Octagon House, Hathersage Road, Manchester

Archaeological Desk-based Assessment

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PREPARED FOR

Plymouth Grove Residential LLP



Archaeological Desk-based Assessment

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Executive Summary

Plymouth Grove Residential LLP has commissioned Civic to prepare an archaeological desk-based assessment to support a full planning application for redevelopment at Octagon House, Hathersage Road, Manchester (NGR 385617, 395965). The desk-based study aimed to identify, as far as possible from existing records, the nature, extent and significance of the archaeological resource within the site and the character of the historic built environment within the vicinity of the proposed development site, in order to understand the potential impact of the proposals on below and above-ground heritage assets.

The site historically lies the township of Chorlton Row, which was characterised by agricultural land and dispersed settlement during the medieval and post-medieval periods. Cartographic evidence indicates that the site remained largely undeveloped into the early 19th century, comprising open fields on the outskirts of the expanding town. By the late 19th century, the site had been developed as part of a wider middle-class suburb, with Victorian villas and associated garden features (including hot houses and outbuildings) shown on Ordnance Survey mapping; this character is supported by the 1891 census returns, which record predominantly middle-class households in the surrounding area.

During the 20th century, housing was cleared, and the site was further redeveloped to include a garage and an electricity mains depot in the northern area before the construction of the present Octagon House building and associated car parking in the mid- to late 20th century.

The potential for the site to contain buried archaeological remains is considered to be moderate. Remains may include late 19th-century Victorian Villas, hot houses, an electricity depot and outbuildings that are of limited archaeological interest.

Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), it is anticipated that no further investigation of below-ground archaeological remains will be required.

1. Introduction

1.1. Background

1.1.1. Purpose

Plymouth Grove Residential LLP is submitting a full planning application for redevelopment at Octagon House, Hathersage Road, Manchester (NGR 385617, 395965). The proposed development comprises "*Full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 255 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping"*. In accordance with National, Regional and Local Planning Policies, Plymouth Grove Residential LLP has commissioned Civic to carry out an archaeological desk-based assessment to support the scheme.

The desk-based study aimed to identify as far as possible from existing records, the nature, extent and significance of the archaeological remains within the site so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development. The archaeological resource may include below-ground remains, earthworks, standing buildings and other structures.

1.1.2. Location

The proposed development site comprises Octagon House, Hathersage Road, which lies in Chorlton-on-Medlock, Manchester (centred at NGR 385617, 395965; herein referred to as the 'Site'). The Site occupies land that is bounded by an unnamed street to the north, residential properties on Bax Road to the north-east and east, Hathersage Road to the south and Carmoor Road to the west (Plate 1; Figures 1-2). The Site currently comprises Octagon House Rental Dialysis Unit run by the Manchester University NHS Foundation Trust, together with an ancillary building to the north-east and associated hard-standing car park.

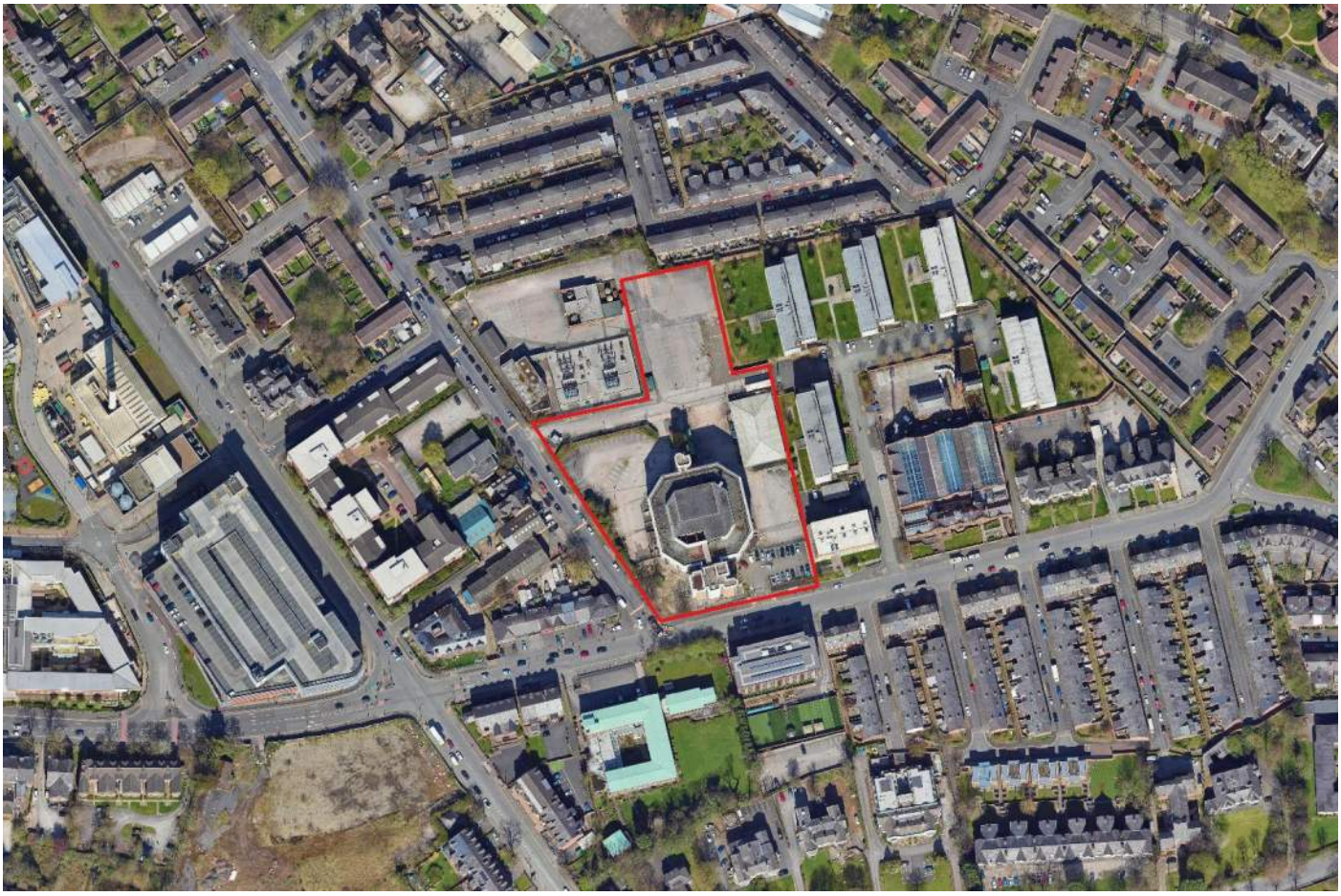


Plate 1: Satellite view showing the Site boundary

1.1.3. Topography and Landuse

Manchester occupies low-lying land in the Mersey River valley. The River Medlock passes *c.* 1.9km north-west of the Site and the Gore Brook passes *c.* 950m south of the Site. The Site reaches its highest elevation along its southern boundary at a height of 51m above Ordnance Datum (aOD).

1.1.4. Geology and Soils

The solid geology of the Site comprises Collyhurst Sandstone Formation that are Aeolian in origin. Superficial deposits within the Site comprise Glaciofluvial deposits of Devensian-Diamicton Till (BGS, 2026).

1.2. Designated Heritage Assets

1.2.1. Summary

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and it does not lie within a Conservation Area.

The Site is within 250m of six Listed Buildings and Victoria Park Conservation Area (Table 1). A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets.

Description	Designation	HER No	National Grid Reference
Victoria Baths with attached forecourt walls	Grade II* Listed Building	8422.1.0	SJ 85725 95951
Buckingham Crescent	Grade II Listed Building	8366.1.0	SJ 85637 95771
Buckingham Crescent	Grade II Listed Building	8365.1.0	SJ 85670 95785

Buckingham Crescent	Grade II Listed Building	8364.1.0	SJ 85710 95794
Addison Terrace	Grade II Listed Building	8363.1.0	SJ 85784 95778
Arched Gateway to Former First Church of Christ, Scientist	Grade II Listed Building	11697.1.0	SJ 85727 95736
Victoria Park	Conservation Area	DGM1466	Centred SJ 8564 9549 (1004m by 772m)

Table 1: List of designated heritage assets within 250m of the Site

2. Methodology

2.1. Introduction

The aim of the desk-based assessment is to consider the potential impact of the proposed development upon any buried archaeological remains within the Site. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (CiFA, 2020).

2.2. Research sources

The desk-based assessment consists of existing written, cartographic, photographic and electronic information, which have been analysed in order to identify known and unknown heritage assets. These include:

- National Library of Scotland;
- The Historic Environment Record supplied by GMAAS on 8th April 2026;
- The National Heritage List for England (NHLE);
- Reports of archaeological work carried out in the Study Area;
- Britain from above;
- Historic Newspapers; and,
- Historic Landscape Characterisation.

2.3. Site walkover

The aim of the Site walkover was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains. The site walkover also aimed to locate and assess the extent and severity of modern ground disturbance, in order to evaluate its potential impact on any buried archaeological remains.

2.4. Archaeological potential

The potential for the Site to contain archaeological remains is rated ‘high’, ‘medium’, ‘low’, or ‘unknown’. This assessment is based on an understanding of the archaeological resource as a whole and takes into account the Site’s geology, topography, relevant research sources (listed in 0) and the likelihood of modern ground disturbance.

2.5. Significance and impact assessment methodology

The Secretary of State’s criteria for the scheduling of ancient monuments, outlined in Annex 1 of ‘Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979’ (DCMS, 2013) provides a methodology for assessing archaeological significance. These criteria have been utilised in Chapter 0) of this assessment.

The International Council on Monuments and Sites (ICOMOS) issued ‘Guidance on Heritage Impact Assessments for Cultural World Heritage Properties’ in January 2011 (ICOMOS, 2011), which outlines an option on assessing heritage value. In line with the ICOMOS guidance, this document states that an archaeological asset’s significance can be assessed as very high, high, medium, low, negligible or unknown (Chapter 7.3).

The impact assessment on below-ground archaeological remains assesses the potential impact of the proposed development upon the significance and potential of the archaeological resource within the Site. Mitigation strategies may be recommended in order to reduce the level of impact on the significance of the

identified assets (Chapter 10.3).

3. Planning Policy

3.1. Introduction

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2026).

3.1.1. National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies and for making decisions on development proposals in England (Ministry of Housing, Communities & Local Government, August 2026, pp. 93-98). Section 20 deals specifically with *Conserving and enhancing the historic environment* (HE1-10). The section states that heritage assets are an irreplaceable resource that can range from buildings of local historic value to World Heritage Sites, that 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Policy *HE1: Planning for the historic environment* states that to *'*deliver a positive strategy for the conservation, enhancement and enjoyment of the historic environment, development plans should:

a. Identify the heritage assets within the plan area, including those heritage assets at most risk through neglect, decay or other threats, set out the key issues facing them and identify where these assets can be used to support sustainable development;

b. Be informed by a proportionate heritage assessment

c. Consider the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

d. Take opportunities, for example through site allocations, design guides, design codes and masterplans, to draw on the contribution which the historic environment can make to the character and quality of development, and its context and

e. Be supported by a local heritage list to identify non-designated heritage assets that are important to the local community'.

Policy *HE5: Assessing effects on heritage assets* states that:

1. *'*Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary'. The effect on a heritage asset's significance should be considered, rather than the scale of the development.

5. *'*Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development'.

Policy *HE7: Decisions on non-designated heritage assets* states development proposals that would have a positive effect on a non-designated heritage asset should be supported and harm to the significance of a non-designated heritage asset should be weighed against the benefits of the proposal and a balance judgement made. Development proposals that would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset would only be supported where the harm or loss is outweighed by the benefits of the proposal.

Policy *HE10: Loss or removal of heritage assets* states that applicants should and advance understanding of heritage assets to be lost in a manner appropriate to their importance and the potential impact upon it. This evidence should be made publicly accessible by depositing in the relevant HER and any archives with a local museum or public depository. In addition, 'heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving or that asset, which should be undertaken by suitably-qualified individuals or organisations'.

3.1.2. Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in July 2012. *Policy EN 3 – Heritage* sets out the approach to the Historic Environment.

Policy EN 3 states:

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset (Manchester City Council, 2012, p. 172).

An addendum was produced in 2024 to be read in conjunction with the Core Strategy. The addendum states that the second paragraph of Policy EN 3 is to be replaced by Places for Everyone (PfE) policies (see below).

3.1.1. Places for Everyone

Places for Everyone (PfE) was adopted in March 2024 and forms part of the development plan for nine districts in Greater Manchester. Places for Everyone Plan is a strategic plan, and it does not cover everything that a local plan would, therefore Local Plans set out more detailed policies (both strategic and non-strategic). Local plans should be read alongside PfE.

In relation 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. This knowledge should be used to inform the positive management and integration of our heritage by:*

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to

the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process" (Greater Manchester combined authority, 2024, pp. 192-4).

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

4. Historical and Archaeological Background

4.1. Introduction

The historical background provides context for the Site.

4.2. Prehistoric (pre-10,000 BC to AD 43)

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

No prehistoric finds are known within the 750m search area, though chance finds have been found within the wider area (between 1.5km and 2km of the Site).

4.2.1. Archaeological potential

There is no known evidence for prehistoric activity within the Site or the study area, and the potential for any such remains to survive from this period is considered to be very **low** given the later development of the Site.

4.3. Roman (AD 43 – AD 410)

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium,* which was established on a sandstone bluff within Castlefield (Gregory, 2007). Archaeological excavation has shown that in the late 1st century, the fort comprised a turf rampart and timber gates, covering an area of *c* 1.2ha, and was of a size compatible with holding a 480-man infantry unit. The fort was rebuilt to similar dimensions in stone *c* AD 200 (*ibid*). The Site lies approximately 3km south-east of the settlement.

Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late 3rd century AD. The projected course of the Roman road from Manchester to Buxton (HER 28.1.3) follows the course of the modern A6 road, lying approximately 630m to the north-east of the Site. The Site likely lay beyond roman settlement or roadside activity.

4.3.1. Archaeological potential

There is no known evidence for Roman activity within the Site, and the potential for any such remains to survive from this period is considered to be very **low**.

4.4. Medieval (AD 410 – AD 1540)

4.4.1. Wider historical context

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. Edwin took control of Manchester in AD 620, and it is believed that this may have marked the beginning of a settlement near the site of the present-day cathedral (Farrer & Brownbill, 1908). Later, in AD 919, Edward the Elder established a fortified stronghold—known as a burh—in Manchester, which at the time was part of Viking-controlled Northumbria.

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

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell

and Irk, where they governed both the manor and the extensive barony (Hartwell, Hyde, & Pevsner, The Buildings of England. Lancashire: Manchester and the South-east, 2004, p. 256). In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (ibid). A survey of the Area of Medieval Manchester (HER 16050.1.0) was undertaken by GMAU in 1980 (Morris, 1983). The Site lies c. 3km to the south-east of Manchester's medieval core.

4.4.2. Chorlton Manor

The Site historically lay within the manor of Chorlton, the township was originally known as Chorlton Row (later Chorlton-upon-Medlock) (Plate 2, Figure 3). The name Chorlton is believed to come from "farmstead of the freeman or peasants" (Mills, 2011). It has been suggested that Chorlton-on-Medlock was originally joined with Chorlton-cum-Hardy and was the main peasant settlement within an extensive estate (Arrowsmith, 2013, p. 3).

The manor of Chorlton is first documented as 'Cherleton' in 1196 and by the early 13th century was held of the Crown in thegnage by a local family, who took the name of the area as their surname. The manor, assessed as two plough-lands, was held by Gospatrick de Chorlton, who is documented as a tenant in 1202 and 1212, when his son Brun received seisin (possession of land by freehold) of one plough-land in Chorlton. Gospatrick had lost four oxgangs of land to Matthew, son of William (de Hathersage), by wager of battle. He had granted a further two oxgangs to his brother, Adam, for fighting with him against William, son of Wulfric de Withington. Gospatrick granted four oxgangs to Henry de Trafford, who held a fifth in 1212 (Farrer & Brownbill, 1911, pp 251-4). The two oxgangs of land that remained in the hands of the Chorlton family (held by Adam) later came into possession of the Entwistles of Entwistle. This part was sold in 1551 and probably dispersed soon afterwards.

The land in Chorlton was escheated to the Crown in the late 13th century, as it became part of the possessions of the Grelleys and La Warres, lords of Manchester, and was held as one ploughland by the old service of 20s. The Grelleys, on acquiring the lordship, appear to have granted it to Robert Grelley, who was in possession in 1278 and was succeeded by a son John, who in 1334 alienated his lands in Chorlton to Henry de Trafford. The Traffords acquired practically the whole manor, however, part was later held by the Traffords of Garrett (Farrer & Brownbill, 1911, pp.251-4).

4.4.3. Archaeological potential

The Site lay within an area of low-level activity, potentially associated with agriculture. The potential for archaeological remains dating to the medieval period is considered to be very **low** given the later development of the Site.

4.5. Post-medieval (AD 1540 – *c* AD 1750)

4.5.1. Wider historical context

By 1539, John Leland was able to describe Manchester as the 'finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population' (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

From the early 17th century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell, Manchester, 2001, pp. 8-9). A flourishing business community developed, which was

dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms.

In his tour of the country in the 1720s, Daniel Defoe (Defoe, 1727) noted that Manchester had 'extended in a surprising manner, being almost double to what it was a few years ago', reflecting the further expansion of the textile trade (Hadfield, 1970). By the 1790s, Manchester's thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth, reflecting great improvements to the transport network across the North West.

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-39). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town's population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

4.5.2. Chorlton Manor

The Site lay within the manor of Chorlton, which was recognised as a separate township, formerly known as Chorlton Row (Chorlton-upon-Medlock), by 1618. The River Medlock acted as the township boundary between Manchester and Chorlton-upon-Medlock. Chorlton Hall lay 1.4km to the north-west of the Site. The origins of the hall are uncertain, but the earliest reference dates to 1590, when the manor and its associated land were sold by Sir Edward de Trafford to Ralph Sorocold of Golborne (HER 13988.1.0). Ralph Sorocold sold the estate to Ellis Hey of Eccles, and in 1644 it was sold by the younger Ellis Hey to Thomas Minshull, apothecary of Manchester (Farrer & Brownbill, 1911, pp. 251-4). The Minshulls also acquired the adjacent Garrett estate, and Hough Hall in Moston. Although the Minshulls had purchased the estate by 1644, the hearth tax of 1666 recorded that the principal residence in Chorlton Row was that of Ellis Hey, with five hearths liable to tax. The entire township had 49 hearths liable to tax (Farrer & Brownbill, 1911, pp. 251-4).

The Minshull estate was acquired through marriage by Robert Aytoun of Inchdarney in Fife, who squandered the estates, part of which were sold in 177. Chorlton was later purchased by John Dickenson of Manchester. The land tax return of 1784 shows that the ownership was much divided; Roger Aytoun still had the largest share, paying about a fifth of the tax. Land in Chorlton was also owned by John Taylor, the Gore-Booths, Mrs Piggott, Mr Melland, Mrs Hyde, and John Dickenson (Farrer & Brownbill, 1911, pp. 251-4). Some of these families were among the most notable in Manchester.

William Churchill Dickenson inherited Chorlton from his uncle, John Dickenson towards the end of the 18th century. William obtained an Act of Parliament in 1793, authorising him to let the land on building leases (Farrer & Brownbill, 1911, pp. 251-4) and the township increasingly became a residential suburb of Manchester.

4.5.3. Archaeological potential

The Site likely comprised agricultural land on the outskirts of the growing town during the post-medieval period. The potential for post-medieval activity within the Site is considered to be low, as any remains would likely have been destroyed by the development in the industrial period.

4.6. Industrial (c AD 1750 to 1914)

Significant quantities of cotton began to be imported into south Lancashire from the early 17th century, firstly in linen/cotton fustians. By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw

materials.

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of factory-based cotton manufacturing industry of international repute (Baines, 1835). The earliest textile factories in Manchester were established in Ancoats and included several water-powered mills erected along Shooter's Brook, a tributary of the River Medlock, which ambled east to west to the north of the Site. In addition, several mills were built along the projected route of the Rochdale Canal, in anticipation of its development.

The growth of the cotton industry, supported by mechanisation and access to coal and waterways such as canals and later railways, allowed production to expand rapidly. These developments encouraged large-scale factories, population growth, and urban expansion. As a result, Manchester was transformed from a small market town into one of the world's leading industrial centres, often described as the first modern industrial city.

The industrialisation of Manchester meant by the end of the 18th century, Chorlton-upon-Medlock transformed from an agricultural landscape to an industrial suburb (Lewis, 1848). After the opening of Oxford Road, *c.* 600m to the west of the Site in the early 1790s, the Minshull family sold their land to local entrepreneurs who intended to develop the area as a suburb of Manchester. The centrepiece of this development was a new square, known as Grosvenor Square, which was situated approximately 1.4km north-west of the Site.

In 1848, Lewis stated that with the "raising a new and beautiful town… having failed, the proprietors sold the land for cotton mills and cottages, which quite altered the character of the district". As a result of this, the population increase in Chorlton-upon-Medlock was centred in the north of the township, in areas that lay 'contiguous with the river' (Lewis, 1848). However, the initial growth of Chorlton-upon-Medlock was slow, and the population was just 675 at the time of the 1801 census, compared with 70,409 for the township of Manchester (Arrowsmith, 2013). By 1821, the population had risen to 8209 (Arrowsmith, 2013). During the 1830s, Chorlton-upon-Medlock gained its own Town Hall and Dispensary, built on the south side of Grosvenor Square. In 1838, Chorlton-upon-Medlock was included within the boundary of the new municipal borough of Manchester, and the area was split into two wards: All Saints and St Luke's (Farrer & Brownbill, 1911, p.252).

Whilst the north of the town was developing as an industrial area, the south was home to the town's wealthier population. Throughout the early 19th century, wealthy middle-class housing developments were built in the area. The Industrial Revolution had created a class of increasingly wealthy businesses owners who moved out of the city centre to escape from the smoke and unpleasant landscape. The Site lies within the southern half of Chorlton-upon-Medlock, with the surrounding environment reflecting the area's development as a wealthy middle-class area. This is evident in the proximity of designated heritage assets, including residential properties associated with the Grade II Listed Buckingham Crescent (HER 8364.1.0; HER 8365.1.0; HER 8366.1.0), located *c.* 115m south of the Site, within Victoria Park. Victoria Park (DGM1476) was a 70-acre private estate designed by Richard Love in 1837 that falls within the township of Rusholme. The boundary of the township lies just under 100m to the south of the Site (HER 17235.1.0).

In addition, the Grade II* Listed Victoria Baths (HER 8422.1.0), a public baths complex opened in 1906, incorporating Jacobean and Baroque architectural elements lies *c.* 60m to the east of the Site. It was built to provide essential public bathing, swimming, and laundry facilities for the local community, as private bathrooms were scarce at the time. The building was designed with high-quality, ornate materials like stained glass and terracotta to showcase Manchester's prosperity.

4.6.1. Archaeological potential

The Site was undeveloped until the late 19th century when residential properties were constructed (See section 4.7). However, there is considered to be **low** potential for remains from the industrial period due to the construction of Octagon House and the current car park within the Site.

4.7. Development of the Site

Johnson's map of Manchester, published in 1819 is the first available map that captures the Site (Plate 2; Figure 3). The map is produced at too small a scale to provide any specific detail nevertheless it indicates that the Site was likely undeveloped at this time. The Site is shown as lying within the Chorlton Row township, within an area of open fields *c.* 100m to the north of the Rusholme township boundary (HER 17235.1.0), *c.* 600m east of Oxford Road and *c.* 320m to the south-west of Plymouth Grove. The Site lay *c.* 240m to the north-east of the 18th-century Blackstake Farmhouse (HER 16835.1.0) and *c.* 200m to the north-east of an associated outbuilding (HER 16835.1.1). An additional possible farmstead, outbuilding or cottage also lay near to the Site. This building is potentially marked on later maps as Blackstake Cottage, although it seems to occupy a slightly different alignment.

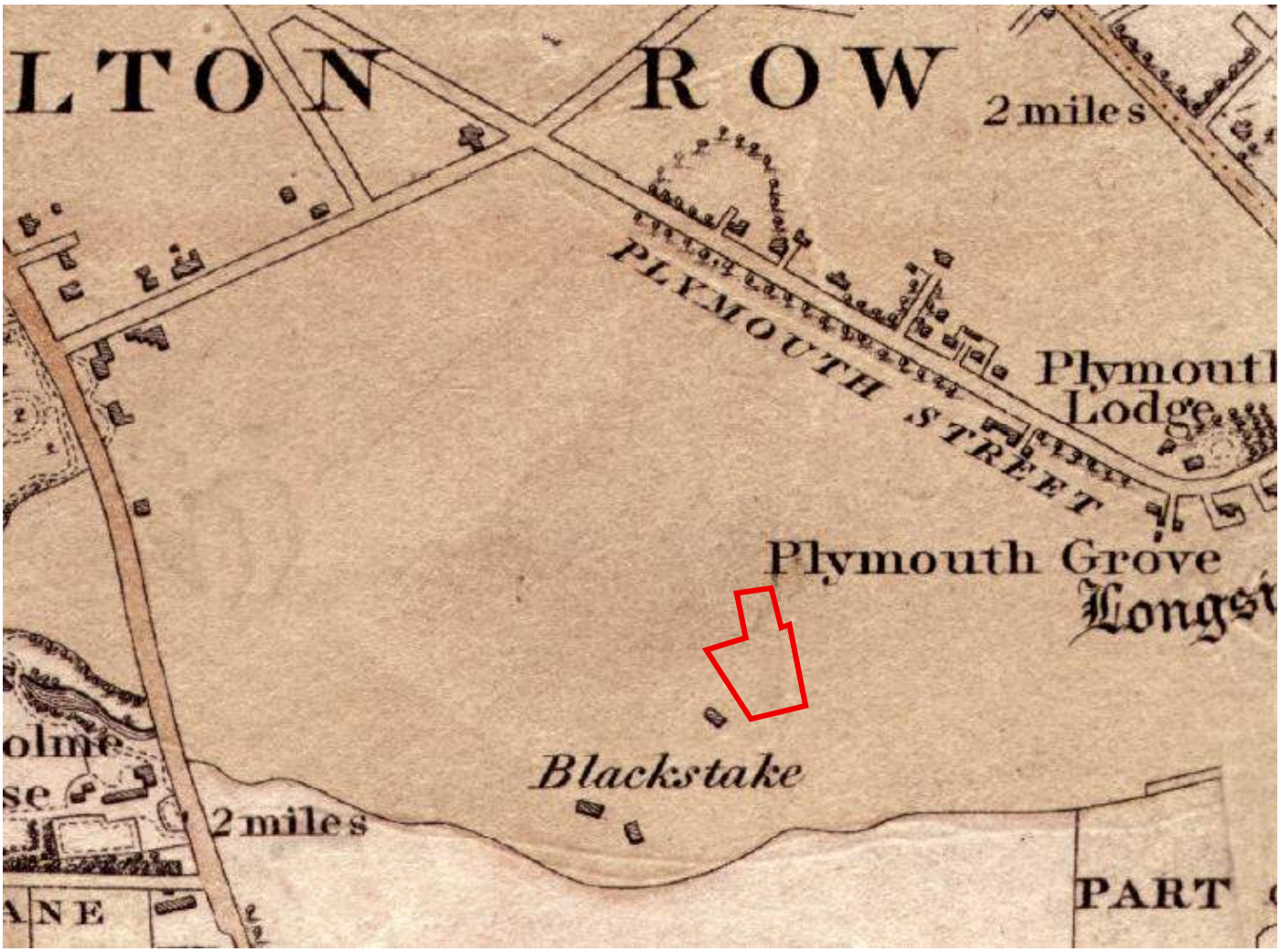


Plate 2: Extract from Johnson's 1819 map of Manchester, showing the approximate Site location.

Bancks' & Co's 1831 map covers Manchester and the surrounding suburbs. The plan does not capture the Site but the area immediately to the north of the Site, is depicted as agricultural fields defined by distinct field boundaries.

The next map to capture the Site is the 1850 Ordnance Survey (OS) Town Plan of Manchester (Plate 3; Figure 4), which shows that the Site remained undeveloped, although several streets had been laid in

anticipation of development. *Montague Street* is shown running east-west across the north of the Site, parallel to *High Street* (the present-day Hathersage Road), which bounds the Site to the south. An unnamed street defines the western boundary of the Site, later known as Carmoor Road. The plan indicates that the wider area had begun to develop into a wealthy suburban area characterised by grand Victorian villas with landscaped gardens. Notable examples include Park Terrace, Buckingham Crescent and Addison House (HER 8364.1.0; HER 8365.1.0; HER 8366.1.0; HER 11763.1.0) to the south and south-east of the Site, reflecting the area's emerging middle-class character.



Plate 3: Extract from the 1850 Ordnance Survey (OS) Town Plan of Manchester, showing the approximate site boundary (courtesy of National Library of Scotland).

The 1893 OS Map (Plate 4; Figure 4) is the first edition to capture development across the Site. By this time, Victorian villas, each with defined front and rear gardens, had been established on the junction of Clarendon Road (formerly unnamed) and High Street. Some of the gardens had small hothouses/greenhouses.

The 1891 census returns provide an insight into the previous occupants and their domestic and occupational circumstances. Many of the residents were predominantly employed in middle-class occupations, including accountants, commercial clerks and civil engineers. Other households were recorded as living on 'their own means' and, in some cases, employed live-in domestic servants (Census Returns of 1841, Chorlton-upon-Medlock, South Manchester RG12 3185 68, pp.45). The census evidence indicates that residents were predominantly born locally within Cheshire and Lancashire, although some individuals originated further afield, including from Scotland.

The 1891 map also shows that Montague Street had been renamed as Curzon Street. A short lane heading south from Curzon Street seems to have provided access to possible small workshops or outbuildings that

had developed in the north-eastern part of the Site. There are also patches of soft landscaping in the centre of the Site. The area north of Curzon Street remained undeveloped.

Beyond the Site boundary, significant residential development had also become established around a formalised street network extending off Clarendon Road and Upper Brook Street. A Lawn Tennis Ground had opened *c.* 40m east of the Site, suggesting a predominantly middle-class residential area with access to recreational facilities.

The 1922 OS Map (Figure 5) shows that the Site remained largely unchanged, although the hot houses are no longer visible. The Lawn Tennis Ground to the east of the Site was replaced by Victoria Public Baths in 1906 (HER 8422.1.0).



Plate 4: Extract from the 1893 OS 25-inch map with Site boundary (courtesy of the National Library of Scotland).

The 1935 OS map (Plate 5; Figure 6) is that next available map that captures development within the Site, consisting of an unnamed works depot to the north of Curzon Street, labelled as an Electricity Mains Depot on later mapping (Plate 6; Figure 7). In addition, 18 small rectangular buildings are depicted in the north-eastern part of the Site. The function of these structures is not indicated on the mapping, and it is unclear whether these are associated with the Victorian villas or the electricity depot. However, based on observations from later aerial photography from 1946 (Historic England raf_3g_tud_uk_184_vp1_5055) these buildings were most likely sheds.

By the 1952 OS Map (Plate 6; Figure 7), some of the villas in the north-western corner of the Site and along Clarendon Road (currently Carmoor Road) had been demolished. The previously identified small rectangular structures had also been removed, replaced by two adjoining buildings, aligned broadly north to south, connected to four smaller ancillary structures.

The 1963-1967 OS mapping (Figure 8) shows that further demolition had taken place within the Site. The Victorian villas formerly occupying the eastern part of the Site had been replaced by a garage accessed from Curzon Street, whilst the ancillary structures in the centre of the Site had been demolished.

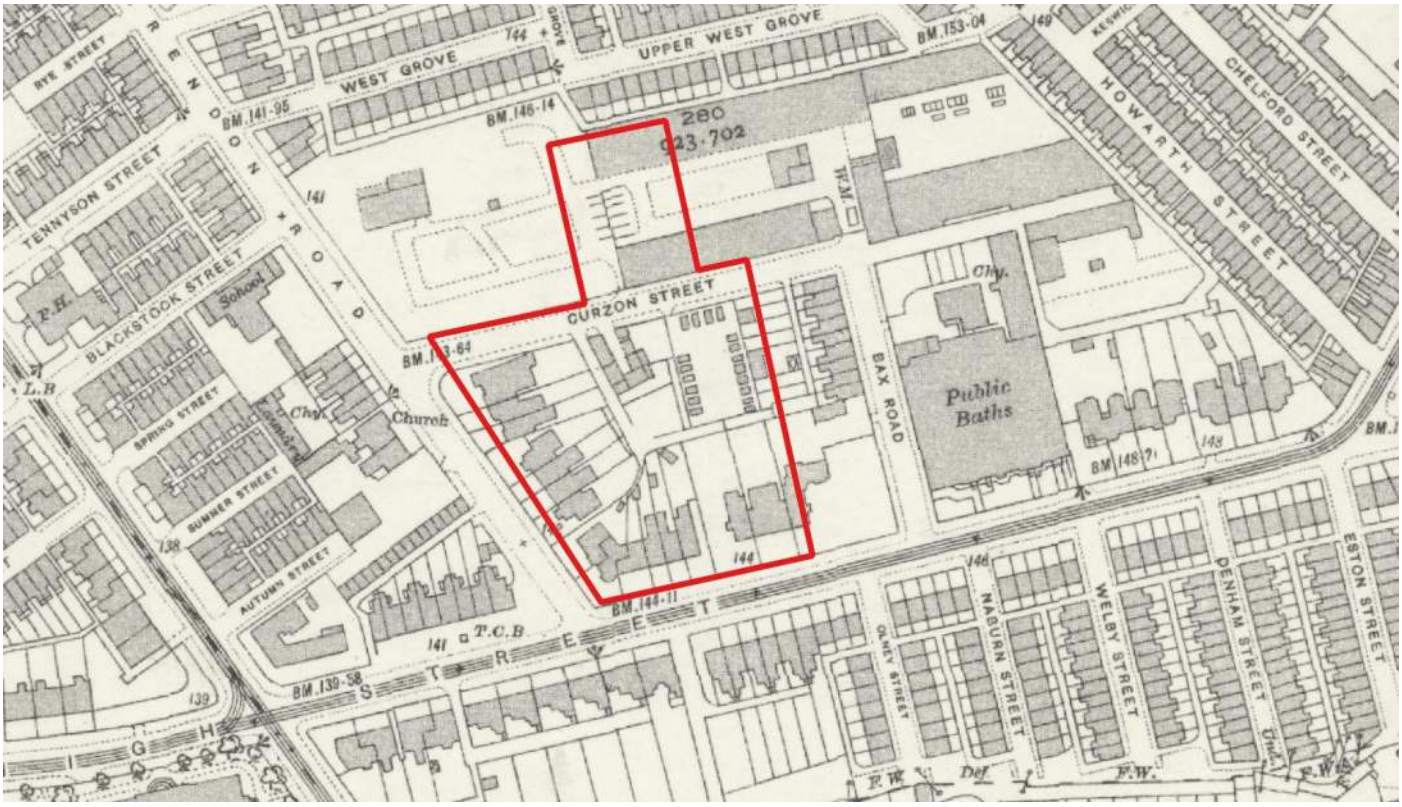


Plate 5: Extract from the 1935 OS map with Site boundary (courtesy of the National Library of Scotland)



Plate 6: Extract from the 1952 OS 1:2500 map with Site boundary (courtesy of the National Library of Scotland)

4.8. Previous archaeological work

In total, 30 archaeological events have been recorded within the 750m search area, comprising 15 desk-based assessments (DBA), four building recordings, two heritage impact assessments, two heritage statements and two watching briefs. Intrusive investigations carried out within the study area include four evaluations and an excavation.

The nearest non-intrusive work includes a desk-based assessment that was prepared for a plot of land that lies immediately to the east of the Site, at Victoria Point (HER EGM5661). The report was prepared by Salford Archaeology in 2023 and concluded that the site had limited potential to contain any remains of archaeological interest (Salford Archaeology, 2023).

The nearest intrusive investigation took place at St Gabriels, Oxford Place (HER EGM5570), *c.* 370m to the south-west of the Site. A small evaluation that was targeted across the route of a historic township boundary. No remains of archaeological interest were uncovered (Salford Archaeology, 2023).

Other intrusive works include an evaluation at Grafton Street in 2014 by Oxford Archaeology North. Trial trenching was undertaken to establish the presence of buried remains of an early 19th-century villa. The trenches revealed several fragmentary foundations pertaining to the late 19th- and 20th-century development of Nelson House, including elements of interior flooring, although these were clearly of a late date (HER EGM4062).

5. Site Walkover

The Site comprises Octagon House, a six-storey building with a partial basement, together with a single-storey ancillary building to the east and two associated car parks (Plate 9; Plate 10). Vehicular and pedestrian access to the Site, including the larger car park, is via Carmoor Road on the western side (Plate 7). Access to the smaller, enclosed car park in the south-east is via Hathersage Road (Plate 8). The south-western portion of the Site is secured behind locked fencing and requires a key for entry.

A series of shallow depressions were observed across the western part of the Site, potentially indicative of localised infilled ground following the clearance of former housing (Plate 9). In the northern section of the car park, ground levels have been raised through infilling in the approximate location of the former Electricity Mains Depot (Plate 11). A red-brick retaining wall is present along the northern Site boundary and may relate to the former depot (Plate 12). The enclosed south-western area lies at a lower level than the remainder of the Site and is not used for parking, with numerous red-brick retaining walls observed here during the walkover (Plate 13; Plate 14). A group of electricity substations are located immediately north-west of the Site boundary (Plate 15); in addition, the basement level of Octagon House accommodates an electrical substation (Plate 16).

Evidence of small-scale trial trenching was observed in front of Octagon House's northern elevation during the walkover, indicating the depth of the tarmac car park surfacing (Plate 17).



Plate 7: View showing the entrance to the Site from Carmoor Road, facing west.



Plate 8: View showing the entrance to the enclosed south-eastern car park from Hathersage Road, facing south



Plate 9: View showing Octagon House and the western section of the car park, facing north-east



Plate 10: View showing the single-storey building in the east of the Site, facing west



Plate 11: General view showing the northern section of the car park and former location of the Electricity Mains Depot, facing south



Plate 12: View showing red-brick retaining walls in the northern car park section of the Site, facing north.



Plate 13: General view showing the enclosed south-west section of the Site, facing south-east



Plate 14: View showing red-brick retaining walls in the enclosed south-west section of the Site, facing south



Plate 15: View showing the electricity substations to the north-west of the Site boundary, facing north-west



Plate 16: View showing stairs down to the basement level of Octagon House, facing east



Plate 17: View showing small trenching to the north of Octagon House, facing west

6. Gazetteer

The following gazetteer sites (GS) summarise the sites of potential archaeological interest and elements of the historic landscape within the Site and its immediate vicinity. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data, and includes both designated and non-designated heritage assets. The locations of the gazetteer sites are shown on Figure 11 within Appendix A.

GAZETTEER SITE (GS)	01
Site Name	Victorian villas
Designation	-
HER number	-
Period	Late 19th century
NGR	385617, 395965 (centred at)
Description	Victorian villas which predate the 1893 OS mapping covered the majority of the Site. These villas had both front and rear gardens, reflecting the middle-class character of the southern part of the Chorlton Row township. The 1952 OS mapping shows the partial demolition of the western properties within the Site before their replacement by a garage. The southern properties within the Site have since been replaced by the extant Octagon House building. Historic mapping does not seem to indicate that the buildings contained cellars. The basement within Octagon House may have removed archaeological remains within the centre of the Site (see Figure 11).
Assessment	Remains associated with the houses may remain within the Site and may be impacted by the scheme.

GAZETTEER SITE (GS)	02
Site Name	Hot houses
Designation	-
HER number	-
Period	Late 19th century
NGR	385617, 395965 (centred at)
Description	Hot houses are depicted in the rear gardens of multiple Victorian villas within the Site within the 1893 OS map and 1922 OS map. However, they were no longer depicted by the 1935 OS Map. The partial basement within Octagon House may have removed archaeological remains within the centre of the Site (see Figure 11).
Assessment	Remains associated with these hothouses may remain within the Site and may be impacted by the scheme.

GAZETTEER SITE (GS)	03
Site Name	Electricity mains depot
Designation	-
HER number	-
Period	Late 1920s - early 1930s
NGR	385608, 396024
Description	An electricity mains depot constructed in the northern section of the Site to the north of Curzon Street in the late 1920s to early 1930s. The depot first appears in the 1935 OS map with its western section falling within the Site boundary. Later

	mapping labels an electricity substation to the west of the depot, outside of the Site boundary. The former depot has since been demolished and replaced by car parking.
Assessment	Remains associated with the mid-20th-century buildings may remain within the Site and may be impacted by the scheme.

GAZETTEER SITE (GS)	**04**
Site Name	Outbuildings
Designation	-
HER number	-
Period	Late 19th century
NGR	385612, 395970
Description	These outbuildings are first depicted on the 1893 mapping and remained within the Site until the late 20th century. The exact function of the buildings is unknown, although they may have been stables or outbuildings associated with the Victorian Villas.
Assessment	Remains associated with the late 19th-century buildings may remain within the Site and may be impacted by the scheme.

7. Significance

7.1. Policy context for heritage assets

Under both national and local planning policy, both designated and non-designated heritage assets are to be considered within the planning process (as previously stated in Chapter 3). The NPPF emphasises assessing the development proposals in line with an up-to-date local plan. Therefore, Policy JP-P2: Heritage (Places for Everyone 2024) and Policy EN 3 of Manchester's Core Strategy were consulted as the key Development Plan Document in the Local Development Framework (LDF).

7.2. Significance of the archaeological resource

The Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013) provides a methodology for assessing archaeological significance. This criterion has been used to assess archaeological significance, below.

7.2.1. Historical and archaeological interest

The historical and archaeological interest of the Site relates to the development of Chorlton-upon-Medlock as a middle-class suburban area on the fringe of Manchester's industrial centre.

7.2.2. Baseline Significance conditions

Period

No prehistoric, Roman, medieval or post-medieval activity is known to have taken place within the Site and the potential for remains is considered to be very low.

The Site was likely undeveloped until the construction of Victorian villas (GS01) and associated hot houses (GS02), the Electricity Mains Depot (GSO3) and the unspecified outbuildings (GS04).

Rarity

Archaeological remains associated with the industrial and modern periods may not be considered significant due to rarity.

Documentation

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

Group value

The Victorian villas have group value with the hothouses and outbuildings.

Survival / condition

The late 19th-century villas were replaced by a garage, Octagon House and car parking in the mid- to late 20th century.

Fragility / vulnerability

Any buried archaeological remains, should they be present and survive *in situ*, are vulnerable to damage or destruction during any earth-moving works associated with the development scheme. However, the Site is considered to have very low potential for archaeological remains.

Diversity

Any archaeological remains within the Site are unlikely to be considered significant due to diversity.

Potential

The Site has the potential to contain Victorian villas that were established within the Site in the 1893. The survival of remains associated with the housing, hothouses and outbuildings have the potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England (*https://researchframeworks.org/nwrf/industrial; Table 2):

Industrial period	
Agenda No	**Agenda Description**
Ind26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?

Table 2: Industrial research agendas

7.3. Summary of significance

A summary of the potential and significance of the archaeological remains within the Site is outlined in the table below (Table 3). These conclusions have been informed by the above criteria, professional judgment, the ICOMOS guide to assessing the value of heritage assets, as well as contributions that could be made towards local and regional research agendas.

IDENTIFIED ASSET	PERIOD	POTENTIAL	SIGNIFICANCE
Victorian villas (GS01)	Industrial	Low	Negligible
Hot houses (GS02)	Industrial	Low	Negligible
Electricity Mains Depot (GS03)	Late 1920s - early 1930s	Medium	Negligible
Outbuildings (GS04)	Late 19th century	Low	Negligible

Table 3: Summary of potential archaeological sites and their significance

This assessment concludes that the Site is of limited archaeological interest as it likely contains remains that are of negligible significance.

8. Impact Assessment

8.1. Below-ground archaeological remains

8.1.1. Site conditions

The Site currently contains Octagon House Rental Dialysis unit. A single-storey ancillary building is to the north-west of the building, and an associated hardstanding car park.

8.1.2. Proposed development

The current development proposals comprise The proposed development comprises "*Full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 255 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping"*.

8.1.3. Review of impact on the archaeological resource

The development proposals will involve ground-breaking across the Site, however, the Site has limited potential for archaeological remains.

9. Conclusions

9.1. Planning policy

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

9.2. Further work

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), it is anticipated that that no further investigation of the below ground archaeological remains will be required.

Bibliography

Cartographic

Johnson’s plan of Manchester, 1819

Ordnance Survey map of 1850

Ordnance Survey map of 1893

Ordnance Survey map of 1922

Ordnance Survey map of 1935

Ordnance Survey map of 1952

Ordnance Survey map of 1963

Ordnance Survey map of 1967

Ordnance Survey map of 1968

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Appendix A

Figures

Figure 1 – Site location

Figure 2 – Site boundary superimposed on modern mapping

Figure 3 – Site boundary superimposed on to Johnson's 1819 map of Manchester

Figure 4 – Site boundary superimposed on the 1850 Ordnance Survey Town Plan

Figure 5 – Site boundary superimposed on the 1893 Ordnance Survey 25-inch map

Figure 6 – Site boundary superimposed on the 1922 Ordnance Survey 25-inch map

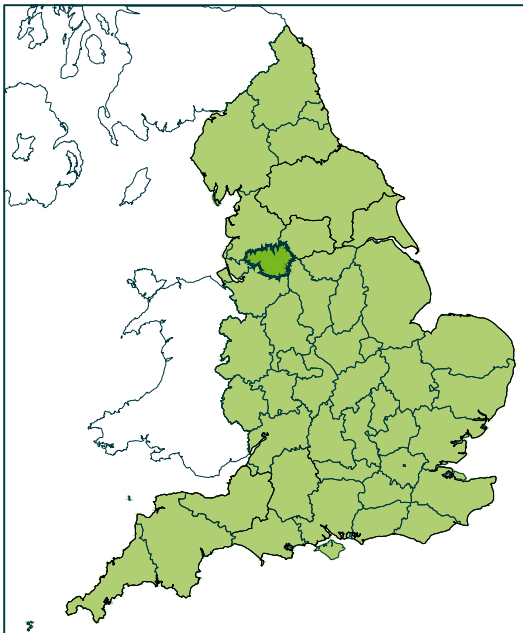
Figure 7 – Site boundary superimposed on the 1935 Ordnance Survey 25-inch map

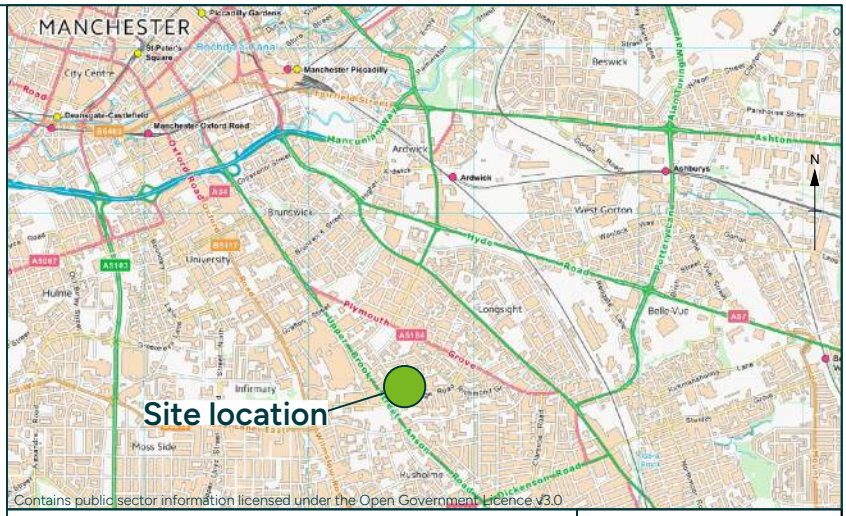
Figure 8 – Site boundary superimposed on the 1952 Ordnance Survey 1:2500 map

Figure 9 - Site boundary superimposed on the 1963-1967 Ordnance Survey 1:2500 map

Figure 10 – Site boundary superimposed on the 1968 Ordnance Survey 1:10,000 map

Figure 11 – Site boundary superimposed on modern mapping showing gazetteer locations





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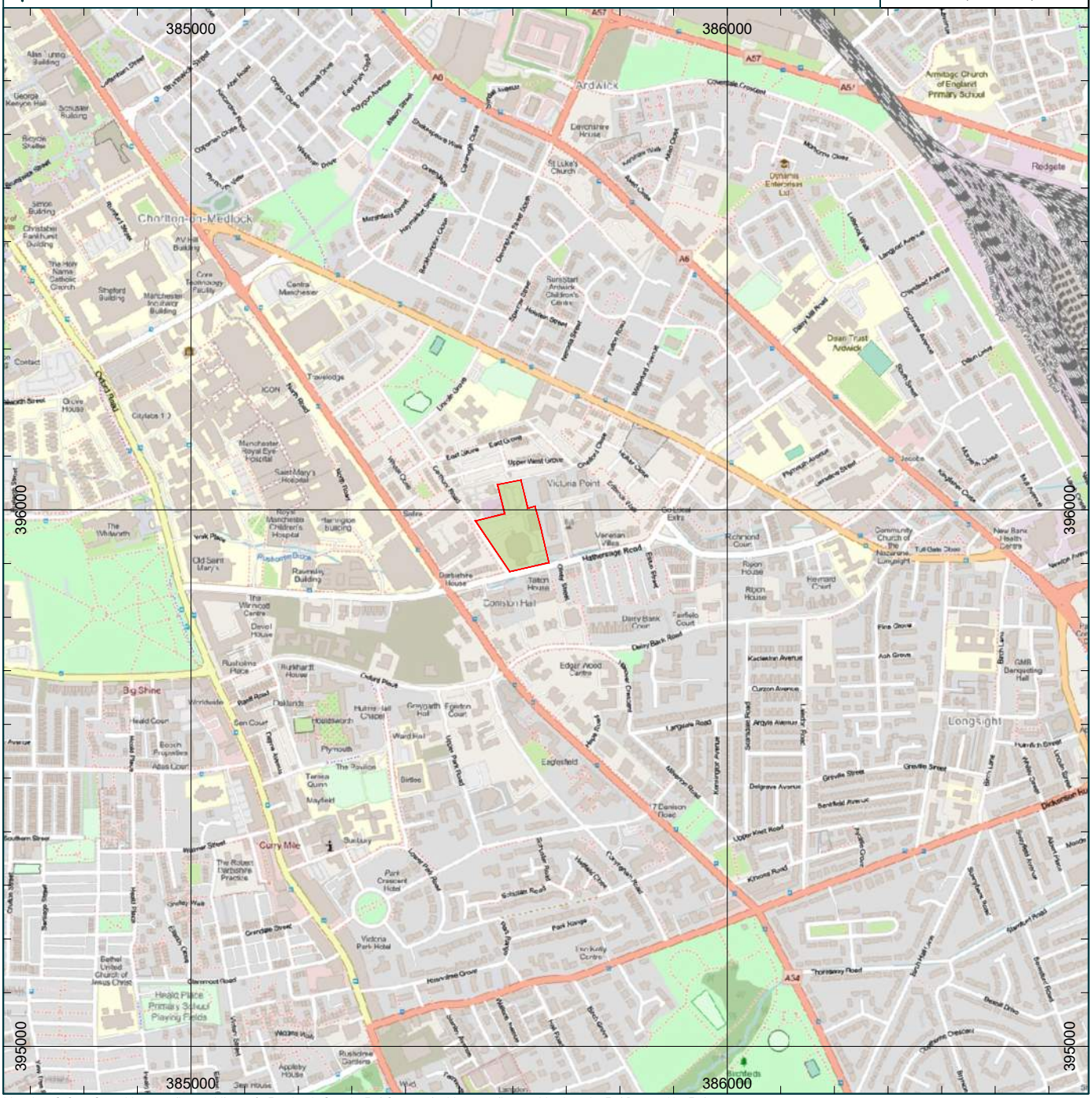
Octagon House, Hathersage Road, Manchester

Project Code: 61427

Figure 1: Site location

CIVIC

Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

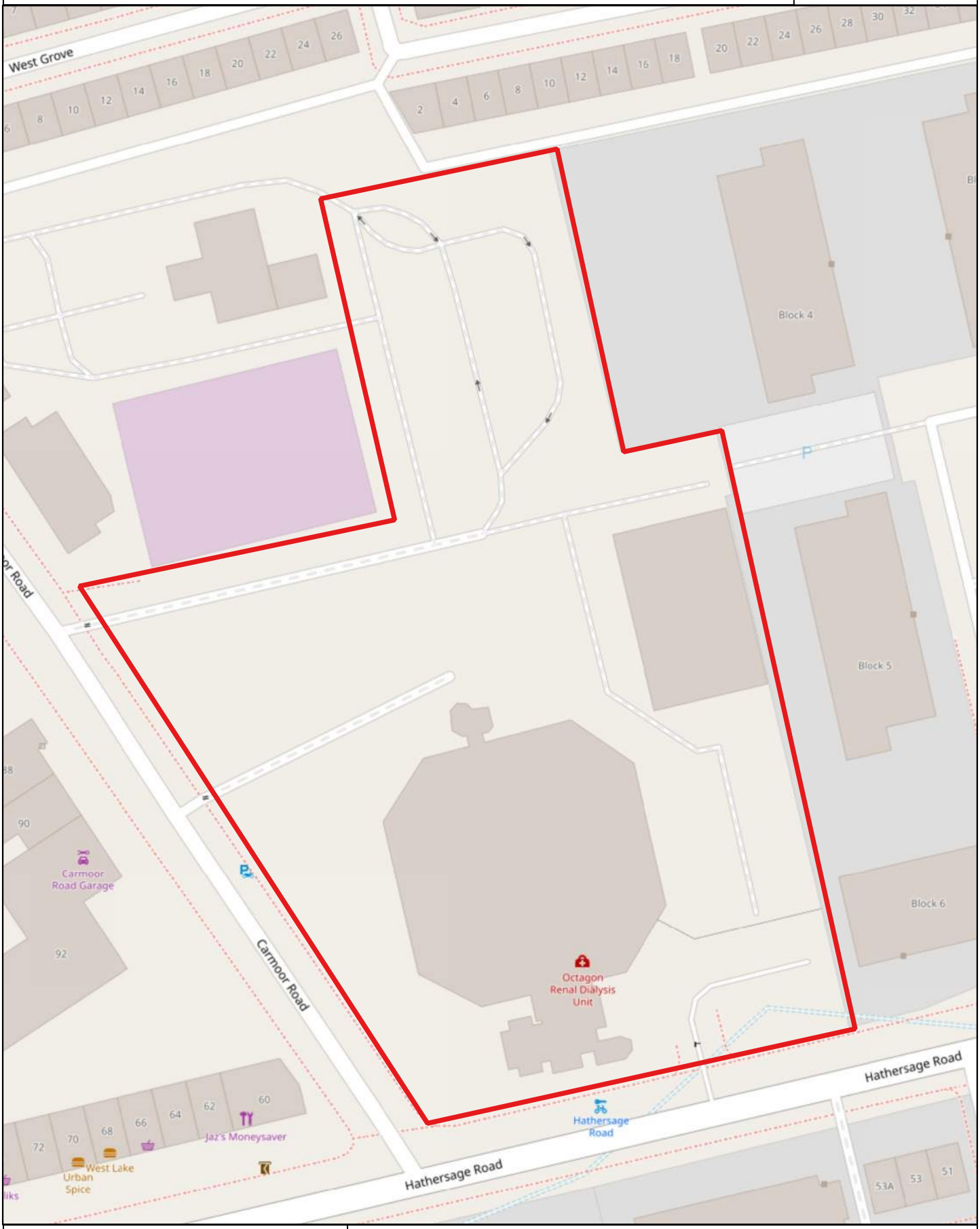


Map data © OpenStreetMap contributors Microsoft, Facebook, Google, Esri Community Map contributors, Map layer by Esri Powered by Esri

Octagon House, Hathersage Road, Manchester
Project Code: 61427
Figure 2: Site boundary superimposed onto modern mapping

N

CIVIC
Carver's Warehouse,
77 Dale Street, Manchester, M1 2HG



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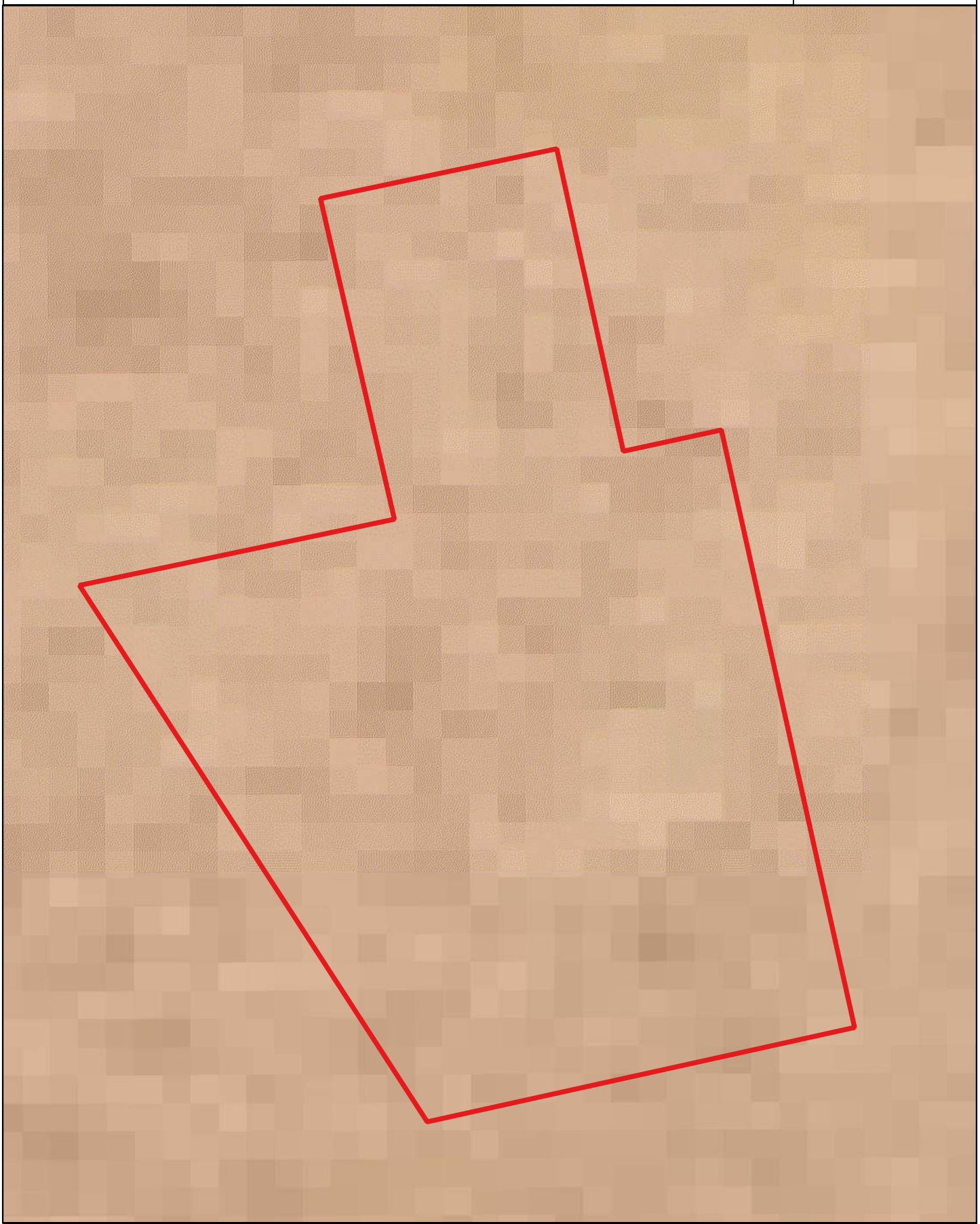
Key:

Site Boundary

Octagon House, Hathersage Road, Manchester
Project Code: 61427
Figure 3: Site boundary superimposed onto Johnson's 1819 map

N

CIVIC
Carver's Warehouse,
77 Dale Street, Manchester, M1 2HG



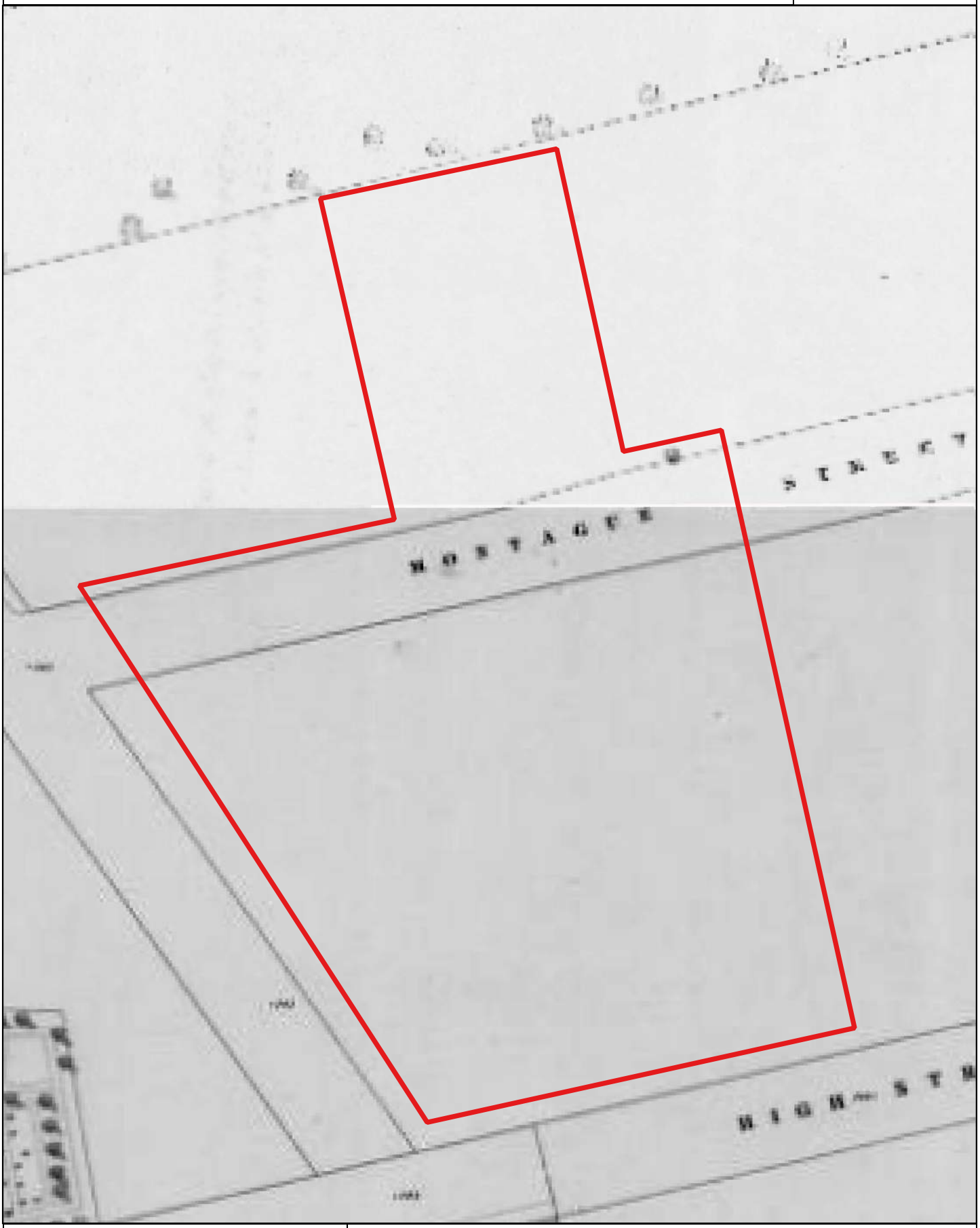
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Key:

Site Boundary

Octagon House, Hathersage Road, Manchester
Project Code: 61427
Figure 4: Site boundary superimposed onto the 1850 OS Town Plan

CIVIC
Carver's Warehouse,
77 Dale Street, Manchester, M1 2HG



0 10 20 m

Key:
Site Boundary

Octagon House, Hathersage Road, Manchester
Project Code: 61427
Figure 5: Site boundary superimposed onto 1893 OS 25-inch map

CIVIC
Carver's Warehouse,
77 Dale Street, Manchester, M1 2HG



Octagon House, Hathersage Road, Manchester
Project Code: 61427
Figure 6: Site boundary superimposed onto 1922 OS 25-inch map

CIVIC
Carver's Warehouse,
77 Dale Street, Manchester, M1 2HG



Octagon House, Hathersage Road, Manchester
Project Code: 61427
Figure 7: Site boundary superimposed onto 1935 OS 25-inch map

CIVIC
Carver's Warehouse,
77 Dale Street, Manchester, M1 2HG



Octagon House, Hathersage Road, Manchester
Project Code: 61427
Figure 8: Site boundary superimposed onto OS 1:2500 map (top 1951; bottom 1952)

N

CIVIC
Carver's Warehouse,
77 Dale Street, Manchester, M1 2HG

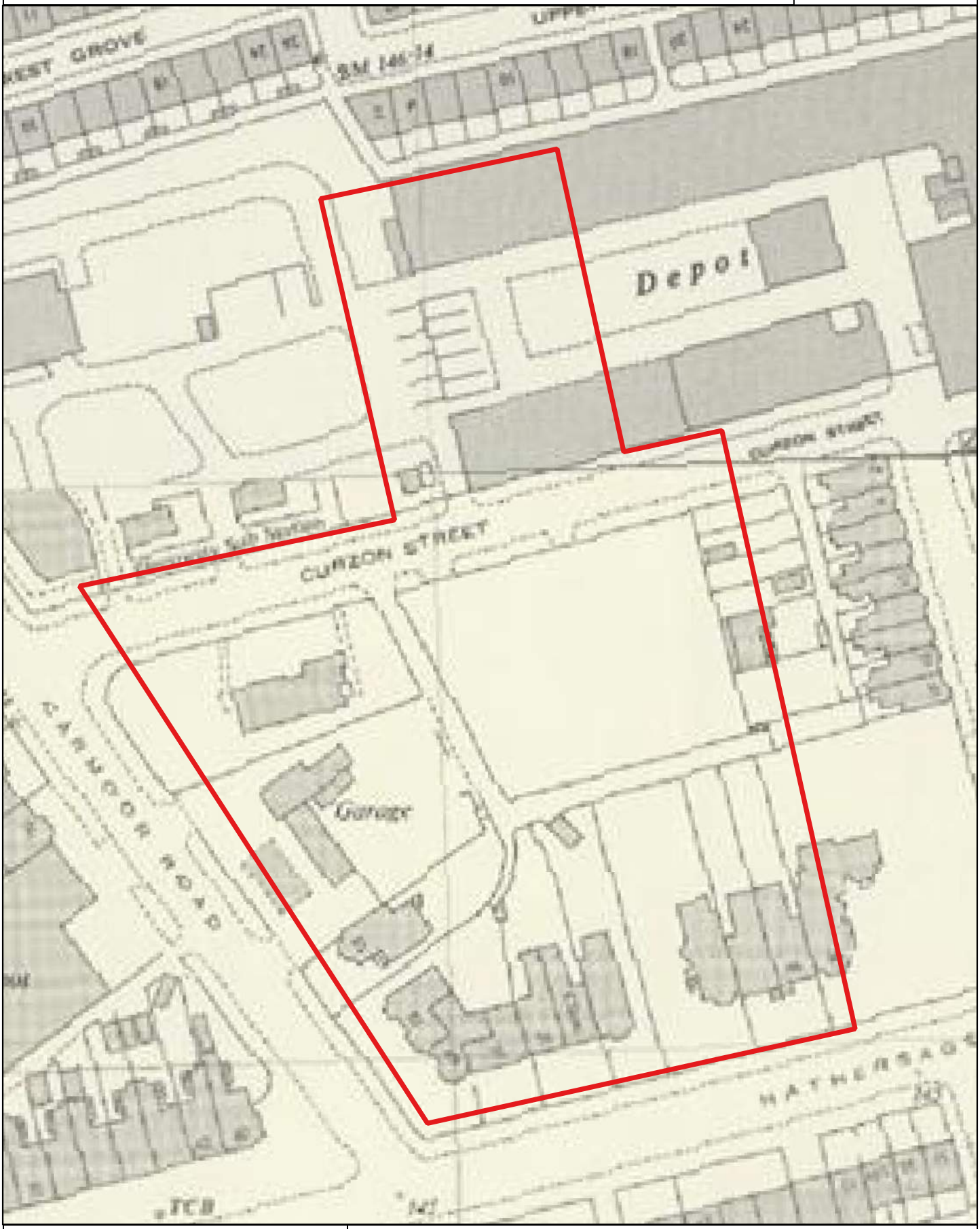


0 10 20 m

Key:
Site Boundary

Octagon House, Hathersage Road, Manchester
Project Code: 61427
Figure 9: Site boundary superimposed onto OS 1:2500 map (top 1963; bottom 1967)

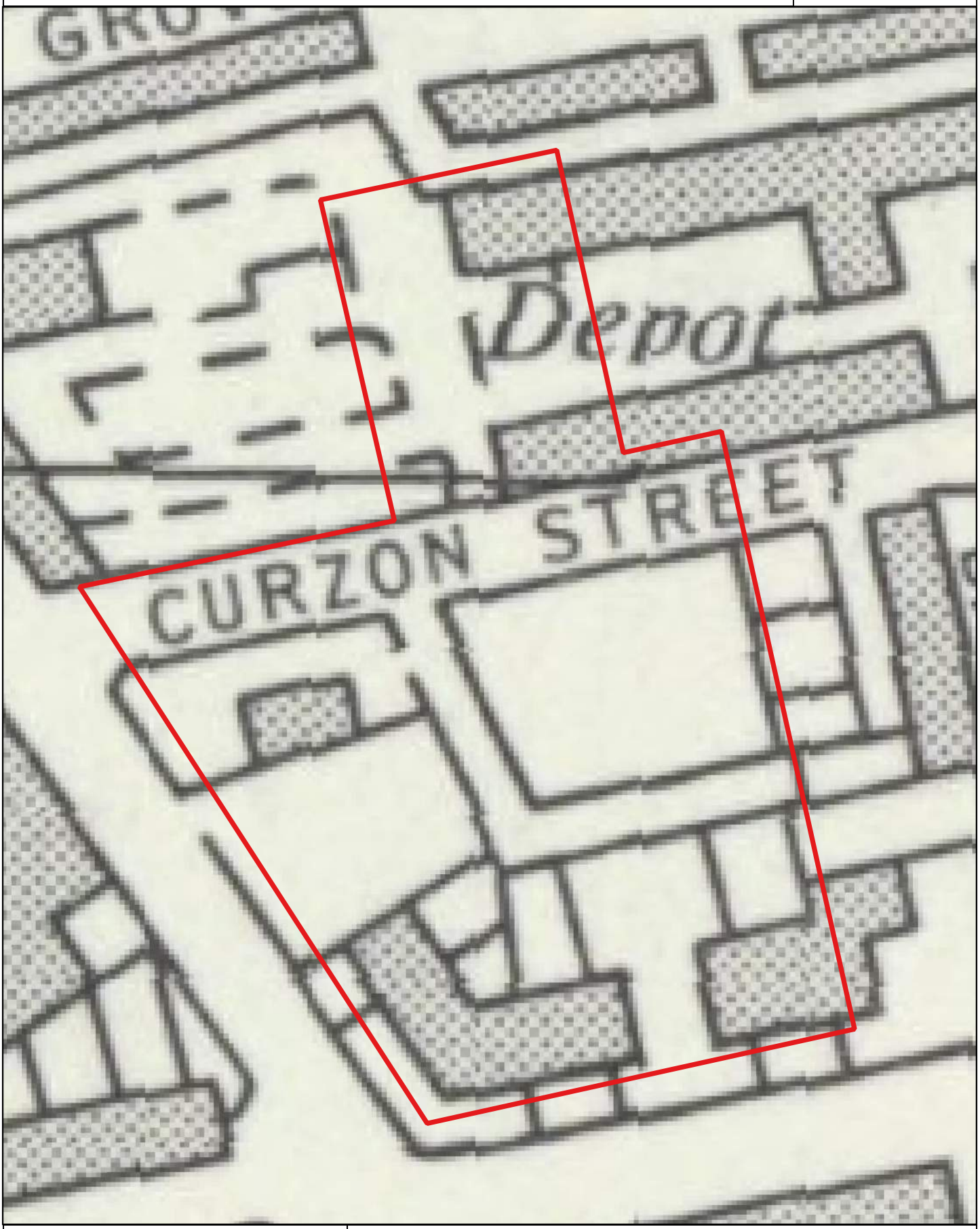
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Octagon House, Hathersage Road, Manchester
Project Code: 61427
Figure 10: Site boundary superimposed onto 1968 OS 1:10,000

N

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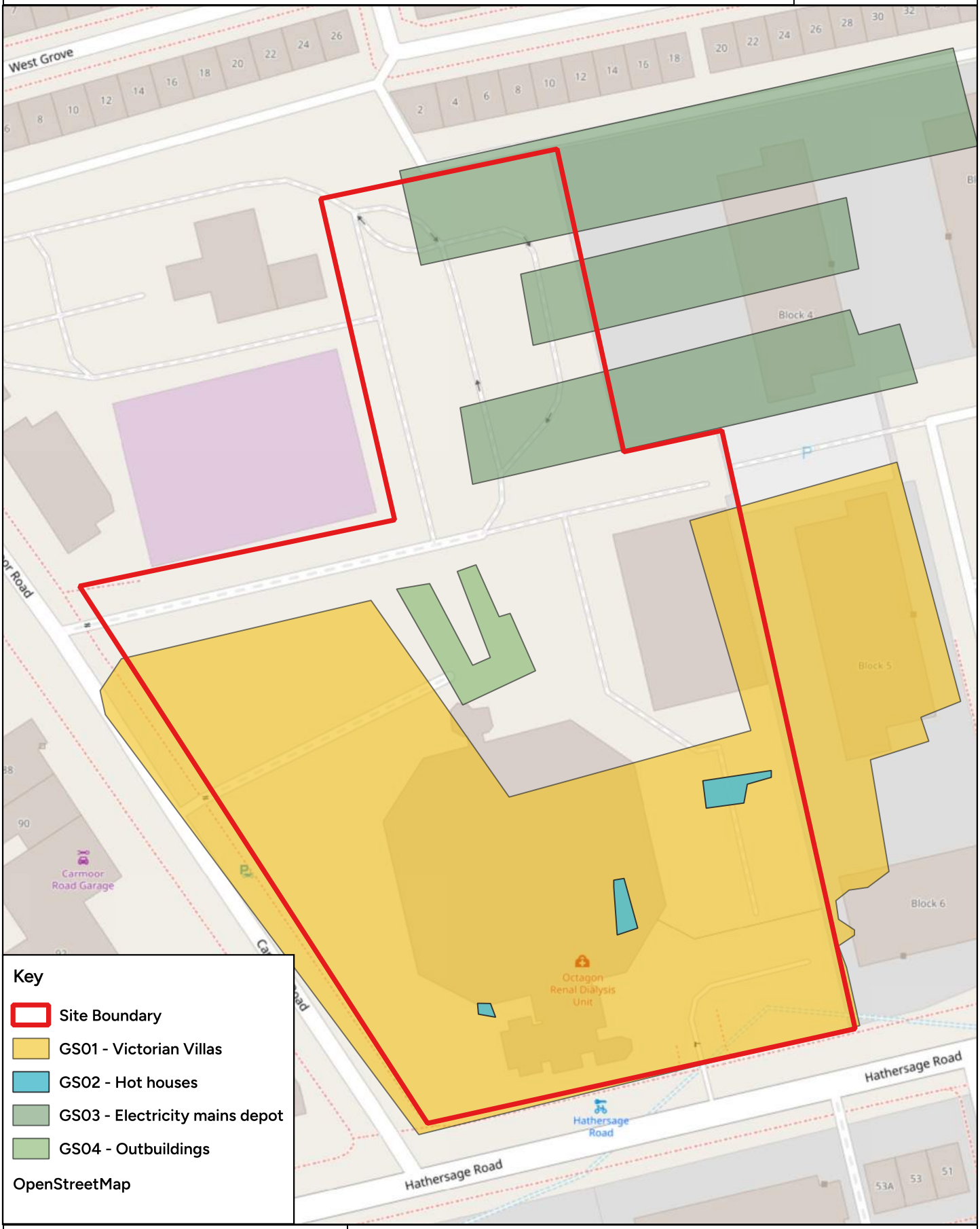
0 10 20 m

Key:
Site Boundary

Octagon House, Hathersage Road, Manchester
Project Code: 61427
Figure 11: Gazetteer sites superimposed on modern mapping

N

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0 10 20 m

Key:
Site Boundary

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