

**158 Cheetham Hill,
Manchester**

**Archaeology Desk-
Based Assessment &
Heritage Statement**

Client: MUSE ARCHITECTS LTD

AB Heritage Project No: 64260

Date: 08/05/2026

158 Cheetham Hill, Manchester

Archaeology Desk-Based Assessment & Heritage Statement

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Rev Number	Description	Undertaken	Approved	Date
1.0	Draft	MC	AB	10-03-2026

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Muse Architects Ltd to produce a combined Archaeology Desk-Based Assessment & Heritage Statement covering proposed works at 158 Cheetham Hill Road, Manchester, M8 8LQ. It was requested to support an outline planning application for a proposed exhibition / conference and events centre.

The Site is a vacant gap plot on the corner of Cheetham Hill Road and Derby Street, within a busy commercial corridor. The Site is not in a Conservation Area but is close to the Grade II* Listed Manchester Jewish Museum [AB19], and the Grade II Listed Town Hall (Former) [AB11] and Town Hall Annex (Former) [AB13], which all have intervisibility with the Site.

The proposed exhibition centre is assessed to be a positive contributor to the settings of the heritage assets. The current gap plot is visually detrimental to the heritage assets. The proposed exhibition centre would reinstate built form on the plot and introduce a community-focused use, which would better reflect the historic civic and communal character associated with nearby heritage assets.

In terms of archaeological remains, prior to the mid-19th century the Site appears to have comprised agricultural fields or open ground. As such, there is considered to be low potential for complex or significant archaeological remains dating to all periods predating the post-medieval period.

However, between the 1840s and the 1970s the Site was occupied by a Methodist Chapel, which was later converted into a synagogue [AB9], together with two adjacent buildings of unknown use [AB10]. Archaeological remains associated with the footings of these buildings are considered to survive on site and may be of Medium significance, as they have the potential to contribute to research questions identified in the North West Archaeological Research Framework, particularly those relating to the adaptation and reuse of religious buildings.

As such it is recommended that an Archaeological Watching brief should be undertaken to understand the presence and significance of archaeology on the Site.

Overall, and assuming the archaeological remains are adequately recorded, this report finds the proposal would be in accordance with the Manchester Core Strategy Policy EN 3 and the Section 16 of the National Planning Policy Framework.

The final decision for such further work, lies with the Local Planning Authority.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Muse Architects Ltd to produce a Combined Archaeology Desk-Based Assessment & Heritage Statement covering proposed works at 158 Cheetham Hill, Manchester, M8 8LQ. It was requested as part of planning application for an exhibition centre.
- 1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential archaeological and heritage assets subject to potential impact.

1.2 Site Location & Description

- 1.2.1 The site is located at 158 Cheetham Hill, Manchester, M8 8LQ (hereafter referred to as 'the Site'). It is centred on NGR SJ 84254 99777 and currently comprises a vacant corner plot fronting onto Cheetham Hill, with Derby Street directly to the south east.
- 1.2.2 The Site is near several Listed Buildings, with the streetscape comprising a mix of modern flat roofed industrial buildings, interjected by 19th century red brick buildings (Plate 1).



Plate 1: The Site (vacant plot)

1.3 Geology & Topography

- 1.3.1 The bedrock for the site is Chester Formation-Sandstone, formed during the Triassic period between 247,100,000 and 250,000,000 years ago. This is overlain by superficial deposits of Glacial Till, Devensian-Diamicton.
- 1.3.2 The topography of the Site and study area is relatively flat, as it sits on a plateau. To the south east the land drops into a valley where the River Irk runs north east/ south west, and to

the south west the River Irwell runs north west / south east just outside the study area boundary.

1.4 Overview of Proposed Development

- 1.4.1 The proposed development is for the construction of an exhibition centre, comprising a basement carpark, a ground floor civic space and first floor accommodation. The building features modern design, with glazing and a decorative metal screen layered facade.

1.5 Planning Background & Consultation

- 1.5.1 On the 4th of February Manchester City Council responded to the current application (144833/OO/2025) to advise that the application would require a heritage assessment setting out how the proposal would impact on the setting of the neighbouring heritage assets and for a desktop assessment of ground conditions.
- 1.5.2 On the 23rd of February 2026, Martha Carruthers, Heritage Consultant, AB Heritage contacted Greater Manchester Archaeological Advisory Service (GMAAS) by email, to establish whether a study area and associated HER data search of 500m was suitable for this assessment. The GMAAS team confirmed on the 24th of February that this was appropriate and the data was received a few days later. A total of 65 data records were provided, which in the main refer to buildings demolished in the 20th century, including 16 records of previous archaeological investigation (events).

1.6 Project Qualifiers

- 1.6.1 This report has been prepared under instruction and solely for the use of Muse Architects Ltd, and any associated parties they elect to share this information with.
- 1.6.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.6.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.6.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.6.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

- 2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 207 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This 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’.

- 2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the archaeology and heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application; and
- To determine whether the Site has the potential to have archaeological remains which could contribute to research objectives and questions in the update North West Archaeological Research Framework (Research Frameworks, 2007).
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

- 2.2.1 A study area of 500m was considered appropriate by AB Heritage for the gathering of sufficient key archaeological and heritage information to understand the baseline archaeological status of the Site and the surrounding area, and to understand the locations and settings of nearby Listed and non-designated historic buildings that could potentially be affected by the development proposal.

Standards & Guidance Used

- 2.2.3 The assessment has been carried out in line with the Chartered Institute for Archaeologists’ (CIfA) *Standard and Guidance for Historic Environment Desk Based Assessment* (2020), along with a range of other guidance, including:
- *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (CIfA, 2020);
 - *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008);
 - *The Setting of Heritage Assets* (Historic England, 2017); and
 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).

Selection and Assessment of Sources

- 2.2.4 In line with para 3.3.6 and Annex 1 of the *CIfA Standard and Guidance for Historic Environment Desk-Based Assessment*, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Greater Manchester Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	23/02/2026	On the 23rd of February 2026, Martha Carruthers, Heritage Consultant, AB Heritage contacted Greater Manchester Historic Environment, by email, to request an HER data search for a 500m study centred on the Site. On the 24th of February a response was received confirming the search area was appropriate, and on the 26th of February the HER data were received. A total of 65 records for monuments were included.
Consult Manchester Conservation Officer	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	04/02/2026	On 4 th of February 2026 the present planning application was sent back by Manchester City Council for further information, including a request for “a heritage assessment setting out how the proposal would impact on the setting of neighbouring heritage assets.”
Site Walkover	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	26/02/2026	A site visit was undertaken by Martha Carruthers of AB Heritage on 26 th of February 2026. The site was behind fencing but opened by the client to allow access.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	23/02/2026	Used to research the Listed Buildings in the area, in particular: Manchester Jewish Museum [AB19], Town Hall Annex (Former) [AB13], Town Hall (Former) [AB11], Former Free Library [AB18], Knowsley Hotel [AB22], St Chads Church [AB8] and the First World War Memorial Cross [AB24]
Manchester Archives	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	26/02/2026	The Manchester Archives was accessed on the 26 th of February 2026 to access historic photographs and street directories. Limited information was found that was not already available online.
Record Office / Studies Library		N/A	Not consulted.
Archaeology Data Service	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	27/02/2026	The ADS was used to research previous Desk Based Assessments and archaeological excavations within the 500m study area around the Site.

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Heritage Gateway	An extensive database allowing for cross-search of over 60 resources on England's local and national historic sites, buildings and archaeology, including images of listed buildings.	N/A	Not consulted: Nationally Listed Building information was accessed on the BHNL and HER data was consulted for other heritage assets.
British Geological Survey	An extensive data base of the geology of the United Kingdom including bedrock and superficial deposits.	27/02/2026	Used to research the geological background of the Site.
MAGIC	The MAGIC website provides authoritative geographic information about the natural environment from across government, including from Historic England. The information in an interactive map format covers rural, urban, coastal and marine environments.	N/A	Not consulted
Local Historic Societies	Using the British Association for Local History (https://www.balh.org.uk/) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the history of the proposed development site.	N/A	Not consulted.

2.2.5 For reporting purposes, any relevant archaeological information gathered from the above sources has been allocated AB numbers, which can be viewed in the Cultural Heritage Features Gazetteer (Appendix 1).

Assessment of Archaeological Potential

2.2.6 This report contains a record of the known historic environment resource of the area. It also assesses the potential for archaeology to survive within the limits of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.2.7 In relation to buried archaeological remains, where a site is known or there is a medium or above potential for archaeology to survive, a full impact assessment will be undertaken.

Assessment of Archaeological Significance

2.2.8 Assessment of the heritage significance of an archaeological heritage asset is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological or historical factors. Considering these criteria, each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

Table 2: Assessing the Significance of an Archaeological Heritage Asset

SCALE OF ARCHAEOLOGICAL SIGNIFICANCE	
VERY HIGH	The highest status of site, e.g., Scheduled Monuments (or non-designated assets of schedulable quality and importance), or other designated / non-designated assets that can be shown to have exceptional qualities in their fabric or historical associations. Heritage assets of known or likely clear national importance, including extremely well-preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factors.
HIGH	Other designated / non-designated archaeological sites or assets with strong and coherent survival of key factors, such as extent / condition / context associations, providing clear evidence of occupation / settlement, ritual, industrial activity, etc. Examples may include archaeological remains that contribute significantly to research priorities, burial sites, deserted medieval villages, Roman roads, dense finds scatters, etc.
MEDIUM	Evidence of human activity that retains clear archaeological value, albeit with lesser coherence and / or merit than listed above. Such features will have the potential to contribute to research objectives and may include more ephemeral and / or degraded settlement activity to that listed above, defined historic field systems, finds scatters more dispersed in nature, or deposits with the potential for the recovery of meaningful environmental data..
LOW	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNCERTAIN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.2.9 The significance of known assets is typically determined by reference to existing designations. **Where an asset's interest or value covers a range of the above possibilities or, for previously unidentified features, where no designation has yet been assigned, the significance of an archaeological heritage asset is based on professional judgement.** For example, while all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul's Cathedral. For this reason, adjustments are made on a case-by-case basis.

Assessment of Heritage Significance

- 2.2.10 Assessment of heritage significance is judged on various factors, including existing designation(s) and the perceived heritage interests or values of a feature and / or its setting in-line with criteria set out by English Heritage in '*Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment*' (2008) and Historic England's '*Advice Note 12*' (2019).
- 2.2.11 As a result, this report will assess significance against **Archaeological, Architectural, Artistic, Historic and Setting** interests. Each relevant category discussed will result in an overall level of significance being defined for the feature, in accordance with a five-point scale comprising Very High, High, Medium, Low and Uncertain.

Combined Impact Assessment

- 2.2.12 The degree of impact upon the heritage resource is determined based on professional judgement as to the level of effect from a proposed development on the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact will be expressed against a five-point scale comprising Very High, High, Medium, Low and Uncertain.
- 2.2.13 Overall, the degree of change will be assessed in terms of NPPF (as harmful or beneficial) and, where appropriate, against relevant local planning policy.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Archaeological & Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2025

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 214 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 215 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 216 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

Manchester Core Strategy 2012-2027

- 3.3.1 The Manchester Core Strategy 2012-2027 sets out the long-term strategic policies for Manchester's future development. Relevant sections of those policies related to the historic environment are detailed below:

Policy EN 3

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

4. ARCHAEOLOGICAL & HISTORIC BACKGROUND

4.1 Previous Works in the Study Area

4.1.1 There are no entries on the Greater Manchester Historic Environment Record (HER) for previous archaeological investigations within the Site boundary. However, there are a range of previous archaeological works in the surrounding 500m study area. These comprise:

- An archaeological excavation on Dantzic Street, c. 500m to the south of the Site; and
- A combination of 14 Archaeological Desk Based Assessments and / or Heritage Statements within the study area.

4.2 Archaeology & History Background

The Prehistoric Period (c. 500, 000 BC – AD 43)

4.2.1 There are relatively few sites known from this period in the vicinity, although general patterns of settlement activity have been identified within the Irwell valley, c.900m to the south west of the Site, while the upland areas of the surrounding moors may have been exploited for hunting (Hall et al 1995, 117).

4.2.2 In relation to known finds within the study area the Gazetteer records a Neolithic flint dagger [AB1] found c. 360m north west of the Site, and two large dome-shaped 'caves' or chambers [AB2] located c. 275m south east of the Site, with these considered at the time of their discovery in the 1890s to have been used by prehistoric groups (Roeder, 1899, p205).

The Roman Period (c. AD 43 – AD 410)

4.2.3 The first military occupation of what is now the Manchester area was established during the governorship of Agricola (AD 77-84) and commenced with a five-acre wooden fort, known as *Mamucium*, (apparently meaning 'a breast shaped hill') (Brunton 1909). The site of this encampment is marked today by Camp Street in Castlefield, situated c. 1.5km to the south-west of the study area.

4.2.4 However, in relation to the site of proposed development there is no evidence of Roman activity within either the Site boundaries or the 500m study area surrounding the Site.

The Medieval Period (AD 410 – AD 1536)

4.2.5 During the early medieval period the wider area formed part of the kingdom of Northumbria following the Battle of Chester (c.AD 617). Settlement in the Manchester area likely developed at this time around what is now the cathedral area, c. 1.5km south-west of the Site (Farrer and Brownbill 1908).

4.2.6 Cheetham itself, within which the Site lies and which now forms part of modern Manchester, is first documented in 1212 and likely derives from Old English meaning 'village near the wood' (Mills 1976).

- 4.2.7 However, Archaeological evidence of this period in the vicinity of the Site is limited. The only recorded find on the Gazetteer (Appendix 1) being a sixth-century Saxon funerary urn discovered c.370m south-east of the Site in 1850.

The Post Medieval Period (AD 1537 – AD 1800)

- 4.2.8 During the post-medieval period the settlement of Manchester expanded as an important regional market and textile centre (Chandler 1993; Frangopulo 1962). However, the area of Cheetham in which the site is located remained largely rural at this time, with the area of proposed development lying in what is concluded to have been open farmland on the northern outskirts of the town.
- 4.2.9 Mapping from 1794 (Plate 3) shows the Site located within agricultural fields. Nearby Peel Farm [AB5], an eighteenth-century farmstead typical of the agricultural activity in the area is located c. 160m to the north east of the Site. At this time the Site remained within the agricultural hinterland of Manchester and may have formed part of the landholding associated with this or another nearby farmstead.



Plate 3: 1794 Greens Map of Manchester and Salford (University of Manchester, Mapping Manchester)

The Modern Period (AD 1801 – present)

- 4.2.10 The industrial boom of the 19th century led to an increase in population and construction. Cheetham Hill Road, originally named York Street, which can first be seen on mapping from 1833 (Plate 4). This shows the Site surrounded by roads on all sides, but still undeveloped. This change in setting from rural landscape to increasingly urbanised streetscape can be seen in the demolition of Peel Farm [AB5], which has replaced by terraced housing located c.160m to the north east of the Site.



Plate 4: 1833, Bancks & Co, Manchester & Salford with its environs (University of Manchester, Mapping Manchester, C17:70 Manchester (56))

- 4.2.11 The urban expansion continued as Stocks [AB4] located c.370m south west of the Site grew northwards and Manchester grew southwards. In 1848 the Site, located in the previously agricultural land between the two, had been developed. It housed three buildings including a Methodist church [AB9] and two neighbouring buildings of unknown use [AB10] (Plate 5).



Plate 5: 1848 OS Map Manchester and Salford (National Library of Scotland)

- 4.2.12 By the end of the 19th century Cheetham Hill was a dense urban area which included back housing, and civic buildings such as the Town Hall [AB11] located c. 90m to the south west of the Site on the western side of Cheetham Hill Road and an annex to the Town Hall [AB13] was also in place c. 60m. There was also a substantial Jewish population, reflected in the number of synagogues such as the Spanish and Portuguese Synagogue (later Manchester Jewish Museum [AB19] located c. 135m north east of the Site.
- 4.2.13 This century saw a substantial rise in industry, mapping from 1891 (Plate 6) shows the local built environment of the Site includes a number of industrial buildings such as Knowsley Saw Mills and Art Metal Works, located c.140m and 235m west of the Site respectively.



Plate 6: 1891, OS Map (National Library of Scotland)

4.2.14 In the 20th century the built environment continued to change. The back to back houses were demolished and replaced with modern industrial units, as the area became less residential and more commercial and industrial. Within the Site boundaries the Free Methodist Church became the United Synagogue [AB9] in 1906 until being demolished by the late 1970s along with the neighbouring buildings [AB10]. The plot has remained vacant since.



Plate 7: The United Synagogue and other building on the Site location, 1959 (Manchester Archives, m16523)

5. SITE VISIT

- 5.1.1 A site visit was undertaken by Martha Carruthers, Heritage Consultant, AB Heritage on the 26th of February 2026. The purpose of this visit was to gain a first-hand understanding of the existing land use and past impacts within the current site limits, an appreciation for the potential survival of the above and below ground historic environment, and an understanding of the street scene in which the site is currently located.
- 5.1.2 The Site comprises a vacant plot of land within a built-up urban area, located on the corner of Cheetham Hill Road and Derby Street. The plot is enclosed by metal fencing and the ground surface consists largely of compacted soil, rubble and demolition debris, with scattered litter and vegetation.
- 5.1.3 Within the Site a number of fragments of structural remains are visible at ground level, including areas of concrete slab and sections of brick walling. These appear to represent surviving elements of the foundations or floor surfaces of buildings that formerly occupied the plot (Plate 8).
- 5.1.4 Additional concrete surfaces and areas of slate are visible in the eastern and south-western parts of the Site, which may also relate to the former buildings known to have occupied the plot during the 19th and 20th centuries.

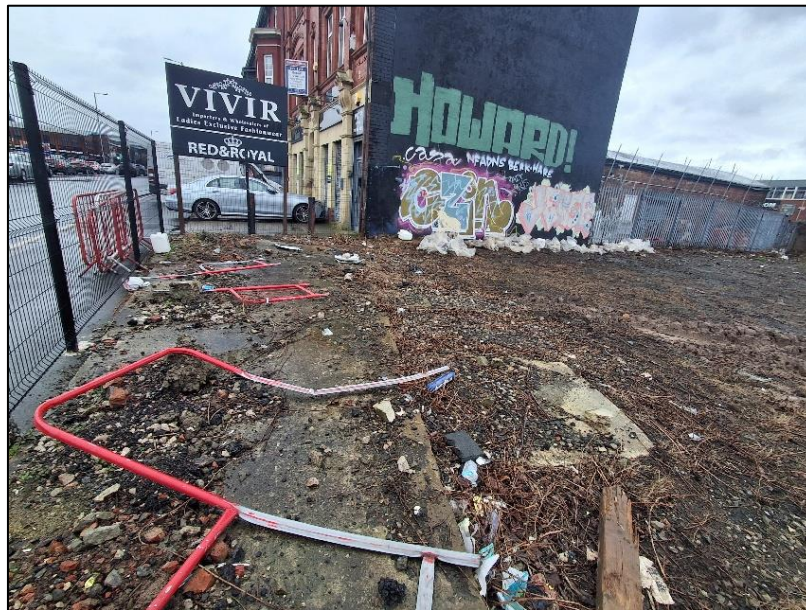


Plate 8: Concrete at north western corner of the Site

- 5.1.5 The Site lies within a mixed urban streetscape characterised primarily by 19th and 20th century red brick buildings of two to three storeys along Cheetham Hill Road (Plate 9), together with more modern infill development along Derby Street (Plate 10). The surrounding area is fully urbanised and comprises a mix of commercial, community and residential buildings.



Plate 9: Local streetscape looking north west up Cheetham Hill Road



Plate 10: The Site on Derby Street

5.1.6 Several designated heritage assets are located in the wider vicinity of the Site. These include:

- The Grade II* Manchester Jewish Museum **[AB19]** (former Spanish and Portuguese Synagogue) approximately 135m to the north-east of the Site (Plates 11).
- The Grade II Listed former Cheetham Town Hall **[AB11]** and Town Hall Annex **[AB13]** c. 60–90m to the south-west of the Site (Plate 13).
- The Grade II Listed Knowsley Hotel **[AB22]** is located further to the south-west along Cheetham Hill Road, c. 150m (Plate 14).
- The Roman Catholic Church of St Chad **[AB8]** (Plate 15) is located c.225m to the south-west on the eastern side of Cheetham Hill Road.



Plate 11: Manchester Jewish Museum, formally the Spanish and Portuguese Synagogue



Plate 12: Town Hall (Former) and Town Hall Annex (Former)



Plate 13: Knowsley Hotel



Plate 14: St Chads Church

- 5.1.7 Intervisibility is clear between the Site and the Town Hall [AB11] and associated Annex [AB13] (Plate 15). However, the intervisibility of Knowsley Hotel [AB22] is weaker due to its 150m distance from the Site. Manchester Jewish Museum [AB19] has much less intervisibility, due to intervening buildings and its location on the same side of Cheetham Hill Road as the Site (Plate 16). St Chads Church [AB8] whilst also located on the eastern side of the road has a tall tower which allows some visibility from the Site despite its c. 225m distance.

- 5.1.8 The Site therefore forms only a small component of the wider urban townscape in which these assets are experienced.



Plate 15: View from the Site towards the Town Hall Annex (Former) and the Town Hall (Former)



Plate 16: Manchester Jewish Museum in relation to the Site

6. KNOWN & POTENTIAL ARCHAEOLOGICAL RESOURCE

6.1 Known Archaeological Resource

- 6.1.1 No archaeological remains pre-dating the post-medieval period are recorded within the Site boundary. Indeed, within the wider Study Area, only three features pre-dating the post-medieval date have been identified.
- 6.1.2 However, historic mapping indicates that the Site was developed during the mid-19th century, when buildings including the Free Methodist Church [AB 9] (later the United Synagogue) and adjoining structures were constructed on the plot fronting Cheetham Hill Road and Derby Street. Although these buildings have since been demolished, the site visit identified what appear to be areas of ground slab and fragments of walling that may represent the surviving foundations or floor surfaces of these former structures.
- 6.1.3 Where remains of the original Free Methodist Church and later United Synagogue [AB9] do survive, this may be of Medium significance. The remains have the potential to contribute to North West Archaeological Framework research questions, particularly those focused on Ritual, Religion and Ceremony such as: 'What is the range and nature of religious buildings, how do these vary between religious faiths, and how have buildings been adapted for use by different religious groups?'. They may also be of archaeological value to the local Jewish and Methodist communities.

6.2 Past Impact Within the Site Boundary

- 6.2.1 The Site was located within agricultural fields prior to the mid-19th century when three buildings were constructed and are first shown on the 1848 mapping. These buildings include a Methodist Church [AB9] and neighbouring buildings of unknown use [AB10]. They remained into the 20th century before being demolished, with what appear to be some structural remains still visible today.
- 6.2.2 Overall, the main impact on the Site is likely to have been the construction of these three buildings and their subsequent demolition, alongside any services, foundations or basements associated with those works

6.3 Potential Archaeological Resource

- 6.3.1 Aside from the possible 'known remains' identified in Section 6.1 it is concluded the potential for the recovery of complex and / or significant archaeological deposits from other periods within the Site is considered to be low. There is a general scarcity of earlier archaeological remains within the wider Study Area, and the construction and later demolition of the 19th-century buildings is likely to have truncated or disturbed any earlier deposits that may once have been present.

7. HERITAGE: STATEMENT OF SIGNIFICANCE

7.1 Focus of Study

7.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic, Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.

7.1.2 The site is in proximity to several heritage assets (see Fig. 1 & 2 and Appendix 1). However, based on the site visit, historic research, and consultation, this report will focus on providing an understanding of the potential impacts to the following Heritage Assets and their settings due to their intervisibility with the site:

- Manchester Jewish Museum [**AB19**] - Grade II* Listed Building
- Town Hall Annex (Former) [**AB13**] - Grade II Listed Building
- Town Hall (Former) [**AB11**] - Grade II Listed Building

7.2 Manchester Jewish Museum [**AB19**] – Grade II* Listed Building

Description & General Condition

7.2.1 Manchester Jewish Museum is in a historic synagogue; built in the late 19th century it was converted into a museum in 1984. It is located c.135m north east of the Site, on the eastern side of Cheetham Hill Road. Originally the synagogue was for the Spanish and Portuguese Jews in the area, and as such the design has elaborate Spanish and Saracenic motifs. A modern extension was added in 2021, made of Corten steel with a pitched roof and similar floral motifs to match that of the host building.

Assessment of Significance

Architectural Interest:

7.2.2 The architectural interest of the Manchester Jewish Museum is the primary contributor towards its overall heritage significance. This can predominantly be seen in the elaborate Spanish and Saracenic motifs which have been retained over the decades, such as a cinquefoil motif over the central bay, small triangular-headed lancet windows, arched doorway with shafts, polychrome-banded extrados and recessed door with banded lintel.

Historic Interest:

7.2.3 In 1872, Manchester's growing Sephardi community commissioned Jewish architect Edward Salomons, known for his architecture in Gothic Revival and Italianate styles. When designing the synagogue, Salomons took inspiration from the Spanish and Portuguese origins of the synagogue members. Two years later the Spanish and Portuguese synagogue opened.

- 7.2.4 By the 1970s the congregation was moving out to the suburbs, and the synagogue membership was starting to wane. This led to the conversion of the building into Manchester Jewish Museum in 1984. For almost 40 years the museum has served to teach people about Manchester's Jewish social history (Manchester Jewish Museum, Our Synagogue).
- 7.2.5 It is this historic interest, deriving from its association with Manchester's Sephardi Jewish community and its later adaptation as a museum interpreting the social and cultural history of the city's Jewish population, that provides additional context to the significance of the building.

Setting:

- 7.2.6 The setting of Manchester Jewish Museum was historically significant due to the large Jewish community in the area, and the previously predominantly residential setting. This However, this setting has changed over time, with the Jewish community moving away from the area. Therefore, today the building is experienced within a mixed commercial streetscape which does not frame it as positively as its historic setting once did.

7.3 Town Hall Annex [AB13] – Grade II Listed Building

Description & General Condition

- 7.3.1 The Town Hall Annex (Former) is located c. 60m to the south west of the Site on the western side of Cheetham Hill Road. It is an elaborate red brick building which was originally used as a Poor Law Union Office before becoming part of the Town Hall complex and as such formed a central part of civic life in the area.

Assessment of Significance

Architectural Interest:

- 7.3.2 The Town Hall Annex (Former) has a grand and elaborate Italianate design and is made of red brick with sandstone dressing. The central section features columns and decorative stonework, giving it a neoclassical influence. There are arched windows, stone lintels, and ornamental cornices that reflect the building historic use as an important part of local public life.
- 7.3.3 The architectural significance is the primary contributor to its heritage significance.

Historic Interest:

- 7.3.4 Built in 1861-2 the building was originally a Poor Law Union Office, before becoming part of the Town Hall complex as an annex. It would have been a central part of civic life for the local community and is a contributor to the significance of the heritage asset.

Setting:

- 7.3.5 The setting of the former Town Hall was historically of significance, as a civic building it would have been a central focal point for local residents. During the 19th century the local streetscape was of dense back to back housing and was predominantly a residential area. Due to the industrial boom of the late 19th century this setting changed which saw residential buildings demolished as residents moved away from the area, with the busy street today

being predominantly modern and commercial. This has resulted in detrimental change to the setting of this heritage asset.

7.4 Town Hall (Former) [AB11] – Grade II Listed Building

Description & General Condition

- 7.4.1 The Town Hall (Former) is an elaborate building, similar in style to the adjoining former Town Hall Annex. It is located c. 90m to the south west of the Site, on the western side of Cheetham Hill Road. It would have served an important civic function for the local community historically and today is in use as a wedding venue.

Assessment of Significance

Architectural Interest:

- 7.4.2 The Town Hall (Former) is a well-preserved Victorian urban landmark. Its symmetry, stone detailing, and ornate entrance reflect the architectural style used to convey importance in the late 19th century. It has a distinctive ornate iron entrance canopy, and a decorative roofline with a projecting cornice and parapet.
- 7.4.3 The architectural interest is the primary contributor to the heritage significance.

Historic Interest:

- 7.4.4 The Town Hall (Former) historic interest lies in its civic use as a focal point for local residents. At the time of its construction in 1853-55 by architect T. Bird Cheetham was a fast growing residential area, and this heritage asset would have been of substantial significance to the local community.

Setting:

- 7.4.5 The setting of the former Town Hall Annex was historically of greater significance than it is today, as previously the local streetscape of dense back to back housing made this a residential area where civic buildings were of great importance to the local community. Due to the industrial boom of the late 19th century this setting changed as residential buildings were demolished, and as such the settings of pre industrial buildings like the Town Hall have changed.

7.5 Summary of Heritage Significance

- 7.5.1 Overall, this report has concluded the following items will undergo impact assessment:

Table 3: Summary of Level of Significance

AB No	Feature	Designation	Significance
19	Manchester Jewish Museum	Grade II* Listed Building	High
13	Town Hall Annex (Former)	Grade II Listed Building	High
11	Town Hall (Former)	Grade II Listed Building	High

8. COMBINED IMPACT ASSESSMENT

8.1 Mitigation by Design

- 8.1.1 As per Muse Architects own draft heritage statement the following mitigating design choices were made:
- Parameter control for height / massing (upper limit) to prevent overbearing presence in key street views.
 - Materials strategy that is robust and context-responsive (avoid overly reflective finishes; consider a palette that complements the area's historic masonry/industrial character).
 - Façade rhythm and permeability at ground level to reinforce a civic frontage and avoid blank elevations to Cheetham Hill Road/Derby Street.
 - Lighting strategy to prevent harmful glare and avoid drawing undue attention away from nearby heritage façades at night.
 - Public realm / landscape at edges (even if reserved) to soften the street scene and support an improved setting experience.

8.2 Details of Proposed Development & Assessment of Change

- 8.2.1 The proposed development is for the current site of a gap plot of land to be developed into a two-storey exhibition centre with a basement floor car park. The proposed building is modern in design, with attractive glass and metal fronting and a simple rectangular massing.
- 8.2.2 On the exterior the proposed building will have a flat roof, with the upper portion of the building wrapped in a perforated metal screen façade with repeating circular geometric patterns. The first and ground floors will include floor to ceiling glass walls. It will front onto Cheetham Hill Road, with vehicle access to the building via entrances on Derby Street.
- 8.2.3 In the interior the basement floor will be used as a car park, the ground floor will include an exhibition space, conference rooms and a bar, and the first floor will include a stage and associated seating area.
- 8.2.4 Overall, the addition of this building is considered to be a positive contribution to the setting of Grade II* Listed Manchester Jewish Museum, and the Grade II Listed Buildings the Town Hall Annex (Former) and Town Hall (Former) and the wider streetscape. The current gap plot creates an adverse element in the streetscape and as such is a detriment to the current setting. The proposed development would improve the overall coherence of the street and surrounding townscapes. With a flat roof and square massing that is common in the area, the proposed building would be in keeping with the local built environment. At two storeys it is of a similar height or lower than the neighbouring buildings. The modern architectural design, in particular the patterned metal façade will be similar to the floral metal motifs on the modern extension on Manchester Jewish Museum and as such compliment this heritage asset.

Archaeology

- 8.2.5 In terms of archaeology, the development will involve the construction of a new building which will entirely overlap with the historic buildings which previously stood on this site. The new basement floor will involve a substantial degree of excavation and associated ground disturbances. The works therefore have a high potential to disturb or truncate any surviving below ground archaeology, namely the mid-19th century buildings that stood there until the late 1970s.
- 8.2.6 What remains of this archaeology may be of Medium significance. This is due to its potential to contribute to North West Archaeological Framework research questions, particularly those focused on how buildings have changed and adapted for different religions over time. It may also hold archaeological value to the Jewish and Methodist communities.

Heritage

- 8.2.7 In terms of built heritage, this proposal is considered to have a positive effect on the setting of Grade II* Listed Manchester Jewish Museum, and the Grade II Listed Buildings the Town Hall Annex (Former) and Town Hall (Former). Their historic setting of these buildings as community focal points within a predominately residential area has changed over time as Cheetham Hill became increasingly industrialised and commercial in character.
- 8.2.8 The surrounding streetscape now includes a number of later and more utilitarian structures, as well as the current vacant gap plot at the Site. The proposed exhibition centre would reinstate built form on the plot and introduce a community-focused use, which would better reflect the historic civic and communal character associated with nearby heritage assets.

8.3 Impact Assessment

Archaeology

- 8.3.1 At present, there is a low potential for archaeological remains which predate the 19th century due to its historic use as agricultural fields. There are known archaeological remains of the foundations of the 19th century Chapel and neighbouring buildings which were demolished in the late 1970s which may be of Medium archaeological significance.
- 8.3.2 Archaeological remains that survive within the Site will be adversely affected by the proposed development.

Heritage

- 8.3.3 The Site is located near to several Listed Buildings, of particular significance is the Grade II* Listed Manchester Jewish Museum, and the Grade II Listed Buildings the Town Hall Annex (Former) and Town Hall (Former). Since the current site is gap plot and in an unkept state, it is currently a detriment to the setting of these heritage assets.
- 8.3.4 Their original residential setting where they were central focal points for the local community has been degraded over the years as the area became increasingly industrialised. The addition of an exhibition centre will be more in keeping with this community setting, and the attractive well designed modern building will improve the character of Cheetham Hill Road and the setting of these heritage assets.

9. RECOMMENDATIONS & CONCLUSIONS

9.1 Outline Recommendations

Archaeology

- 9.1.1 It is recommended that an Archaeological Watching Brief is undertaken to understand the ground conditions and the presence and significance of archaeology on the site.
- 9.1.2 All recommendations are subject to the approval of the from the Local Planning Archaeologist.

Heritage

- 9.1.3 There are no recommendations for further work.
- 9.1.4 This advice is subject to confirmation by the Local Planning Authority.

9.2 Conclusion

- 9.2.1 AB Heritage Limited has been commissioned by Muse Architects Ltd to produce a combined Archaeology Desk-Based Assessment & Heritage Statement covering proposed works at 158 Cheetham Hill Road, Manchester, M8 8LQ. It was requested to support an outline planning application for a proposed exhibition / conference and events centre.
- 9.2.2 The Site is a vacant gap plot on the corner of Cheetham Hill Road and Derby Street, within a busy commercial corridor. The Site is not in a Conservation Area but is close to the Grade II* Listed Manchester Jewish Museum [AB19], and the Grade II Listed Town Hall (Former) [AB11] and Town Hall Annex (Former) [AB13] which all have intervisibility with the Site.
- 9.2.3 The proposed exhibition centre is assessed to be a positive contributor to the settings of the heritage assets. The current gap plot is currently a detriment to the heritage assets. The proposed exhibition centre would reinstate built form on the plot and introduce a community-focused use, which would better reflect the historic civic and communal character associated with nearby heritage assets.
- 9.2.4 In terms of archaeological remains, prior to the mid-19th century the Site appears to have comprised agricultural fields or open ground. As such, there is considered to be low potential for complex or significant archaeological remains dating to all periods predating the post-medieval period.
- 9.2.5 However, between the 1840s and the 1970s the Site was occupied by a Methodist Chapel, which was later converted into a synagogue [AB9], together with two adjacent buildings of unknown use [AB10]. Archaeological remains associated with the footings of these buildings are considered to survive on site and may be of Medium significance, as they have the potential to contribute to research questions identified in the North West Archaeological Research Framework, particularly those relating to the adaptation and reuse of religious buildings.

- 9.2.6 As such it is recommended that an Archaeological Watching brief should be undertaken to understand the presence and significance of archaeology on the Site.
- 9.2.7 Overall, and assuming the archaeological remains are adequately recorded, this report finds the proposal would be in accordance with the Manchester Core Strategy Policy EN 3 and the Section 16 of the National Planning Policy Framework.
- 9.2.8 The final decision for such further work, lies with the Local Planning Authority.

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Appendices

Cultural Heritage Features Gazetteer

This gazetteer incorporates relevant archaeological, heritage and historic environment assets identified during a search of sources listed in Table 1 within Xm of the site.

Abbreviations

GI LB – Grade I Listed Building

GII LB – Grade II Listed Building

SM – Scheduled Monument

AB No.	Period	Description	Status	NGR	Ref. No.
1	Prehistoric	A Neolithic flint dagger found in 1908 in the clay of a brick croft in Cheetwood.		SD 8410 0010	267.1.0
2	Prehistoric	Caves (site of) at Red Bank. At Red Bank, in Hargreaves Street at a place then occupied by W Clemson & Company c.1890s, two large dome-shaped caves or chambers were discovered. Pick-axe marks were found on the wall. Said to be 9–10 feet high. They were then used for sewage depositing. Roeder (1899) thought they may have been used by prehistoric people.		SJ 844 995	9908.1.0
3	Medieval	A funerary urn, with stamped decoration typical of the Saxon period, was found at Red Bank, Manchester in 1850. It is now lost. Earliest dated post-Roman find from Manchester is a bi-conical urn with horizontal linear ornamentation and two rows of portcullis stamps above the shoulder. Red Bank is close to Victoria Station and the Roman road from Manchester to Walton le-Dale. Probably of 6th-century date. Parallels with Yorkshire and Lincolnshire Saxon vessels		SJ 8430 9940	1254.1.0
4	Post Medieval	Stocks (site of settlement) - Yates shows Stocks associated with a hall of the same name and a few houses lining Cheetham Hill Road north of the hall. OS map of 1849 indicates Stocks has been taken into the urbanised development of Manchester City. Stocks House in the north. "Stocks" can be traced back to 1599, on the border of Manchester. In 1806 John Ridings charged his tenement called Stocks and Peel, held of Lord Derby by lease, with two hundred and fifty pounds. Settlement expanded by the time of the OS 2nd edition map. York Road goes further up Cheetham Hill Road than it did on the 1st edition map. Stocks House has become Stocks Farm. Stocks demolished by 1933 OS map.		SD 8442 0011	2105.1.0
5	Post Medieval	Peel Farm (Site of) – map from 1794 shows the site situated on the west side of North Street with two main rectangular buildings fronting the road and an open courtyard to the rear. Access to open fields between the street and the gardens of Strangeways Hall. The name Peel suggests a castle or hall and it is possible this was Strangeways demesne farm. A map from 1833 shows a small gridiron plan estate fitted into the west side bend of North Street. The site of the farm had been built over by terraced housing.		SJ 8443 9982	275.2.0

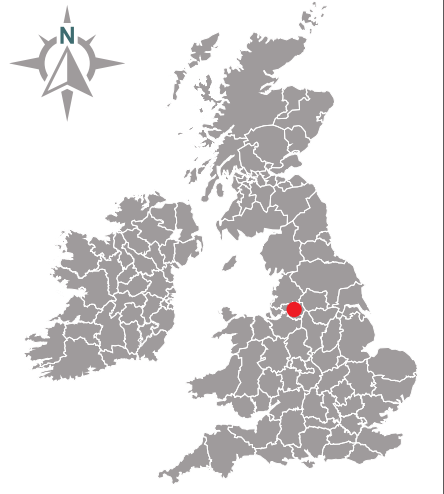
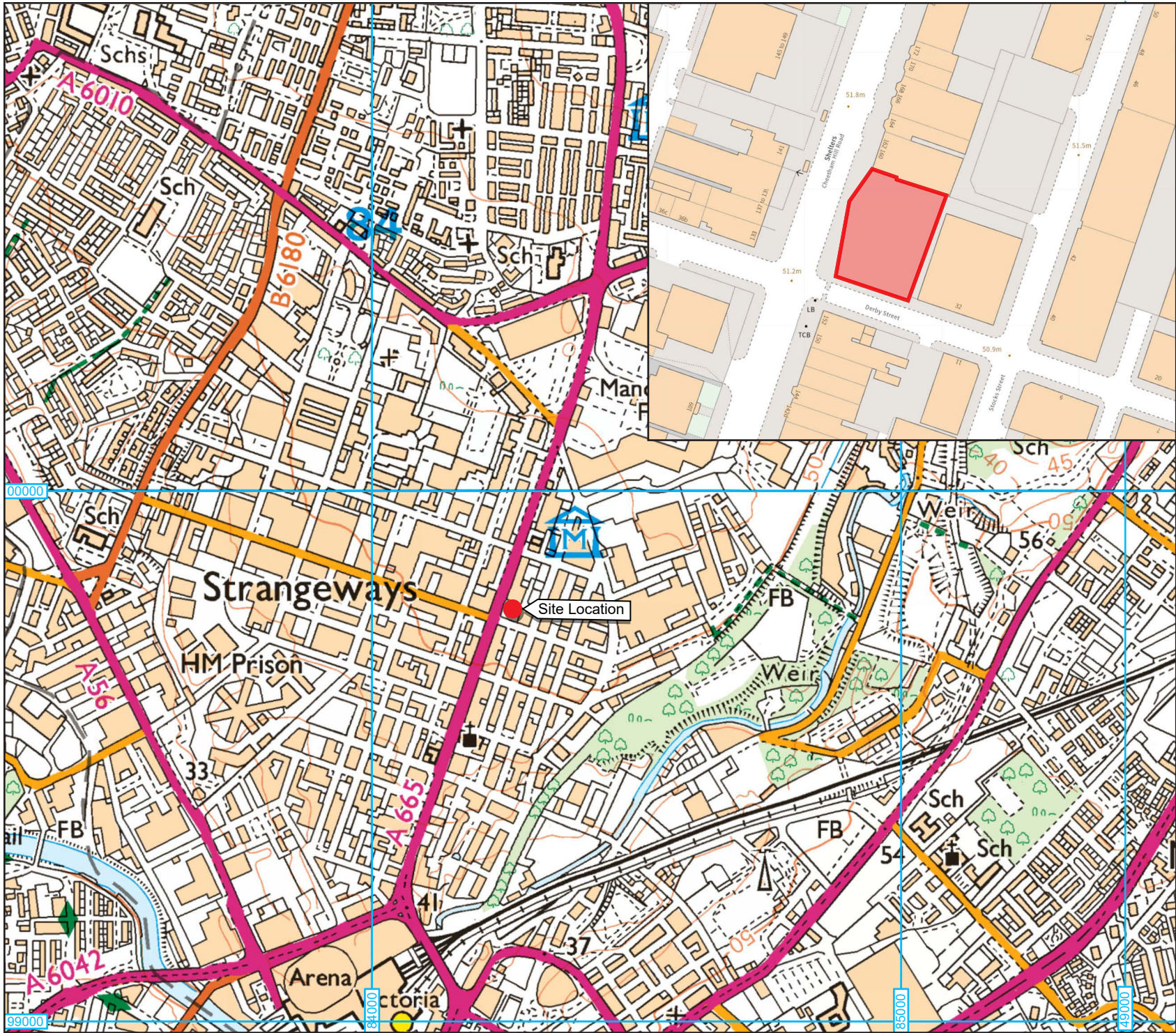
AB No.	Period	Description	Status	NGR	Ref. No.
6	Post Medieval	Bents House. Shown on map in 1786, OS 1st edition map 1848 and possibly on the OS 2nd edition map 1895, although the site is not labelled as such and comparative forms do not agree. Tithe award for Cheetham: Site Nos.207 and 209, both Bents House, on opposite side of the road. Leased by JG Appleton and owned by the Earl of Derby. Site redeveloped. (AM 1993)		SD 8430 0011	9599.1.0
7	Post Medieval	Mile House. Green's map (1794) shows a structure called The Mile House. This is an L-shaped building and marks the first mile from Manchester. Baines shows the building still in existence in 1833, as does the OS 2nd edition map 1896. The 25"map editions of the 1890s and early to mid-C20 annotate the building as a public house 1892-1955. In the early 21st century the area was cleared, and the site is now part of a car park.		SJ 8442 9994	9892.1.0
8	19 th Century	Roman Catholic Church of St Chad and attached Presbytery, and Boundary Walls. Built 1847	GII LB	SJ8418499533	1208542
9	19 th Century	Free Methodist Church, on maps from 1848. Later the United Synagogue (1906). Demolished sometime after 1975. Located on the north side of the Site boundary.	-		-
10	19 th Century	Two storey plastered building, limited information available but located on maps from 1848. Briefly housed the Cheetham Conservative Club in 1891. Not listed or recorded in HER.	-		-
11	19 th Century	Cheetham Town Hall (Former), 107 Cheetham Hill Road. Built 1853-5. Not listed on recorded in HER.	GII LB	SJ 84178 99693	1208440
12	19 th Century	Great Synagogue (site of) 1857. Architect: T Bird. Front to Cheetham Hill Road with Corinthian columned porch and flight of steps up. Stone. The Great Synagogue, formerly a Listed Building, was demolished in the second half of the 20th century and was replaced with a red-brick building, most likely in commercial use		SJ 8422 9967	11773.1.0
13	19 th Century	CHEETHAM TOWN HALL ANNEXE (FORMER), 109, CHEETHAM HILL ROAD. Previously Poor Law Union Office. Built in 1861-2.	GII LB	SJ 84187 99720	1283065
14	19 th Century	HMP Manchester (formerly Strangeways Gaol/ Strangeways Prison): Boys Prison Block. Formerly women's prison. 1866-68, by Alfred Waterhouse. Red brick with stone dressings and slate roof. Cruciform plan with wings radiating from an octagonal concourse.	GII LB	SJ8384599668	1254635
15	19 th Century	The Tower of Hmp Manchester. Extraction tower for the heating and ventilation system. 1866-68, by Alfred Waterhouse. Red brick with sandstone dressings. Octagonal plan. Minaret style, approx. 234 feet high, with an arched recess in each side, a perimeter gallery with brick balustraded parapet on stone corbels, and a domed cupola with louvred openings in the sides and cast-iron cresting to the roof. A very prominent landmark in this area of the city.	GII LB	SJ8380199624	1254672

AB No.	Period	Description	Status	NGR	Ref. No.
16	19 th Century	Main Prison Block of Hmp Manchester. Prison. 1866-68, by Alfred Waterhouse. Red brick with stone dressings. Six wings radiating from central concourse: a short entrance wing facing the gatehouse and 5 cell-block wings. Romanesque style.	GII LB	SJ8375199585	1254636
17	19 th Century	Gatehouse of HMP Manchester. Gatehouse of gaol. 1866-8, by Alfred Waterhouse. Red brick with sandstone dressings and steeply-pitched slate roofs. Irregular plan. French Gothic style. Three storeys and 3 bays plus 2-storey 3-bay wing to left..	GII LB	SJ 83800 99527	1254670
18	19 th Century	Former Free Library, built 1876.	GII LB	SJ 84215 99634	1293124
19	19 th Century	Currently Manchester Jewish Museum, 109 Cheetham Hill Road. Previously the Spanish and Portuguese Synagogue. Built in 1889.	GII* LB	SJ 84317 99904	1208472
20	19 th Century	New Synagogue. Synagogue, now warehouse, built in 1889 to the designs of W Sharp Ogden. Set back from the street, with stone steps up to the entrances, the building is constructed from red brick with stone dressings. The main entrance is through a central pedimented bay over which is a circular window with a Star of David		SJ 8420 9961	19795.1.0
21	19 th Century	Knowsley Hotel, 97 Cheetham Hill Road. Built mid to late 20 th century	GII LB	SJ 84153 99633	1197784
22	19 th / 20 th Century	Union bridge. Small public road bridge over river Irk, now closed. Probably C18 or very early C19. Sandstone ashlar. Single low segmental arch with plain voussoirs. No parapet, but iron railings to south side.	GII LB	SJ 84449 99338	1255163
23	20 th Century	Manchester Ice Palace. Opened 25th October 1910, is Britain's oldest surviving ice rink. the rink ceased operations in 1967. Following its closure the building would have been demolished had not Lancashire Dairies decided to convert the building into new offices and a plant for making UHT milk. That was its role from 1985 until the dairy went into liquidation in 2002. The building now lies empty		SJ 8399 9987	19777.1.0
24	20 th Century	St Chad's Cheetham Hill First World War Memorial Cross. 1920.	GII LB	SJ8416199526	1485562
25	Unknown, found 21 st Century	Remnants of red brick wall, possibly associated with demolished buildings from the 19 th century. Within site boundary, on northern side.	-	SJ 84264 99794	-
26	Unknown, found 21 st Century	Remnants of red brick wall, possibly associated with 19 th centuries buildings that were demolished. Within the Site boundary in eastern corner.	-	SJ 84276 99789	-

AB No.	Period	Description	Status	NGR	Ref. No.
27	Unknown, found 21st Century	Concrete slab found within the Site boundary at rear eastern side. Possibly associated with previous 19 th century buildings which have since been demolished.	-	SJ 84267 99767	-
28	Unknown, found 21st Century	Slate paving stone, potentially associated with previously demolished 19 th century buildings. Located within the Site boundary in the south western corner.	-	SJ 84239 99767	-
29	Unknown, found 21st Century	Concrete block, possible building foundations associated with buildings from the 19 th century that have since been demolished. Within site boundary, western side fronting Cheetham Hill.	-	SJ 84250 99795	-



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KEY

- Site Location
- Site Boundary (inset)

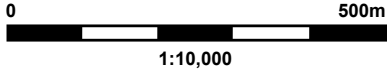
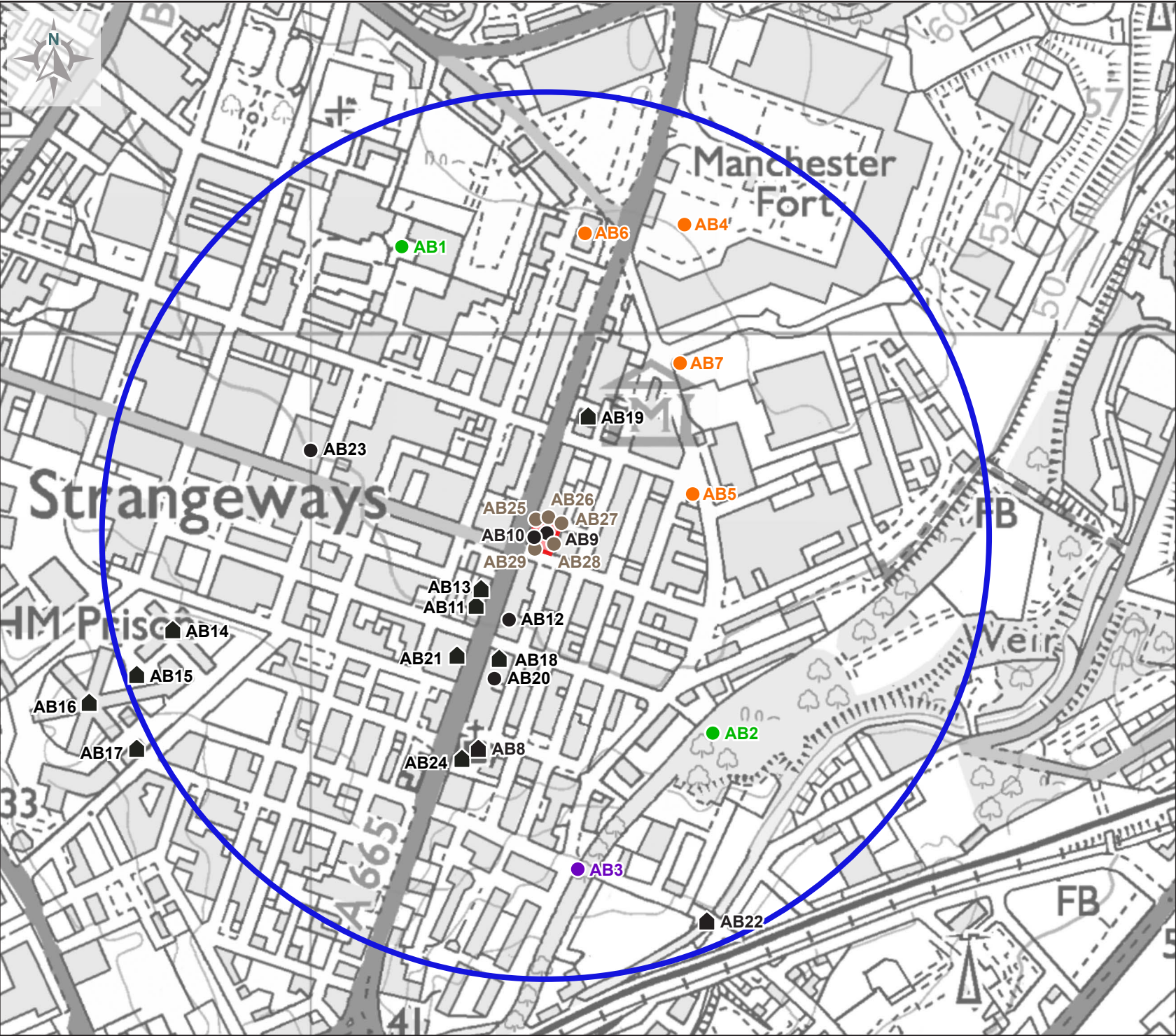


Figure 1: Site Location

Project:
158 Cheetham Hill, Manchester

Date: 02/03/26	Job No: 64260
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KEY

- Site Boundary
- Search Area (500m)
- Locally Listed Building
- Listed Building
- Archaeological Features

PERIOD

- Prehistoric
- Roman
- Medieval
- Post Medieval
- Modern
- Undated

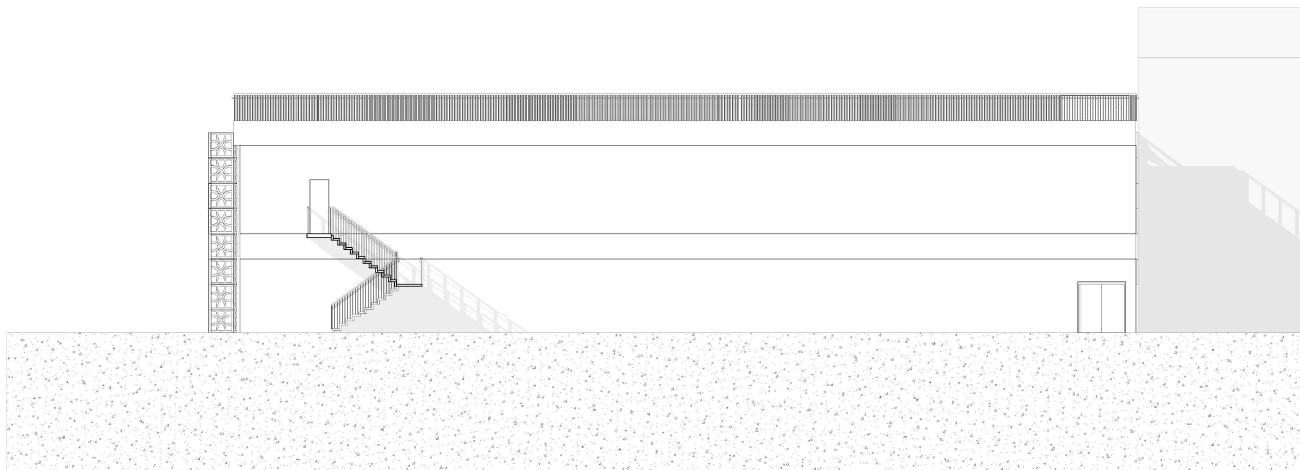
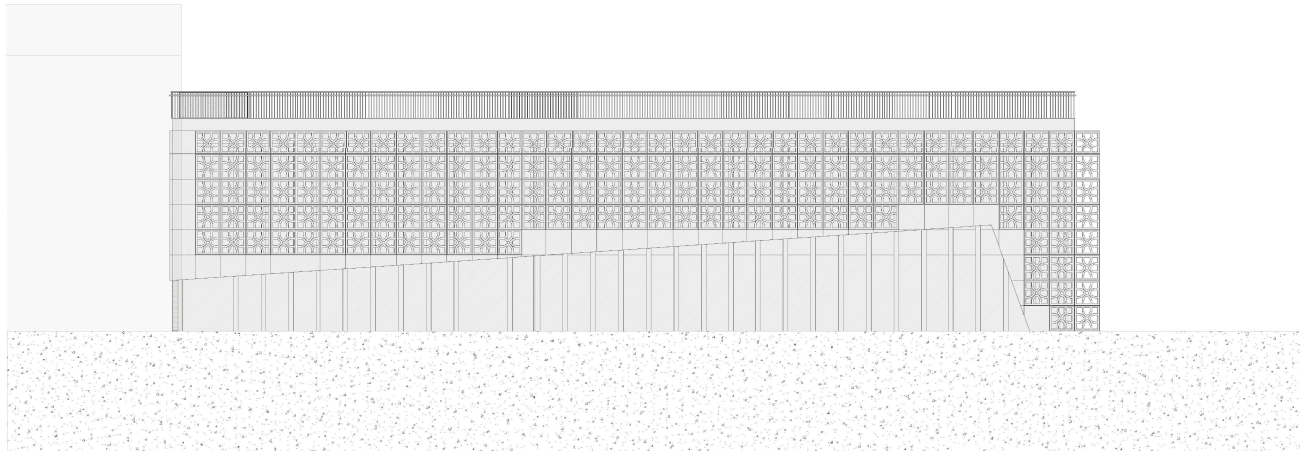


0 300m
1:6,000

Figure 2: Cultural Heritage Features Map

Project:
158 Cheetham Hill, Manchester

Date: 02/03/26	Job No: 64260
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Rev	Description	By	Date
1	Initial Issue		25/06/25

MUSE
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PROJECT: Cheetham Hill Road
Proposed Elevation

COMING TLE

DRIVING STATUS **Planning**

DRIVEN CL | CHECKED MM

APPROVED MM | DATE 22/07/05

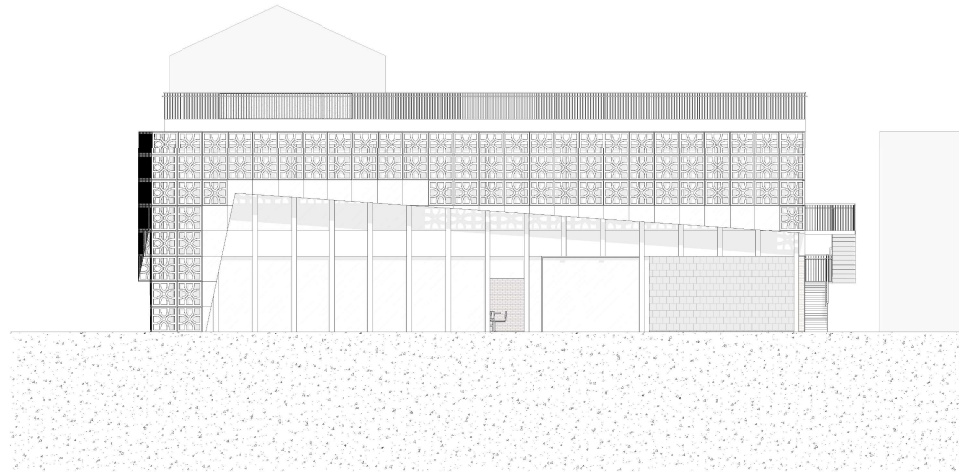
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SCALE | DRIVING NUMBER | REV

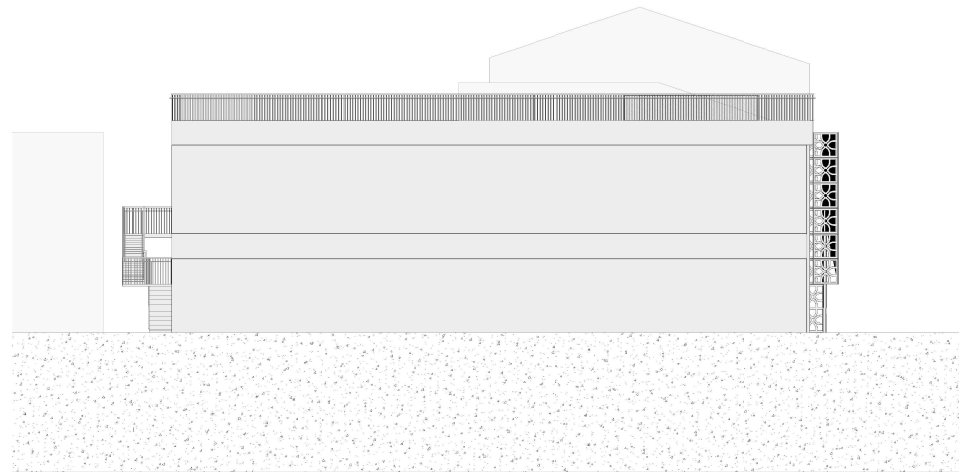
(A1)

SCALE 1 : 100





1 Left Elevation
1 : 100



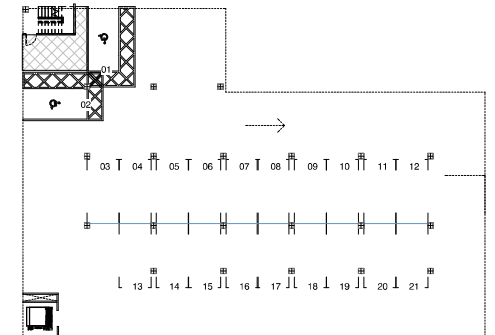
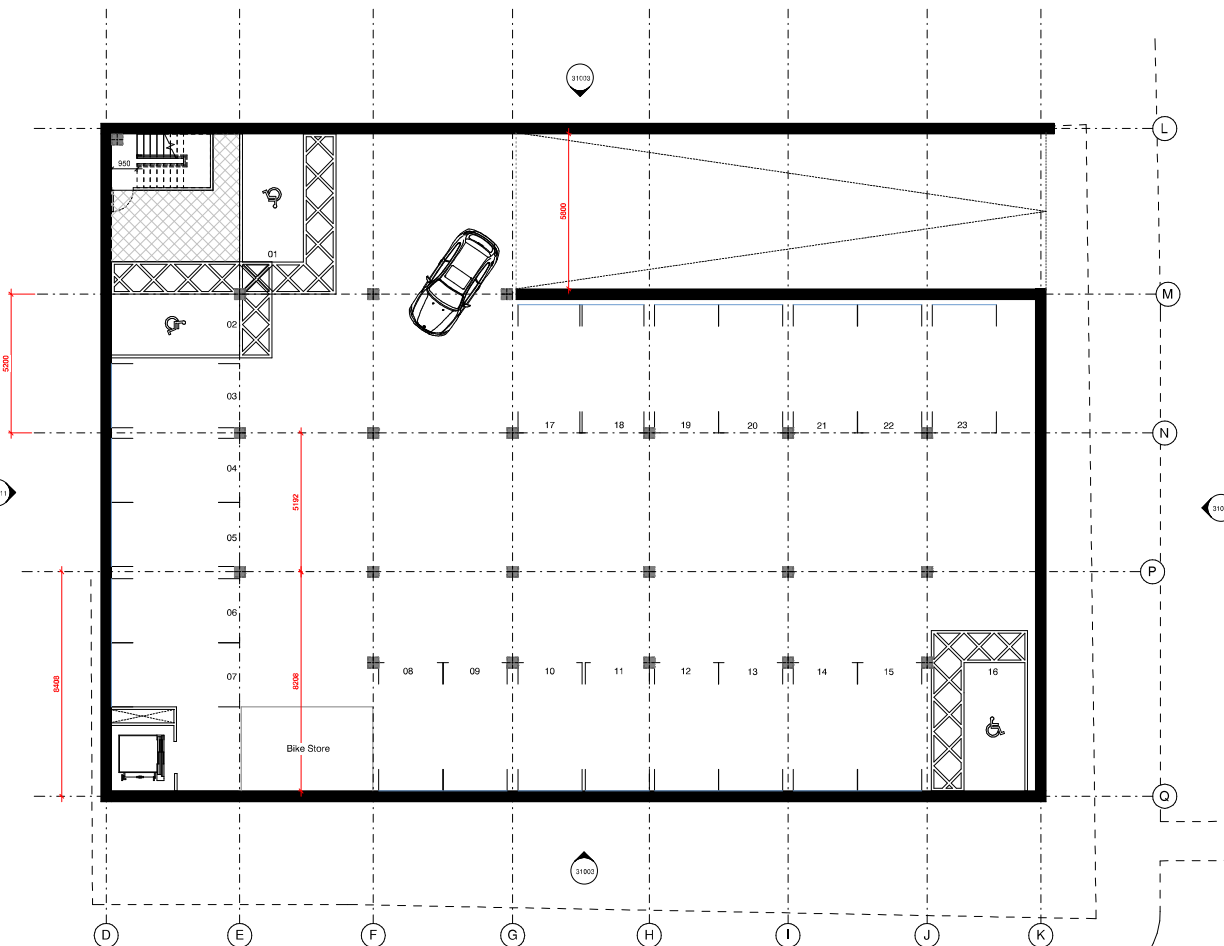
2 Right Elevation
1 : 100

Rev. Description By Date

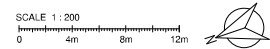
MUSE
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PROJECT Cheetham Hill Road
Proposed Elevation 2

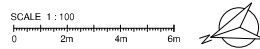
DATE: 11/13/11
DRAWN: CL
CHECKED: MM
APPROVED: MM
SCALE: 111_31011
FILE: (A1)



2 BF option 2
1 : 200

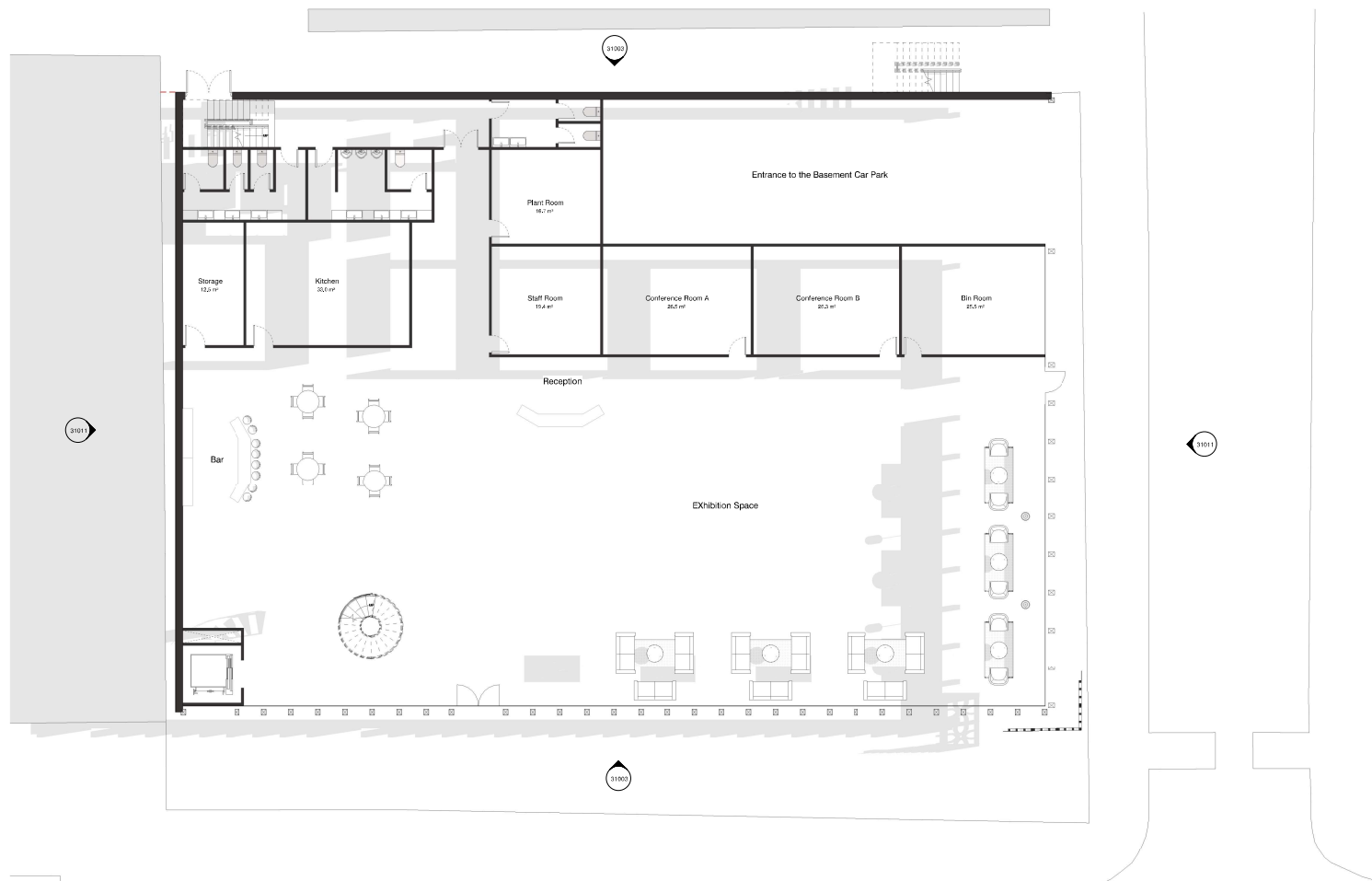


1 BF
1 : 100



Per Description By Date
DRAFT
MUSE
Architects
PROJECT: Cheetham Hill Road
Proposed Basement Car Park

DRAWING TITLE:	Planning
DRAWN BY:	CL
CHECKED BY:	MM
DATE:	30/07/25
SCALE:	111_31009
DATE:	
REV:	(A1)



1 G/F Plan
1 : 100

SCALE 1 : 100
0 2m 4m 6m



Per Description By Date

DRAFT
MUSE
Architects

PROJECT Cheetham Hill Road
Proposed GF Plan

DRAWING TITLE

DRAWING TITLE Planning

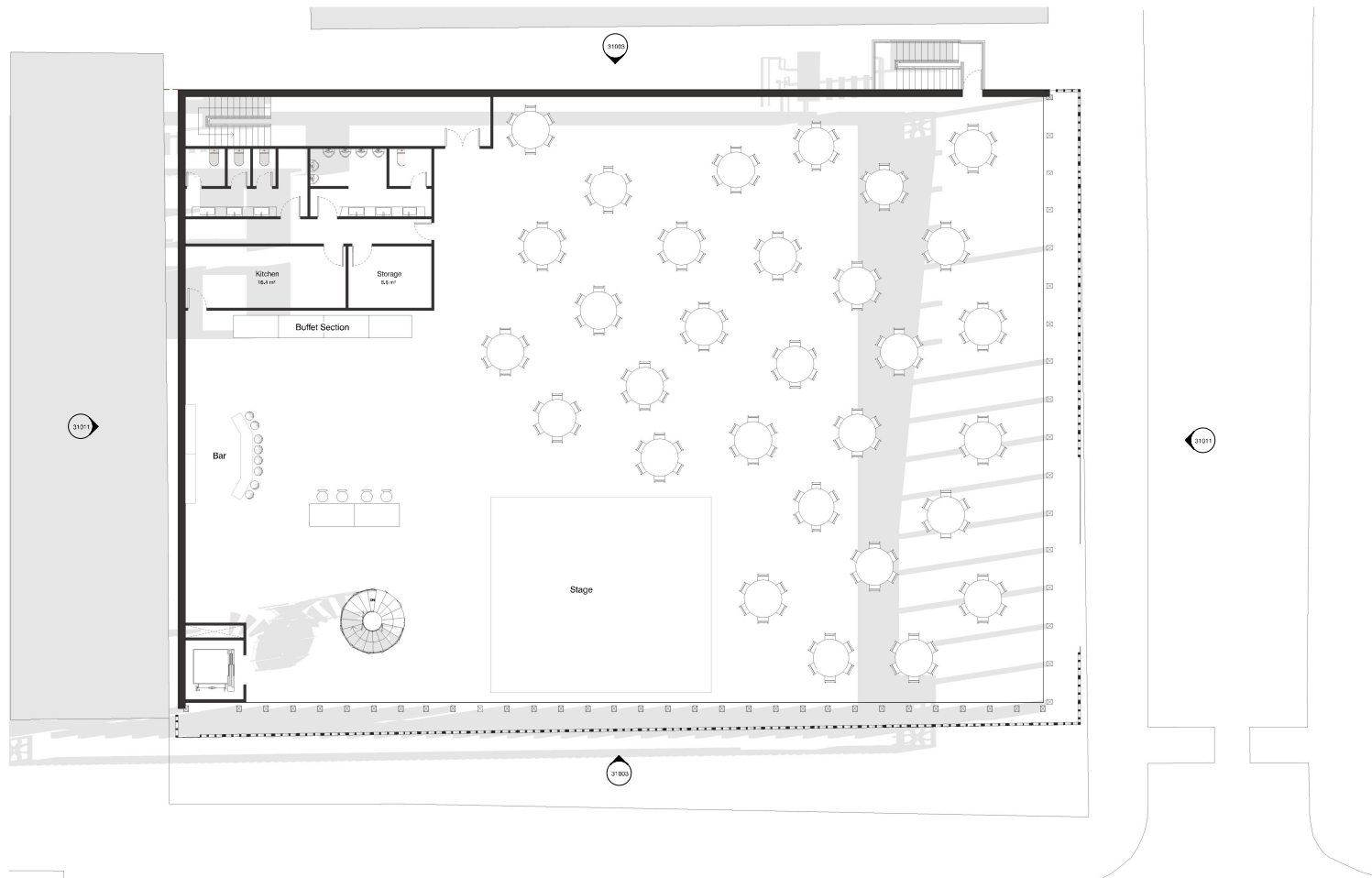
DRAWN CL CHECKED MM

APPROVED MM DATE 29/07/25

1:100 111_31002

SCALE DRAWING NUMBER

REV (A1)



1 1/F Floor
1 : 100

SCALE 1 : 100
0 2m 4m 6m



Per Description By Date
DRAFT
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PROJECT Cheetham Hill Road
Proposed FF Plan

DRAWING TITLE
DRAWING TITLE Planning
DRAWING CL
APPROVED MM
1:50
111_31007
DATE 29/07/25
SCALE
DRAWING NUMBER
REV (A1)





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