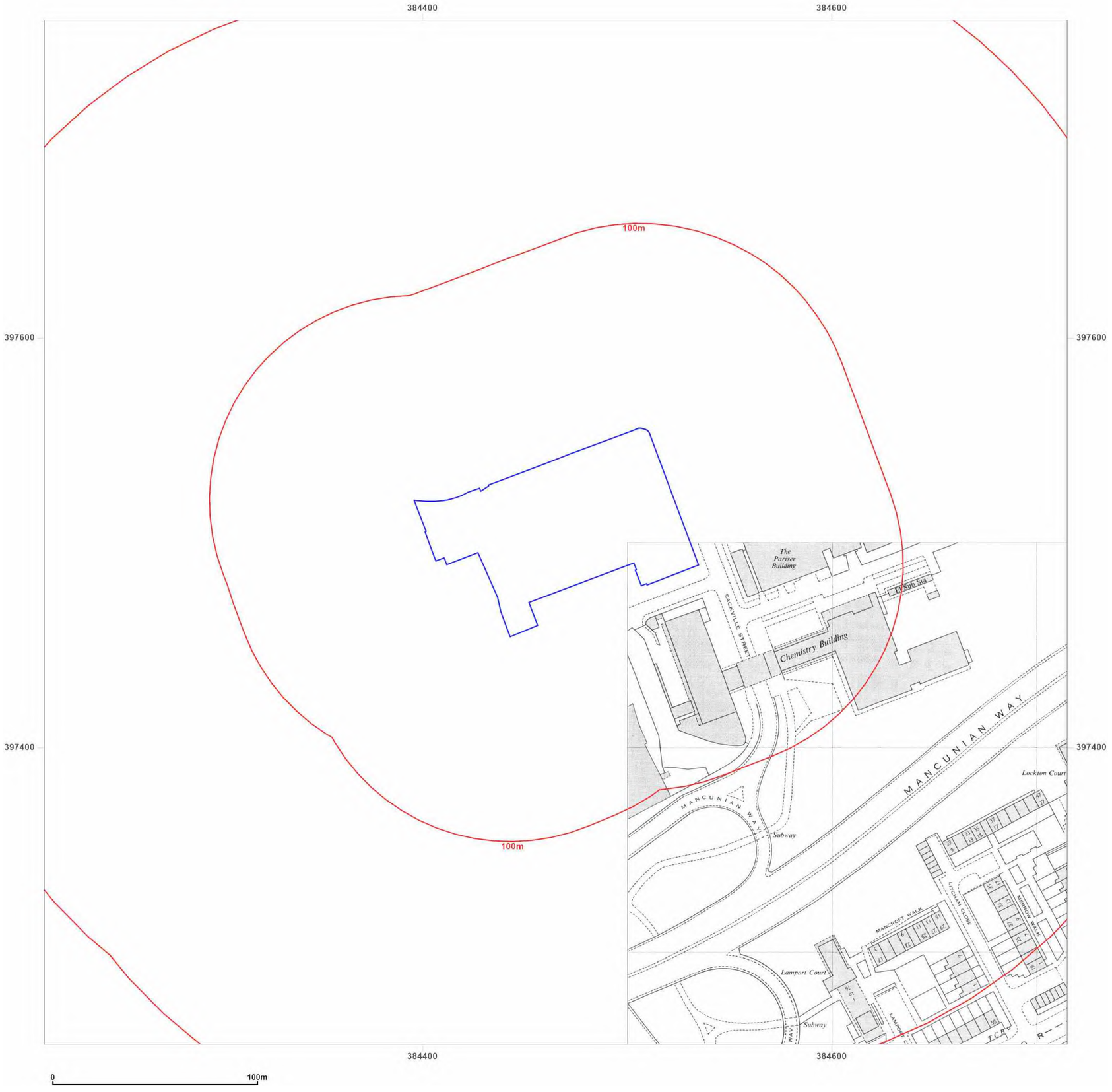
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Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

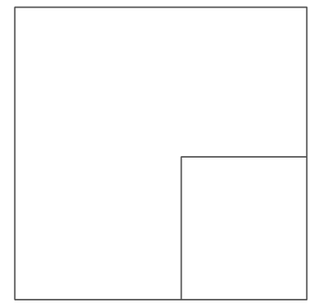
Map Name: National Grid

Map date: **1970**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1948
Revised 1968
Edition N/A
Copyright 1970
Levelled 1964

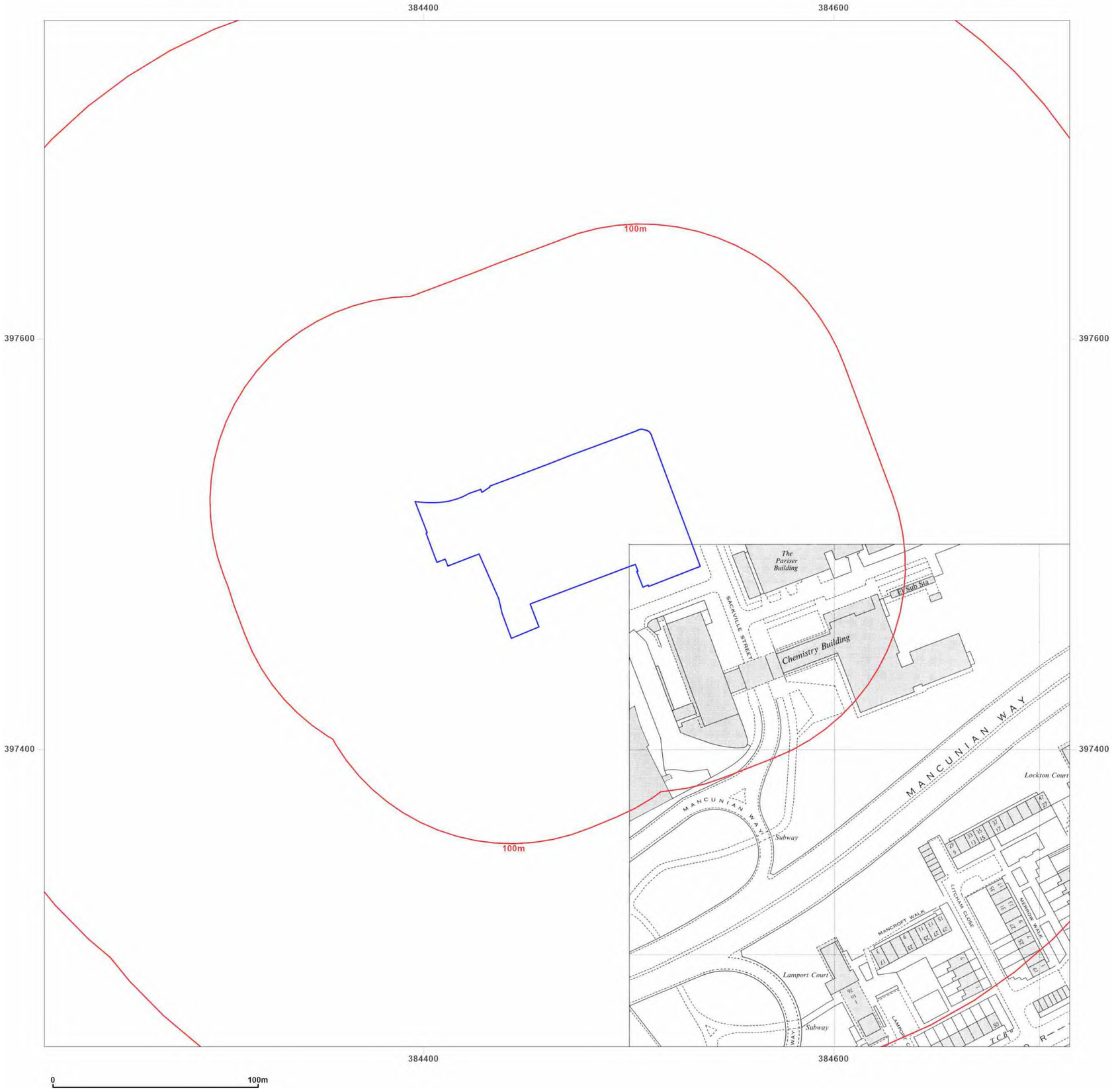
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Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

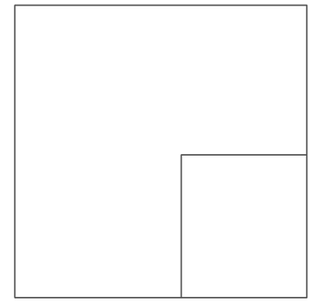
Map Name: National Grid

Map date: **1970**

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Surveyed 1948
Revised 1968
Edition N/A
Copyright 1970
Levelled 1964

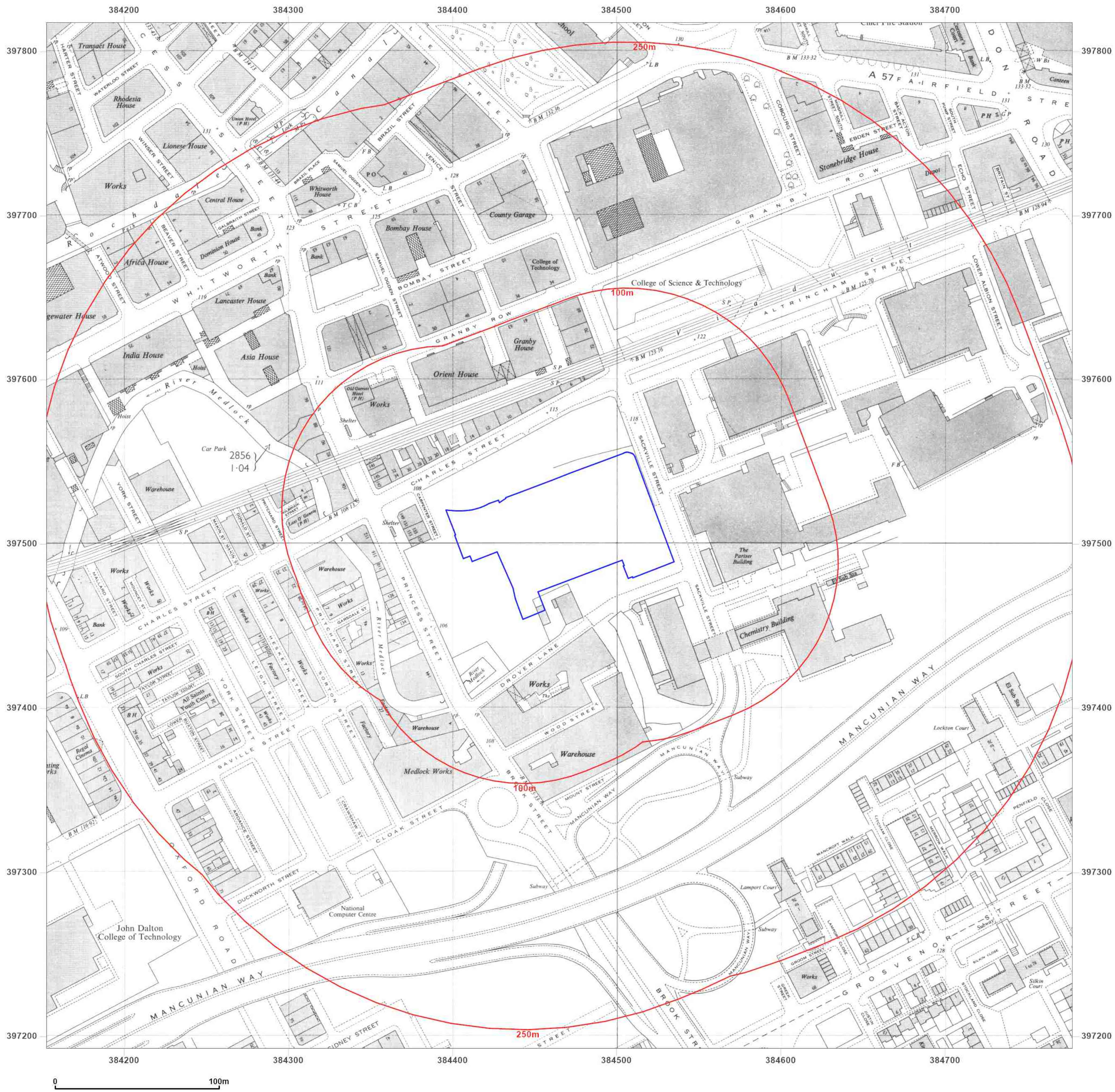
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Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1968
Revised 1968
Edition N/A
Copyright 1970
Levelled 1964

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Site Details:

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Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

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Revised N/A
Edition N/A
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Site Details:

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Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1970-1975**

Scale: 1:1,250

Printed at: 1:2,000

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Revised 1970
Edition N/A
Copyright 1971
Levelled 1964

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1975
Levelled N/A

Surveyed 1948
Revised 1968
Edition N/A
Copyright 1970
Levelled 1964

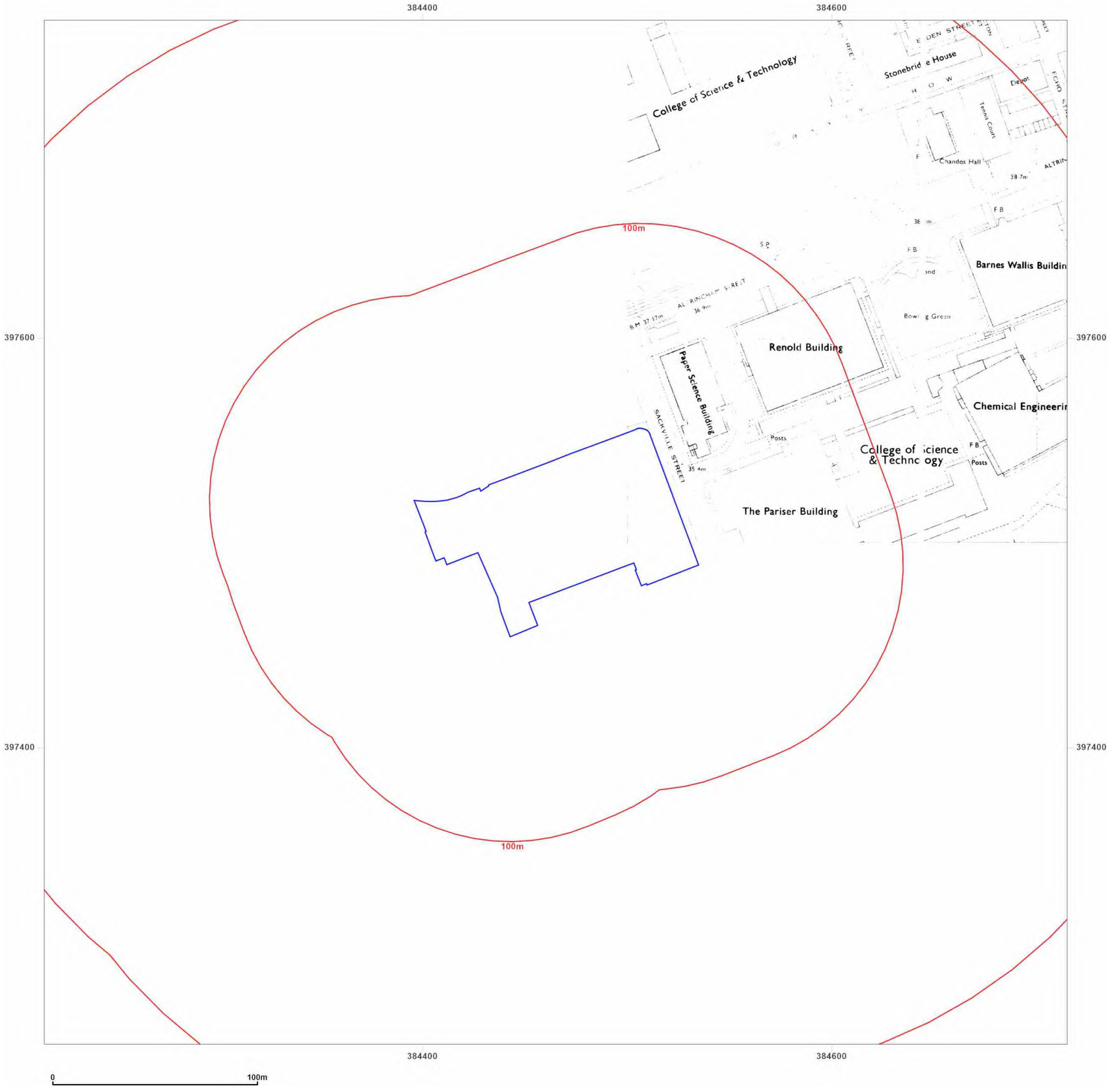
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

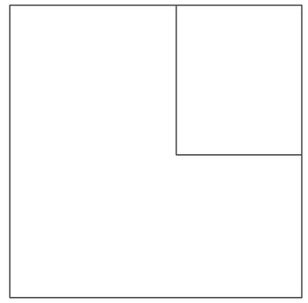
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Scale: 1:1,250

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1976
Levelled N/A



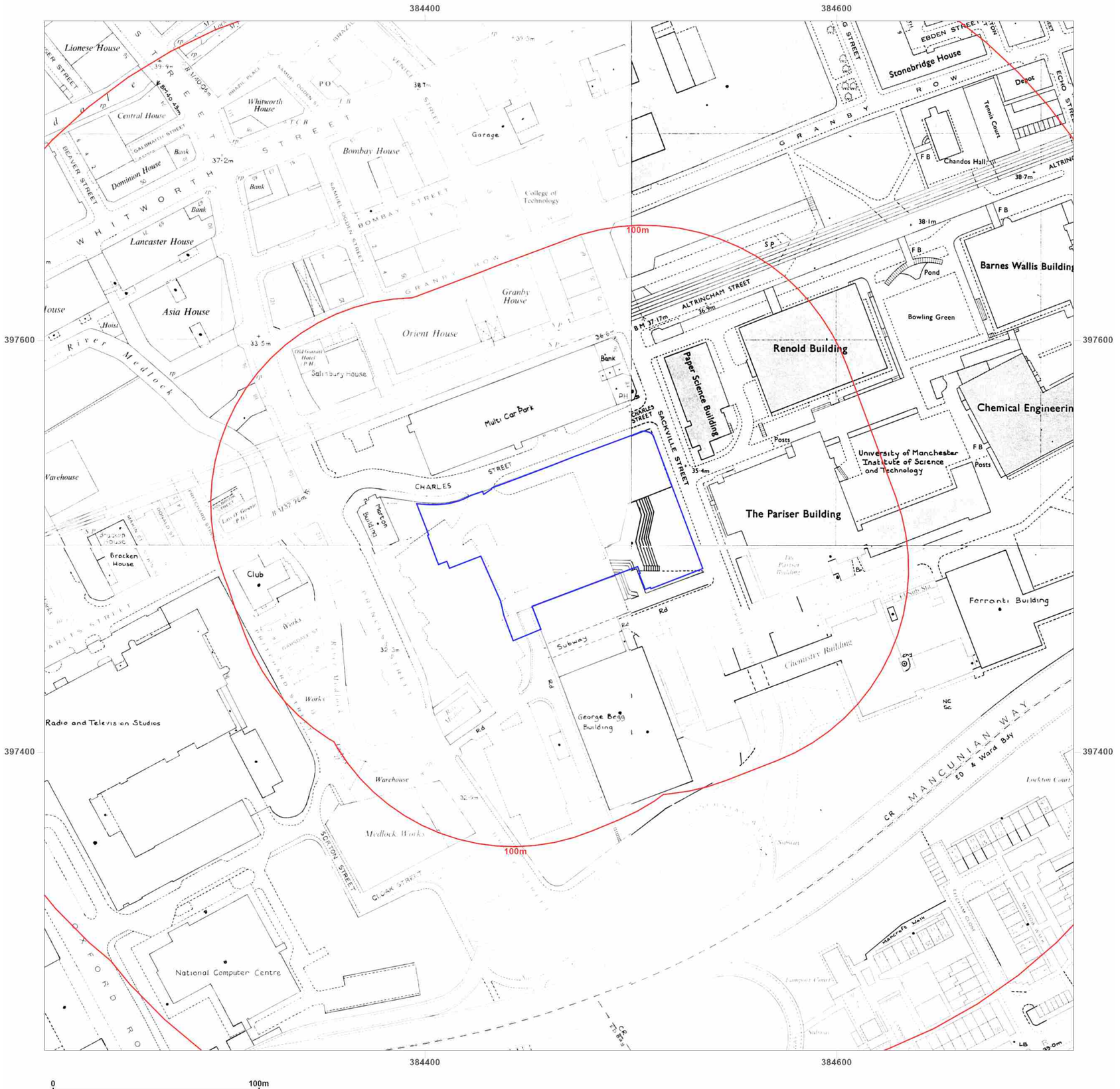
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1984-1985**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
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Edition N/A
Copyright 1985
Levelled 1963

Surveyed 1964
Revised 1984
Edition N/A
Copyright 1984
Levelled 1964

Surveyed N/A
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Copyright 1985
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1987-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1963 Revised 1990 Edition N/A Copyright 1990 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A
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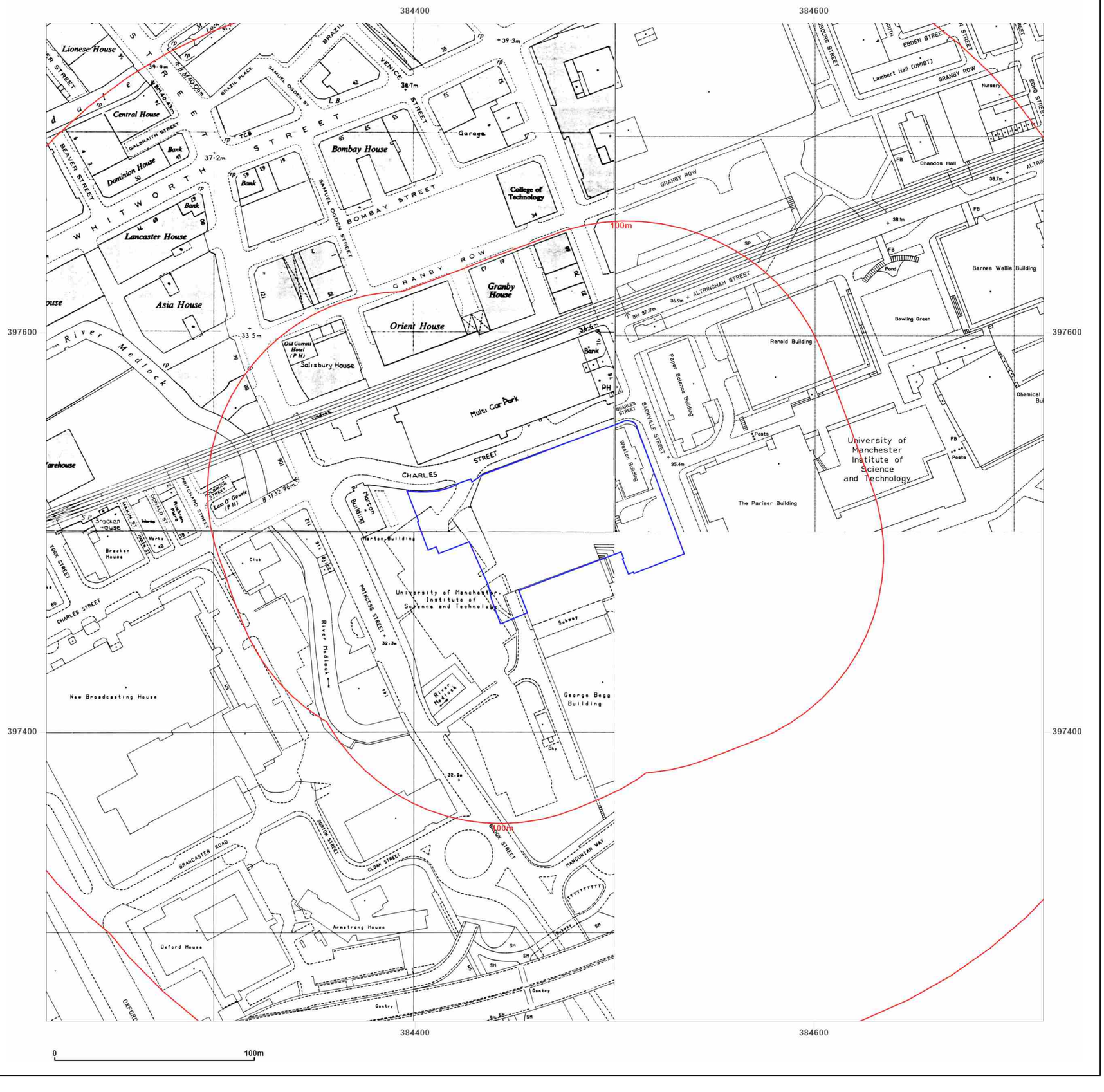
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Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1990-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
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Groundsure INSIGHTS

Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

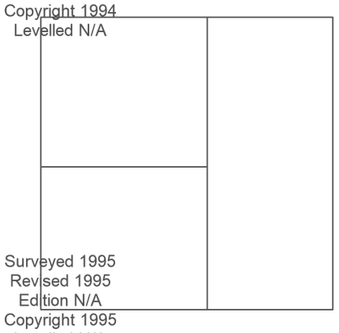
Map date: **1994-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Site Details:

Weston Halls and Pendulum Hotel

Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: National Grid

Map date: **1994-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Site Details:

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Client Ref: 37608/11322
Report Ref: GS-ZNJ-HJN-2IP-DM1
Grid Ref: 384465, 397505

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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2003

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WARRINGTON

401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

T: 01925 844004
E: tep@tep.uk.com

MARKET HARBOROUGH

The Reynard Suite
Bowden Business Village
Market Harborough
Leicestershire
LE16 7SA

T: 01858 383120
E: mh@tep.uk.com

GATESHEAD

Office 26 Gateshead
International Business
Centre
Mulgrave Terrace
Gateshead
NE8 1AN

T: 0191 6053340
E:gateshead@tep.uk.com

LONDON

8 Trinity Street
London
SE1 1DB

T: 020 3096 6050
E: london@tep.uk.com

CORNWALL

Nr Falmouth
Cornwall

T: 01326 240081
E: cornwall@tep.uk.com