188 Wilmslow Road, Fallowfield

Archaeological Desk-based Assessment

October 2026

PREPARED FOR

Greyslow Limited



Archaeological Desk-based Assessment

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Executive Summary

Greyslow Limited is devising proposals for a redevelopment of 188 Wilmslow, Fallowfield, Manchester (centred on NGR 385536, 394324). Greyslow Limited has commissioned Civic to carry out an archaeological desk-based assessment to support the planning application for the proposed development. 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 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 proposed development site lies to the south of Manchester city centre, in the former hamlet of Fallowfield that lay between the townships of Withington and Rusholme, within the manor of Withington. Fallowfield remained undeveloped throughout the medieval and post-medieval periods, comprising agricultural fields and uncultivated land surrounded by medieval estates, farms and cottages. By the early 19th century, the area was established as a middle-class area, occupied by Manchester's wealthy merchants, who built large villas.

The site encompassed undeveloped agricultural land until the early 19th century, at which point Oakley, a Victorian villa was constructed. Several outbuildings and greenhouses were erected within the villa's grounds by the late 19th century. In 1920, Oakley became home to the USDAW and several mid-to-late 20th-century extensions were added to accommodate their offices. The site is currently occupied by the early Victorian villa and its later extensions. The original villa will be retained, while the later extensions will be demolished.

The site is of limited archaeological interest and contains remains of negligible significance.

Following consultation with GMAAS (Greater Manchester Archaeological Advisory Service), no further archaeological work will be required at the site.

1. Introduction

1.1. Background

1.1.1. Purpose

The desk-based assessment has been prepared in support of a planning application for the *"Partial demolition and refurbishment of existing buildings and new build development to provide 53 residential dwellings (Use Class C3), along with associated hard and soft landscaping, access and associated works"* at Oakley Gardens, 188 Wilmslow Road, Fallowfield, Manchester. In accordance with National, Regional and Local Planning Policies, Greyslow Limited has commissioned Civic to carry out an archaeological desk-based assessment for the proposed development site. The assessment will support the planning application for 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. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets.

1.1.2. Planning background

A planning application was previously submitted for the Site in 2020, which was refused in 2021 (planning ref: 129020/FO/2020). The proposal comprised "*the erection of one 13-storey building and one part four and part five-storey building, to form purpose-built student accommodation, alongside a rear extension and single-storey side to Oakley Villa*". The application was refused at Planning Committee due to not providing a positive regeneration impact, a lack of need for further student accommodation in the area, the scale and massing providing an overbearing visual impact, overshadowing nearby trees and Platt Fields Park, unacceptable impacts on residential amenity, and overlooking existing residential properties. The scheme was dismissed again at an appeal in July 2022 (appeal ref: APP/B4215/W/21/3286831).

1.1.3. Location

The proposed development area lies in Fallowfield, Manchester and occupies land bounded by Platt Fields Park to the north and west, Wilmslow Road to the east, and Langley Road to the south (centred on NGR 385536, 394324; hereafter referred to as the 'Site'; Plate 1; Figs. 1-2). The Site comprises the early 19th-century Oakley Villa and a series of later 20th-century office extensions, previously used as the headquarters of the Union of Shop, Distributive and Allied Works (USDAW).



Plate 1: Recent satellite image of the Site, showing redline Site boundary

1.1.4. Topography and Landuse

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester.

The Platt Brook flows *c.* 350m north-west of the Site, and the Fallowfield Brook *c.* 470m south-west, with the closest principal watercourse being the River Mersey, which passes *c.* 3.2km to the south-west. The Site lies at a height of approximately 46m above Ordnance Datum (aOD), rising slightly to 50m aOD to the west of the Site.

1.1.5. Geology and Soils

The underlying solid geology of the development area comprises sandstone of the Chester formation formed between 250 and 247.1 million years ago during the Triassic period. The superficial geology of the Site is Devensian-Diamicton till formed between 116 and 11.8 thousand years ago during the Quaternary period (BGS Geology Viewer, 2026).

1.2. Designations

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 located within 1km of 27 Listed Buildings, one Conservation Area, and one Scheduled Monument (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	LIST ENTRY
Nico Ditch	Scheduled Ancient Monument	1015132
Abbeby Lodge	Grade II Listed Building	1096151

Hollings Buildings	Grade II Listed Building	1119722
5 and 7, Moon Grove	Grade II Listed Building	1197927
Rose Cottages	Grade II Listed Building	1197942
Former Church of St James	Grade II Listed Building	1200848
96 and 98, Ladybarn Lane	Grade II Listed Building	1219280
Ladybarn Cottage	Grade II Listed Building	1219295
4, Moon Grove	Grade II Listed Building	1219999
6, Moon Grove	Grade II Listed Building	1220030
Behrens Hall	Grade II Listed Building	1246273
Platt Hall	Grade II* Listed Building	1246947
Church of Holy Trinity	Grade II* Listed Building	1246948
66, Platt Lane	Grade II Listed Building	1246986
Lodge of the Firs, with attached gateway	Grade II Listed Building	1254834
Queen of Hearts Public House	Grade II Listed Building	1254889
Synagogue	Grade II Listed Building	1254890
Unitarian Chapel (Platt Chapel)	Grade II Listed Building	1270509
Norton Place	Grade II Listed Building	1270510
Church of the Holy Innocents and St James	Grade II Listed Building	1270568
The Firs and attached annex	Grade II Listed Building	1270605
68, Platt Lane	Grade II Listed Building	1271116
Victoria Park Hotel	Grade II Listed Building	1271228
132, Ladybarn Lane	Grade II Listed Building	1282989
174-178 Ladybarn Lane	Grade II Listed Building	1291533
Ashburne Hall	Grade II Listed Building	1401670
Fallowfield War Memorial	Grade II Listed Building	1433240
Denison House	Grade II Listed Building	1217825
Victoria Park	Conservation Area	DGM1476

Table 1: Designated assets within 1km 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 the Greater Manchester Archaeology Advisory Service (GMAAS) on 13th October 2026;
- The National Heritage List for England (NHLE);
- Heritage Gateway;
- Online resources;
- Reports of archaeological work carried out in the Study Area; 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’, ‘moderate’, ‘low’, or ‘unknown’ (see Table 2). 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 Chapter 2.2) and the likelihood of modern ground disturbance.

Potential	Criteria
High	The Site lies within an Area of Archaeological Potential, Priority or Sensitivity. The Site contains known archaeological remains. While the Site may have experienced phases of redevelopment, any resulting disturbance is considered likely to have been limited in extent, and there remains a high likelihood that archaeological remains survive.

Moderate	There is evidence that archaeological remains survive within the Site, based on the archaeological, historical or topographical context. Documentary evidence or favourable conditions for preservation indicate a reasonable likelihood of archaeological remains being present. The Site contains known archaeological remains however, these may have been subject to multiple phases of redevelopment that may have resulted in some truncation or disturbance of archaeological deposits. However, there remains a moderate likelihood that archaeological remains survive within the Site.
Low	There is little evidence for archaeological remains within the Site, and the archaeological, historical or environmental context suggests a low likelihood of remains surviving. Previous disturbance, truncation, quarrying, modern development or other groundworks may have reduced or removed any archaeological deposits.
Unknown	Insufficient information is available to assess the archaeological potential of the Site. There may be a lack of previous investigation, limited historic information, or uncertainty regarding the extent of previous disturbance.
No	No archaeological sites have been identified. Development has comprehensively removed archaeological remains.

Table 2: Criteria for determining the level of archaeological potential

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 7.2 of this assessment.

The table below provides criteria for assessing heritage value, based on '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties'* published by International Council on Monuments and Sites (ICOMOS) in January 2011. Table 3 states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown (Table 3; Chapter 7.3).

Value	Attribute
Very High (international)	Sites of acknowledged international importance inscribed as World Heritage (WH) property. Individual attributes that convey Outstanding Universal Value (OUV) of the WH property. Assets that can contribute significantly to acknowledged international research objectives.
High (national)	Scheduled Monuments. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.
Medium (regional)	Designated or undesignated assets that can contribute significantly to regional research objectives.
Low (local)	Designated or undesignated assets of local importance. Assets of local value, but with potential to contribute to local research objectives. Assets are compromised by poor preservation and/or poor survival of contextual associations.

Negligible	Assets with little or no surviving archaeological interest
Unknown	The importance of the asset has not been ascertained.

Table 3: Criteria for assessing the value of an archaeological heritage asset

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.

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). Chapter 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:

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;

Be informed by a proportionate heritage assessment

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

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

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:

'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*'.*

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 2012, which is scheduled until 2027 (Manchester City Council, 2012). The heritage strategy is outlined in *Objective 6: Environment* of the local plan and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Manchester City Council, 2012, pp. 172-173).

Policy EN3 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'.

3.1.3. Draft Manchester Local Plan

A new Local Plan for Manchester is currently being prepared. A draft of the plan was published by Manchester City Council in September 2025. Policy D5 of the draft plan concerns Heritage, which states:

'Manchester has a distinctive historic environment with a concentration of heritage assets in the city which contribute to the character, economy, sustainability, culture and quality of life.

Development affecting Heritage assets will positively conserve or enhance their significance as an integral part of sustainable growth, and will:

- *Describe and assess the significance of the heritage asset which will inform proposals for their positive conservation.*
- *Ensure heritage assets and their settings are conserved and enhanced in a manner appropriate to their significance.*
- *Secure the continued beneficial use of heritage assets while allowing them to meet changing needs and adapt to climate change.*
- *Ensure heritage is at the heart of place making and sustainable growth, responding positively to the distinctive character of our heritage assets and delivering high quality buildings and spaces which enhance their settings.*
- *Avoid harm to the significance of heritage assets, but where unavoidable clearly demonstrate the public benefit of the proposals and seek to mitigate the harm in all cases.*

Non-designated Heritage assets (NDHAs)

Non-designated heritage assets including local buildings and structures of merit, archaeology, and open spaces will be conserved. When assessing Proposals affecting NDHAs a balanced judgement will be made regarding the scale of any harm or loss of the asset and the public benefit of the development' (Manchester City Council, Sept 2025, p. 199).

3.1.4. 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, including Manchester City. 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).

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. The historical background has primarily been summarised from the previous desk-based assessment (Reeves, 2020).

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 city centre, such as Castlefield, the area that now contains Manchester Cathedral, Chetham's School, 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).

In total, two Neolithic stone axes have been found in the Fallowfield area, *c.* 565m south-west from the Site, however the location of these is general and likely inaccurate (HER 1238.1.0). An Iron Age stone figurine of 'Sheelah-Na-Gig' was also discovered near the end of the Birch Brook, *c.* 790m north-west of the Site (HER 9097.1.0).

4.2.1. Archaeological potential

The Site's relative distance from any watercourses suggests that this area was unlikely to have been settled during the prehistoric era, and few finds have been discovered in a 1km search radius. Thus, the potential for remains is likely to be **low**.

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 R. , 2007). The site of the encampment is presently marked by Camp Street in Castlefield. During the 2nd century, the fort was developed in association with a substantial extramural settlement, or *vicus*, which expanded in both a northerly direction and along the line of Chester Road to the south (Grealey, 1974, p. 11). Based on archaeological excavations and the distribution of Roman finds, the limits of the vicus appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for *c.* 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by Viadux. The Site lies approximately *c.* 3.5km to the south-east of the extramural 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.

A coin hoard was discovered *c.* 980m north-east of the Site, consisting of between 400 and 500 3rd and 4th-century coins, indicative of the concealment of wealth as the Roman Empire collapsed and legionaries subsequently left Britain (HER 1362.1.0).

4.3.1. Archaeological potential

Little evidence of Roman activity has been recorded within 1km of the Site and, based on current evidence, Roman activity is likely to have been limited. Therefore, the potential for remains from the Roman period is considered **low.**

4.4. Medieval (AD 410 – AD 1540)

4.4.1. Early medieval period

There is very little archaeological evidence in the region that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral, *c.* 4.6km north-west of the Site (Farrer & Brownbill, 1911).

During the early medieval period, substantial and defensible boundary features were established to mark various territories. Up to 50 examples have been identified with a wide distribution across England. Examples include Offa's Dyke, which marked a military or territorial boundary between Mercia and Wales for centuries (HER 1401.1.0). Evidence from contemporary documentary sources, excavation and survey suggests that most of the boundaries were constructed in the early medieval period between the 5th and 8th centuries AD. One such boundary has been identified in Manchester, known as Nico Ditch.

The nearest known remains associated with the Anglo-Saxon settlement of Manchester is Nico Ditch, which lies *c.* 65m north of the Site, and is the westernmost part of a linear earthwork encircling Manchester to the south and east. The ditch doesn't appear in documentary sources until *c.* 1200 when it is referred to as 'Mykel Diche' and `magnum fossatum' in the Audenshawe deeds (Historic England, 2026). Later documents refer to the ditch as 'Milk Wall' in the Slate deeds of 1270, 'Murchil Diche' in 1322, and 'Nekel Dyche' and 'Miche Wall-diche' in the Rusholme deeds of 1317 and 1484, meaning 'great ditch'. The name 'Nico' is Anglo-Saxon in origin (HER 1404.1.11).

The purpose of the Nico Ditch remains uncertain, and several interpretations have been proposed, though it is most likely to be an early medieval administrative boundary, or a defensive fortification of the burgh of Manchester as recorded in the Anglo-Saxon Chronicle, in 919 AD. The last of these suggests that the function was to cut off access to the town by the three Roman roads that extended southwards (Historic England, 2026). Other theories suggest that it may have formed part of the boundary of the kingdom of Rheged in the 6th century AD, or delineated the extent of the kingdom of Mercia in the 8th century AD. Despite these differing opinions, it was certainly a boundary between several medieval townships and demarked an area of low-lying ground between two mosslands to the east and west of the site of the Anglo-Saxon town of Manchester, constructed between 600 AD and the beginning of the 10th century (Historic England, 2026).

Fallowfield is not mentioned in the Domesday Book of 1086, with the earliest references of settlement in the area dating to the 12th and 14th centuries (Reeves, 2020). At this time, Fallowfield was largely cultivated farmland (Williamson, 1888).

4.4.2. The manor of Withington

Placename evidence suggests that Withington may have Anglo-Saxon origins deriving from the words *wilig*, Anglian for willow tree and *tun*, Old English for settlement (http://kepn.nottingham.ac.uk/map/place/Lancashire/Withington). The Site historically lay within the manor of Withington held by the Lord of Manchester. The manor included Withington proper, together with several adjacent hamlets and townships, such as Didsbury, Burnage, Levenshulme, Moss Side, Chortlon-cum-Hardy and Rusholme. The manor house of Withington was established at Hough (Farrer & Brownbill, 1911, pp. 303-09).

Fallowfield appeared to have no legal existence and was known as a hamlet, lying between the townships of Withington and Rusholme (Williamson, 1888, p. 86). The earliest reference to Fallowfield appears in 1300, during the reign of Edward I, when William, son of Henry, granted Jordan, son of William of Fallowfield, a portion of his lands. A second piece of land was conveyed to Jordan de Fallowfield and is described as: *"part*

of one plough land, called Greenclough field lying between the land of Henry de Trafford on one side and William son of Henry de Mamcestre on the other side, of which said plough land, one end reaches to the king's highway leading to Ince, and the other end reaches to Le Somer Werked-defeld, and also half an acre of meadow land situated in Le Brode medowe, bounded on both sides by the land of Henry de Trafford, one end 12 of which extends to the bank or boundary of the wood called Le Birchenewode, and the other end extends to Clayfeld." (Williamson, 1888, p. 11).

The Birch Deed of 1301 mentions that Thomas, son of John de Fallowfield (Falufeld), in 1317 granted to Nicholas, son of Sir Henry de Trafford, land and wood called Ditchflat in Fallowfield in the vill of Withington. In 1348, Robert de Fallowfield claimed a messuage and two acres in Withington against Sir John de Strickland and Alice his wife. Documentary sources that recorded a dispute in 1530 suggest that by this time Fallowfield had become a township (Farrer & Brownbill, 1911, pp. 288-93).

Rusholme first appears in documentary evidence in 1235 as 'Russum', originating from the Old English *rysc* meaning '(place at) the rushes' (Mills, 2011). The town name can be traced throughout historical records, appearing as Russham in 1420, Rysshulme in 1551 and Risholme in 1568. Rusholme was a district within the manor of Withington which became the surname of a local family. The area comprised several estates, including Platt, Birch, Slade and Holt. Fallowfield, which was encircled by the four manor houses, was believed to be fertile cultivated farmland. Potential medieval moated manors are recorded at Birch Fold, *c.* 380m east of the Site (HER 9751.1.0), and Holt Hall *c.* 790m north-east (HER 1399.1.0). The latter of these is likely earlier in date and was linked to Hugh de Haslam in *c.* 1260.

The custom of using the name Withington to include such a wide area makes it difficult in many cases to be sure of the locality of the lands and the charters. During the reign of Henry III, in the 13th century, Henry de Rusholme owned a large part of the township. He granted Geoffrey, son of Luke de Manchester, various parcels of land in Rusholme, including "6 acres next to Hugh de Haslum's land and stretching from Gooselache to the old ditch" (Farrer & Brownbill, 1911). By 1334, Chorlton-on-Medlock was established as a township, held by the baron of Manchester and Rusholme, held by Henry de Rusholme. It is likely that the ditch referred to in this record is Nico Ditch. A description of the boundaries of the Platt estate, within Rusholme, refers to Nico Ditch as 'Great Ditch' (Royle, 1914, p. 12), indicating the use of Nico Ditch as a boundary marker throughout the late medieval period. Henry did not have an heir to pursue his legacy, so the township reverted to the Lord of Withington (HER 17235.1.0) (Farrer & Brownbill, 1911).

Platt Hall, *c.* 540m north-west of the Site, is first mentioned in 1150 when it was handed to the Knights Hospitallers (HER 1237.2.0). It was under their possession for forty years, at which point it was passed to Richard de la More, whose granddaughter took the name of Platt. Her descendants owned the estate for approximately 400 years afterwards (Williamson, 1888). In 1300, lands in Rusholme are recorded as being granted to Jordan, son of William of Fallowfield, of three acres bounded by lands belonging to Henry de Trafford, and extending to the highway leading to Stockport (Williamson, 1888).

A 1319 watermill, of which the precise location is unknown, is mentioned in 1319 as the property of Robert, son of Alexander de Birches, with Birch Hall itself established *c.* 700m north-east of the Site in the 13th century (HER 1396.2.0).

Little evidence for the later medieval period exists within Fallowfield, although it is probable that there were small homesteads or hovels within woodland clearings, dotted around the landscape. However, these are not recorded and would have left little trace (Reeves, 2020). Fallowfield was encircled by several medieval manors, and was mostly farmland with accompanying farmsteads (Williamson, 1888).

4.4.3. Archaeological potential

The Site was located beyond the medieval core of Manchester. As the area of Fallowfield remained

agricultural during this period, the Site has a **low** potential for remains from the medieval period.

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

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, 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.

Fallowfield, as a whole, remained a rural district in the post-medieval period. Edmund Platt was the final member of his family to reside at Platt Hall, selling it to Ralph Worsley, yeoman of Manchester, in 1625. At the point of sale, the estate comprised around 44 acres of land (Williamson, 1888). The most notable member of the Worsley family was Major General Charles Worsley. He was a sincere Puritan who took an active part in Parliament and was engaged in the government of Lancashire during the Civil War. The original Platt Hall was a black and white timbered building, located further from the road than the current structure at the site, and was a good example of a Puritan Manor House (Williamson, 1888).

In the later 17th century, Ralph Worsley licensed a part of Platt Hall for congregational worship, before giving land for and endowing a small chapel, which became the original Platt Chapel (Williamson, 1888). The first chapel on the site was built in the late 16th century as a private chapel-of-ease for the Bitch family, before being licensed for use in 1672 as a private oratory. There was a seating plan for 128 in 1700, but by 1714 the congregation had almost doubled to 250 (HER 1404.1.11).

Meanwhile, the Birch estate continued in the hands of the Birch family. Several of the family are said to have distinguished themselves during the French Wars of the 15th century. One of the most notable members was Colonel Thomas Birch, another Puritan who took an active part in the Civil War of Lancashire. He became governor of Liverpool on the recapture of the town in 1644 and presented in Parliament from 1649-58. However, he retired upon the Restoration (Farrer & Brownbill, 1911, pp. 303-09). The detached area, possibly an orchard with a pond to the north-east of the Hall was developed as Birch Hall Farm by 1895. The site is now occupied by the Manchester Grammar School, and the adjacent fields are an open space known as Birchfields Park.

Birch Fold (HER 9751.1.0), a house that was situated *c.* 400m north-east of the Site was owned by Wilbraham Egerton. The cottage was said to be the oldest house in Rusholme when it was demolished in 1912. In some documentary sources such as William Royle's 'History of Rusholme' in 1914, note that there were people who remember the house having a moat, and where Oliver Cromwell is said to have slept.

Fallowfield is not noted on maps until the 18th century, at which point it seems to have comprised a terrace of four cottages, *c.* 500m south of the Site (HER 9773.1.0). Generally, the pattern observed within the study area continued into the post-medieval period, comprising a very sparsely settled landscape (Reeves, 2020).

4.5.1. Archaeological potential

The Site lies close to some concentrated areas of post-medieval activity, but is likely to have comprised agricultural land throughout this period, with the only post-medieval sites being identified with post-medieval

manorial complexes. Therefore, the potential for remains associated with the post-medieval period is considered to be **low.**

4.6. Industrial (c AD 1750 – 1914)

The existing Platt Hall was built in 1764, near the site of the old timbered building. The earliest population returns for Fallowfield recorded 15 houses tenanted by 15 families in 1774, consisting of 60 individuals (Williamson, 1888).

Significant quantities of cotton began to be imported into South Lancashire from the early 17th century, firstly in linen and cotton fustians. 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, 1836). The rise of the factory system went hand-in-hand with the development of waterborne infrastructure. People moved from the countryside to the industrialised towns in search of work, causing the population to grow at an unprecedented rate.

Settlement activity (HER 9773.1.0) began to develop and expand in the Fallowfield area during the early industrial period. Cottages within the area included several late 18th-century buildings such as Rose Cottages (HER 8449.1.0; *c.*780m south of the Site) and the houses at 96 and 98 Ladybarn Lane (HER 8450.1.0). In addition, two early 19th-century dwellings were erected at 132 Ladybarn Lane (HER 8452.1.0) and Ladybarn Cottage (HER 8451.1.0) south of the Site.

Fallowfield remained a semi-rural district until the 19th century when it became a suburb of Manchester, with wealthy, middle-class housing developments being built within the area. Industrialisation had created a class of increasingly wealthy business owners who moved out of the city centre to escape the smoke and unpleasant landscape and Fallowfield appears to be an example of this. The landscape consisted of large Victorian Villas accompanied by ornate gardens. An example of a large notable house within Fallowfield includes Behren's House, formerly The Oaks (HER8489.1.0) which is situated *c.* 120m north-west of the Site. The house was originally owned by Robert Odgen from 1835-38. The house was deep rectangular in plan and of Classical style. When the Behrens's family died, the house was presented to the University of Manchester as a gift in 1906-8. It now forms part of the university halls. Several other large, detached villas were also visible, including Ivy Cottage, Fallowfield Brow, and Mab Field.

The Manchester, Sheffield, and Lincolnshire Railway was formed in 1847, through the amalgamation of the proposed Sheffield and Lincolnshire Junction Railway, and the extant Great Grimsby and Sheffield Junction Railway and the Sheffield, Ashton-under-Lyne and Manchester Railway (Grace's Guide, 2026). Along this route, Fallowfield station was opened on 2nd May 1892, along the MSLR 'Fallowfield Loop', which linked Midland Railway's Manchester South District Line to the MSL main line (Disused Stations, 2026).

4.6.1. Archaeological potential

The Site has **high** potential to contain remains from the industrial period.

4.7. Development of the Site

One of the first available maps to show Fallowfield is Yates's 1786 map (Plate 2), which is produced at too small a scale to accurately locate the Site. The map is too small a scale to provide any specific details but shows that a network of lanes had been established throughout the area, potentially to connect the surrounding halls with the landscape. Ribbon development, characteristic of the post-medieval period, is visible on the map, which likely consisted of small cottages and farmsteads built along the network of lanes. Platt Hall is clearly visible, alongside the chapel to the south, all situated along the main thoroughfare leading

south. The Site was likely undeveloped land at this time.

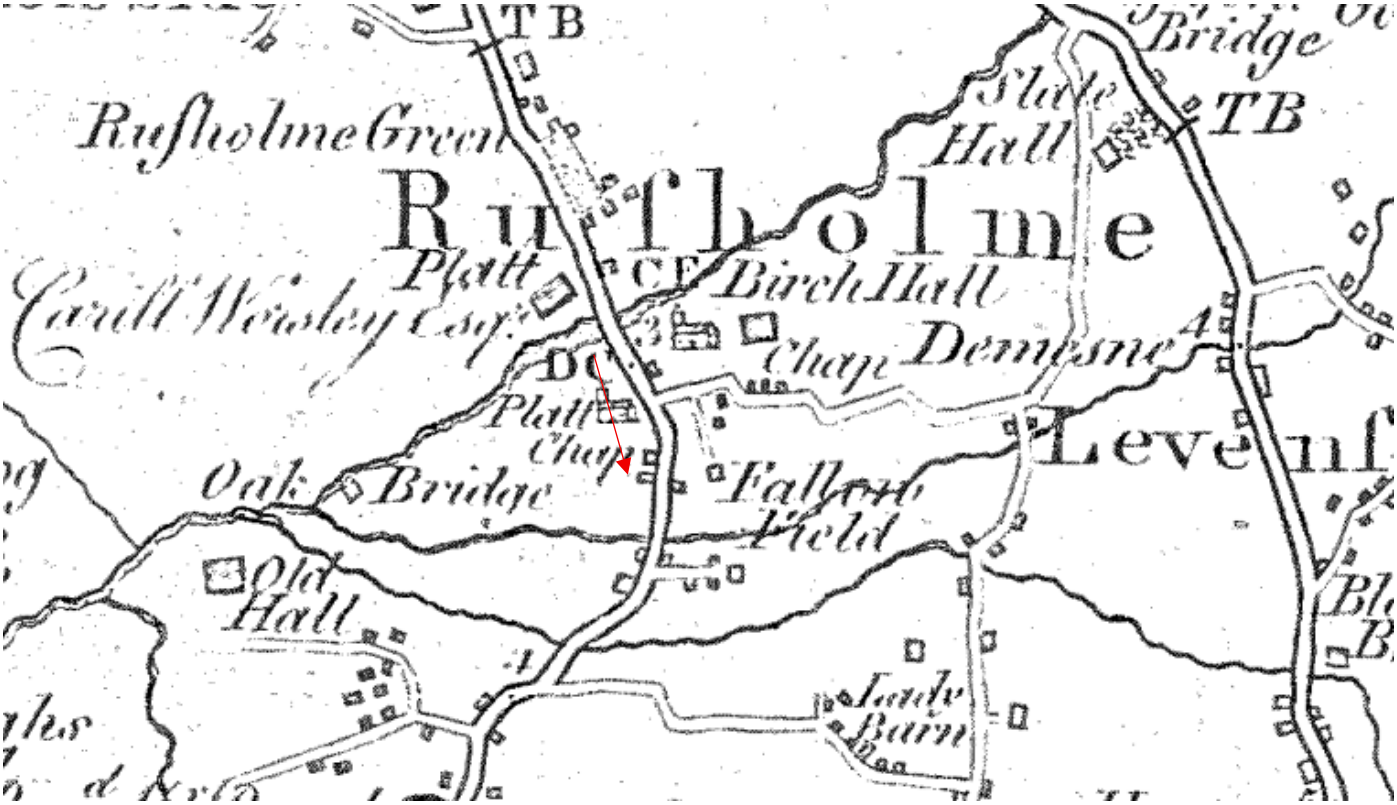


Plate 2: Extract from Yates's 1786 map of Lancashire, showing approximate Site location

Johnson's 1819 map also depicts Fallowfield (Plate 3), with the sites of Platt Hall and the Platt Chapel to the north of Nico Ditch clearly marked. This map does not indicate that much development had taken place between 1786 and 1819, with the surrounding area still primarily remaining agricultural and consisting of several small farms, chapels, manorial halls and grand Victorian Houses. The Site likely lay within the grounds of Ashfield House, which lay *c.* 18m to the north of the Site. The Site likely consisted of a landscaped area to the north of a short lane lined with trees. Ashfield House was first owned by Mr Robinson, "a well-known Manchester merchant" (HER 9772.1.0).

The Rusholme 1844 and Withington 1848 Tithe Maps (not included in this report due to copyright) show that the Site was, at that time, in the sole occupation of Francis Hodson. Plot 348 comprised a House, Yard, and Pleasure Gardens; Plot 349 was a garden, with the presence of a small structure along the northern boundary of Plot 349 potentially being a bothy (a basic shelter used for free accommodation for workers), indicating that it was in use as a kitchen garden (Reeves, 2020). Francis lived at the property from at least 1837 (recorded in the electoral register). He was a merchant in Manchester and also held high-ranking official positions such as Police Commissioner in 1829, church warden in 1836, and a magistrate in the 1820s and 1850s (McKnight, 2020, p. 14).

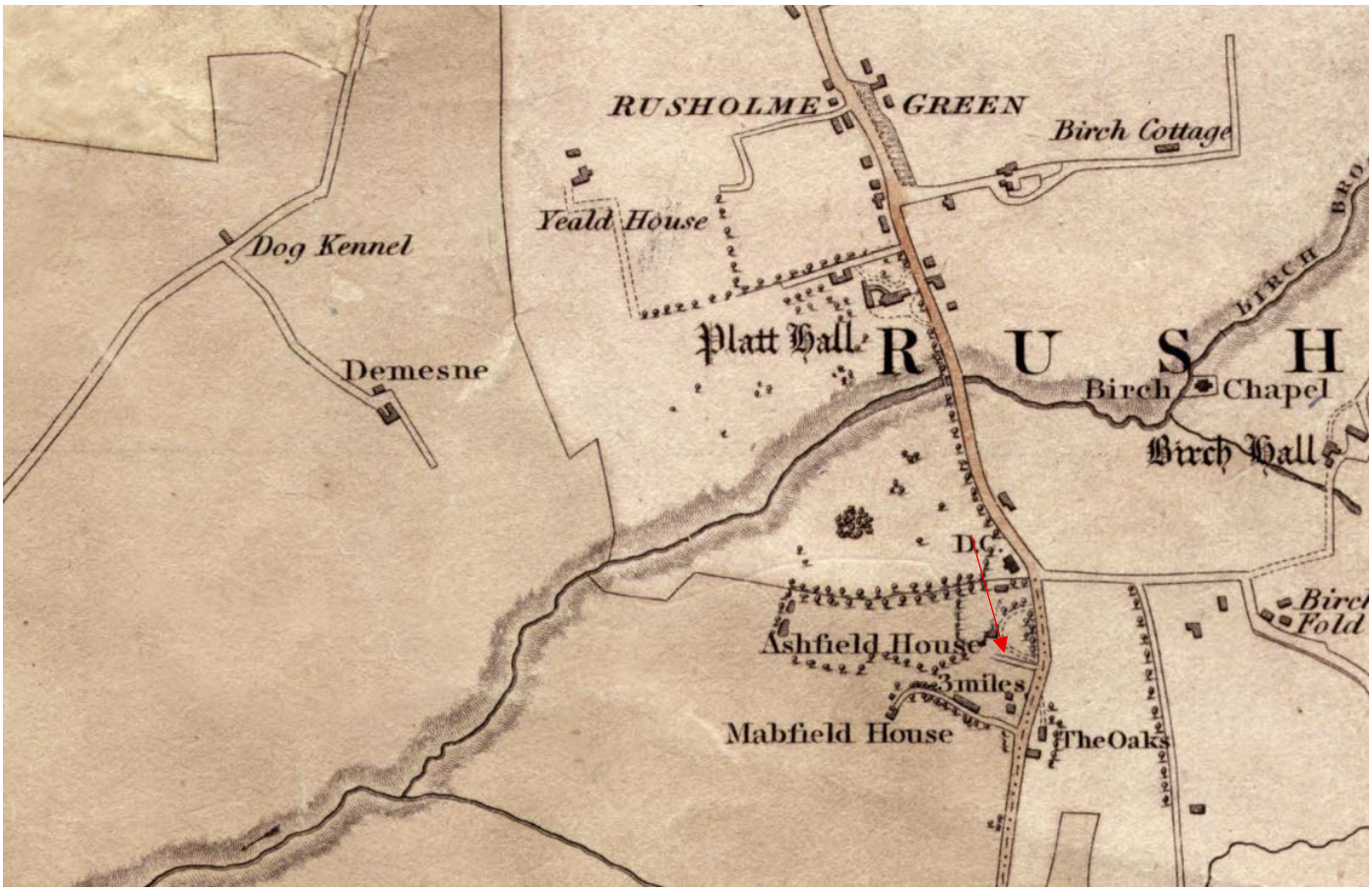


Plate 3: Extract from Johnson's 1819 map of the parish of Manchester, showing approximate Site location

The earliest map to capture development within the Site is the 1848 Ordnance Survey plan (Plate 4; Fig. 3), which shows that a large Victorian villa named *Oakley* had been constructed within the Site by this date, one of several along the western side of Wilmslow Road. Pevsner records the building as "*Oakley – a large early c19 Gothic house in its own grounds, one of the only survivors of a number of large, detached villas of this date in the area*" (McKnight, 2020, p. 12). The house was surrounded by landscaped grounds, along with outbuildings of an unknown use but potentially associated with a later kitchen garden to the north-west and south-west of the main villa. Francis Roger Hodgson continued to live at the property until 1850 (recorded in the electoral register).



Plate 4: 1848 Ordnance Survey plan, showing redline Site boundary (courtesy of the National Library of Scotland)

The 1891 Ordnance Survey plan (Plate 5; Fig. 4) is the next map that captures the Site, showing that further outbuildings had been constructed to the south of the villa, together with a southern wing. Greenhouses had been built at the western end of the row of outbuildings, with further greenhouses in the north of the Site, around the previous outbuilding, which were advertised for sale in 1887 (*ibid*). In 1891, the occupants of Oakley were the family of William Valentine Blake McGrath, an export merchant shipper, and partner in Messrs Escombe Brothers and Co; ship and insurance brokers, and forwarding agents (McKnight, 2020, p. 16). The 1891 census records that William lived at 122 Wilmslow Road with his wife, their two sons and a daughter, eight servants, and a teacher. Two visitors were also present on census day (England, Wales & Scotland Census, 1891).

In the immediate vicinity of the Site, several new houses had been constructed along a new road to the east (Oak Drive), alongside Oak Bank *c.* 70m south-east.



Plate 5: 1891 Ordnance Survey plan, showing redline Site boundary (courtesy of the National Library of Scotland)

The Site remained unchanged between 1891-1922 (Figs. 5-6). By 1935 (Plate 6; Fig. 7), one of the greenhouses had been demolished, alongside some of the outbuildings directly adjacent to the southernmost boundary of the Site. By 1903, Oakley had become a private golf club, and was purchased by USDAW as their headquarters and offices in 1920. To accommodate this, a three-storey extension fronting Langley Road was added, on the footprint of the former outbuildings to the south of Oakley (AshtonHale Limited, 2026).

Outside of the Site, the surrounding area had changed drastically. Ashfield House was bought by the Manchester Corporation in 1913, who then demolished both the house and its associated stables (HER 9772.1.0). The area directly south of the Site now consisted of terraced houses, alongside 'The Brow' which remained extant. Approximately 150m west, Ashburne Hall had been constructed, as a purpose-built

women's hall of residence by Sir Percy Scott Worthington, between 1910-33 (HER 16062.1.0).

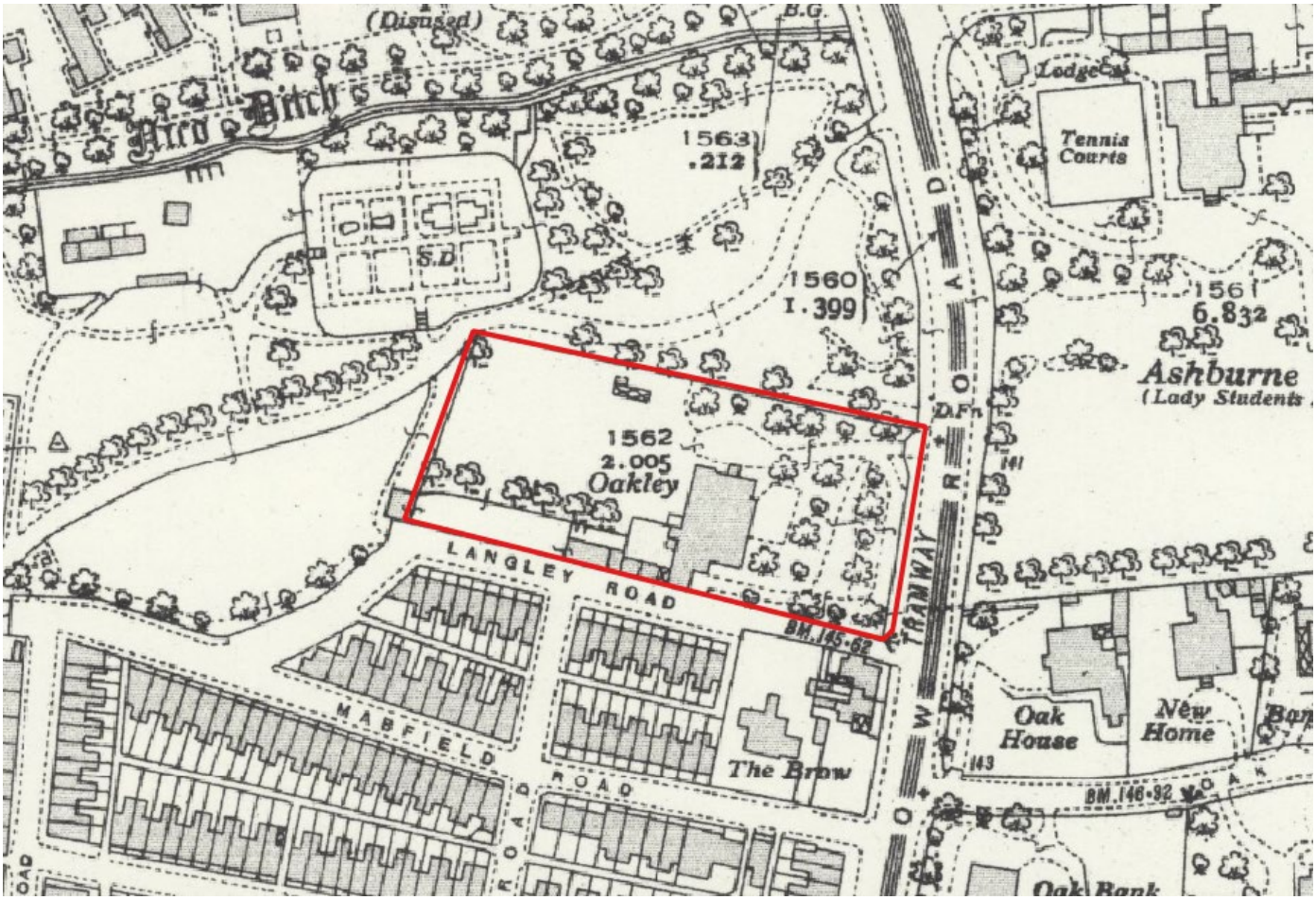


Plate 6: 1935 Ordnance Survey plan showing redline Site boundary (courtesy of the National Library of Scotland)

No further changes occurred within the Site between 1947-55 (Figs. 8-9). However, extensions were added by USDAW in the 1950s (AshtonHale Limited, 2026), which are evident on the Ordnance Survey map of 1968 (Plate 7; Fig. 10).

Outside of the Site, 'The Brow' had been demolished, and replaced with Hilltop Court along Wilmslow Road, and the late 19th-century houses along Oak Drive had been replaced with Owens Park, a hall of residence for the University of Manchester.

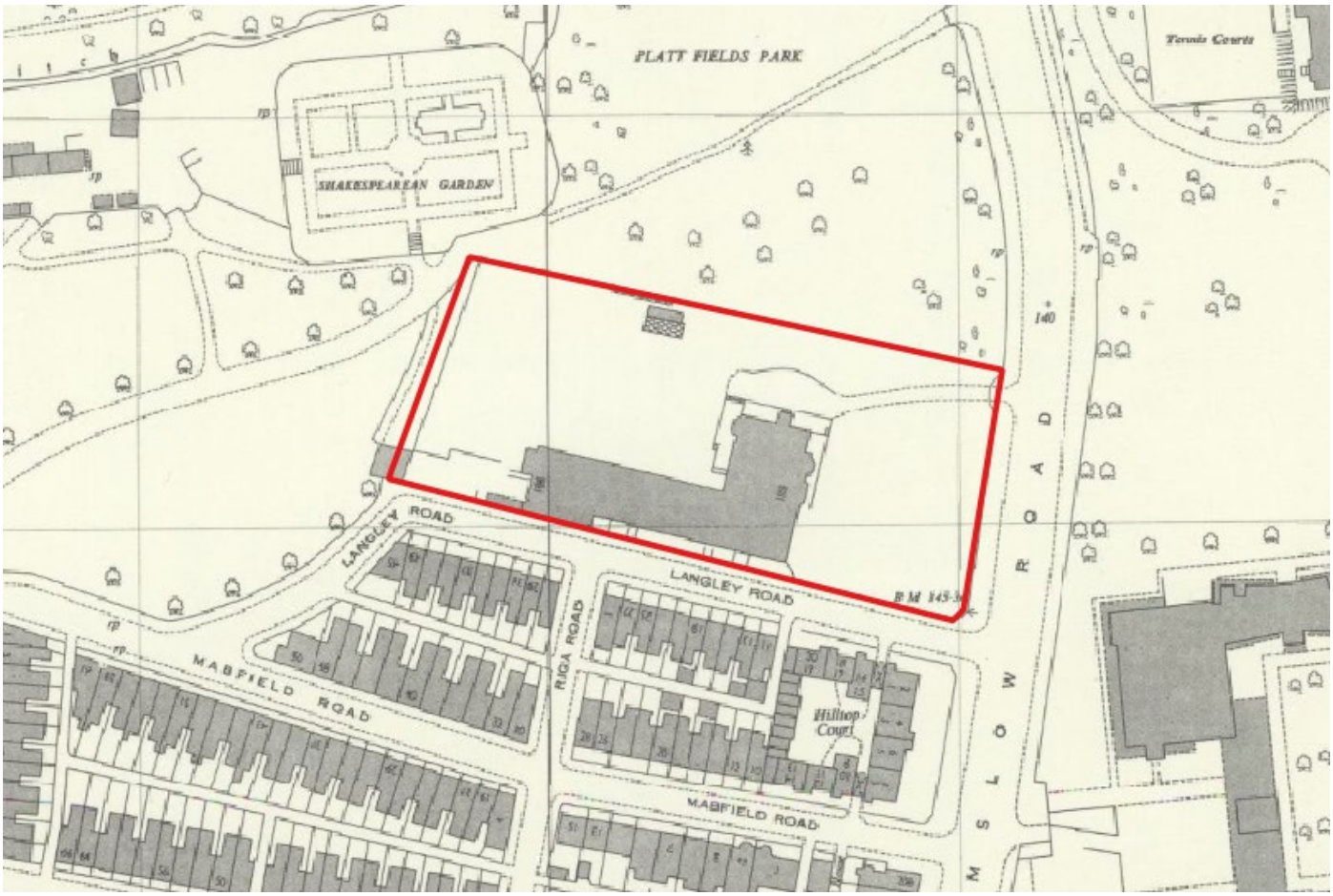


Plate 7: 1968 Ordnance Survey plan, showing redline Site boundary (courtesy of National Library of Scotland)

Further extensions were added to Oakley in the late 1970s, consisting of a two-storey extension fronting Langley Road. Oakley remained in use by USDAW until 2020, at which point they moved their headquarters to Salford Quays, as part of a wider decline in leasing commercial premises in south Manchester's residential suburbs (AshtonHale Limited, 2026).

The Historic Landscape Characterisation for the area is recorded as a "late 20th-century medium scale building, probably incorporating a pre-1851 villa (Oakley). Possible commercial or institutional offices. Significant additions to original villa" (HGM15429)

4.7.1. Previous archaeological work

In total, 13 events have been recorded within 1km of the Site, comprising four desk-based assessments, one watching brief, four building recordings, one heritage statement, and one heritage impact assessment. Intrusive events consist of two evaluations. No archaeological events have been recorded in the Site.

A trial trenching of the Nico Ditch, *c.* 90m north of the Site, was carried out in 1997 prior to the development of an extension to a school playing field. The trench revealed six phases of activity (UMAU, 1997).

In 2023, a desk-based assessment was undertaken in advance of redevelopment of the Fallowfield Campus, carried out by Salford Archaeology, approximately 20m east of the Site. The assessment concluded that the site had some potential to retain remains of archaeological interest; including post-medieval field boundaries, 18th-century farmsteads or cottages, a township or parish boundary of unknown date, and orangeries and hothouses (Salford Archaeology, 2023).

An evaluation was carried out at Owen's Park by Civic Heritage in 2025, *c.* 77m south-east of the Site. This revealed a simple sequence of remains overlying the natural geology of the area, including horizons of subsoil

and a relict soil, and structural remains in the form of two brick walls, surface, and a probable infilled cellar (Civic Heritage, 2025).

5. Site Walkover

A Site walkover was carried out on 14th October 2026. Access to the Site was gained from Langley Road, which borders the Site to the south. The Site comprises the 19th-century villa of Oakley along with later 20th-century extensions, alongside areas of hardstanding car parking and vegetation. The Site is bordered by a fence to the south, a wall and electricity substation to the west, a further wall to the north, and



Plate 8: View of Oakley Villa within the Site showing metal fencing, facing north-west



Plate 9: View of later 20th-century extension to the villa, facing north-west



Plate 10: View of later 20th century extension within the Site and hardstanding car parking area, facing north-east



Plate 11: View of electricity substation bordering the south-west of the Site, facing north-east



Plate 12: View of the western boundary of the Site from within Platt Fields Park, showing wall, facing east



Plate 13: View of the northern boundary of the Site from within Platt Fields Park, showing wall, facing east

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 only non-designated heritage assets. The locations of the gazetteer sites are shown on Figure 11 within Appendix A.

Gazetteer Site (GS)	01
Site Name	Oakley
Designation	-
HER number	-
Period	Industrial
NGR	385553, 394311
Description	Oakley is an early-19th century villa, one of a previous number of such houses on the western side of Wilmslow Road. It was originally in residential use, before becoming a private golf club in 1903, and then headquarters for the USDAW in 1920. The building is currently unused.
Assessment	Oakley survives within the Site and will not be retained within the current scheme.

Gazetteer Site (GS)	02
Site Name	Outbuildings
Designation	-
HER number	-
Period	Industrial-20th century
NGR	Various; centred on 385510, 394332
Description	Various outbuildings of functions likely associated with the former kitchen garden and use of Oakley as a domestic dwelling; including greenhouses and likely stables. Several of these were added and demolished throughout the Site's history, due to the different needs of the occupants of Oakley.
Assessment	Remains of these former outbuildings may survive within the Site and could be impacted by the proposed development.

Gazetteer Site (GS)	03
Site Name	1920s extension
Designation	-
HER number	-
Period	20th century
NGR	385516, 394300
Description	A 1920s extension added to Oakley to support its' use by the USDAW headquarters and offices.
Assessment	This 1920s extension is currently upstanding within the Site and will be demolished by the proposed development.

Gazetteer Site (GS)	04
Site Name	1950s extension
Designation	-
HER number	-
Period	20th century
NGR	385518, 394309
Description	A further 1950s extension to Oakley, added to support its' use by the USDAW headquarters and offices.

Assessment	This 1950s extension is currently upstanding within the Site and will be demolished by the proposed development.

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), Policy EN3 of Manchester City Council's Core Strategy, and Policy D5 of the draft Manchester City Council Local Plan were consulted as the key Development Plan Documents 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 Site remained undeveloped until the early 19th century; at which point the early Victorian villa of Oakley (GS01) was constructed within the Site, associated with the former Ashfield house, which previously stood to the north of the villa. Various outbuildings (GS02) were also constructed within the Site, associated with its use as a dwelling, and the likely kitchen garden at Oakley. Further extensions were added throughout the 20th century (GS03;04).

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 from these periods is considered to be low.

The most likely remains to be encountered within the Site would date to the industrial period and include outbuildings and greenhouses (GS02). Part of Oakley villa (GS01) remains extant.

Rarity

Any archaeological remains pre-dating the industrial period may be considered significant due to rarity. Any industrial remains discovered would 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

There is no potential for remains within the Site to hold group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. However, both Oakley (GS01) and its associated later extensions (GS03;04) remain upstanding within the Site.

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.

Diversity

The heritage assets within the Site would not be considered significant due to diversity.

Potential

The Site does not have any potential to answer any questions posed by the North West Regional Research Framework.

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 4). 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
Oakley (GS01)	Industrial	Extant	Low (local)
Outbuildings (GS02)	Industrial – 20th century	High	Negligible
1920s extension (GS03)	20th century	Extant	Negligible
1950s extension (GS04)	20th century	Extant	Negligible

Table 4: Summary of potential archaeological sites and their significance

This assessment concludes that the Site is of limited archaeological interest as it has potential to contain remains of negligible significance.

8. Impact Assessment

8.1. Site conditions

The Site currently comprises the early 19th-century villa of Oakley, along with three large office extensions constructed for USDAW in the 1930s, *c.* 1950s, and the 1970s. The centre, north, and east of the Site are open grounds dating to the original residential use of the Site, including stone and brick boundary walls and the remains of an early-20th century garden potting shed.

8.2. Proposed development

The proposed development comprises the *"partial demolition and refurbishment of existing buildings and new build development to provide 53 residential dwellings (Use Class C3), along with associated hard and soft landscaping, access and associated works"*.

8.3. Review of impact of the archaeological resource

The development proposals will involve ground-breaking works across the Site, which has the potential to impact on buried archaeological remains. The current plans will necessitate the demolition of both 20th-century extensions, whilst the original villa will be retained as part of the current scheme.

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. Recommendation for further work

Following consultation with GMAAS (Greater Manchester Archaeological Advisory Service), no further archaeological work will be required at the site.

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Appendix A

Figures

Figure 1: Site location map

Figure 2: Site boundary superimposed on modern mapping

Figure 3: Site boundary superimposed on the Ordnance Survey map of 1848

Figure 4: Site boundary superimposed on the Ordnance Survey map of 1891

Figure 5: Site boundary superimposed on the Ordnance Survey map of 1908

Figure 6: Site boundary superimposed on the Ordnance Survey map of 1922

Figure 7: Site boundary superimposed on the Ordnance Survey map of 1935

Figure 8: Site boundary superimposed on the Ordnance Survey map of 1947

Figure 9: Site boundary superimposed on the Ordnance Survey map of 1955

Figure 10: Site boundary superimposed on the Ordnance Survey map of 1968

Figure 10: Gazetteer sites superimposed on modern mapping

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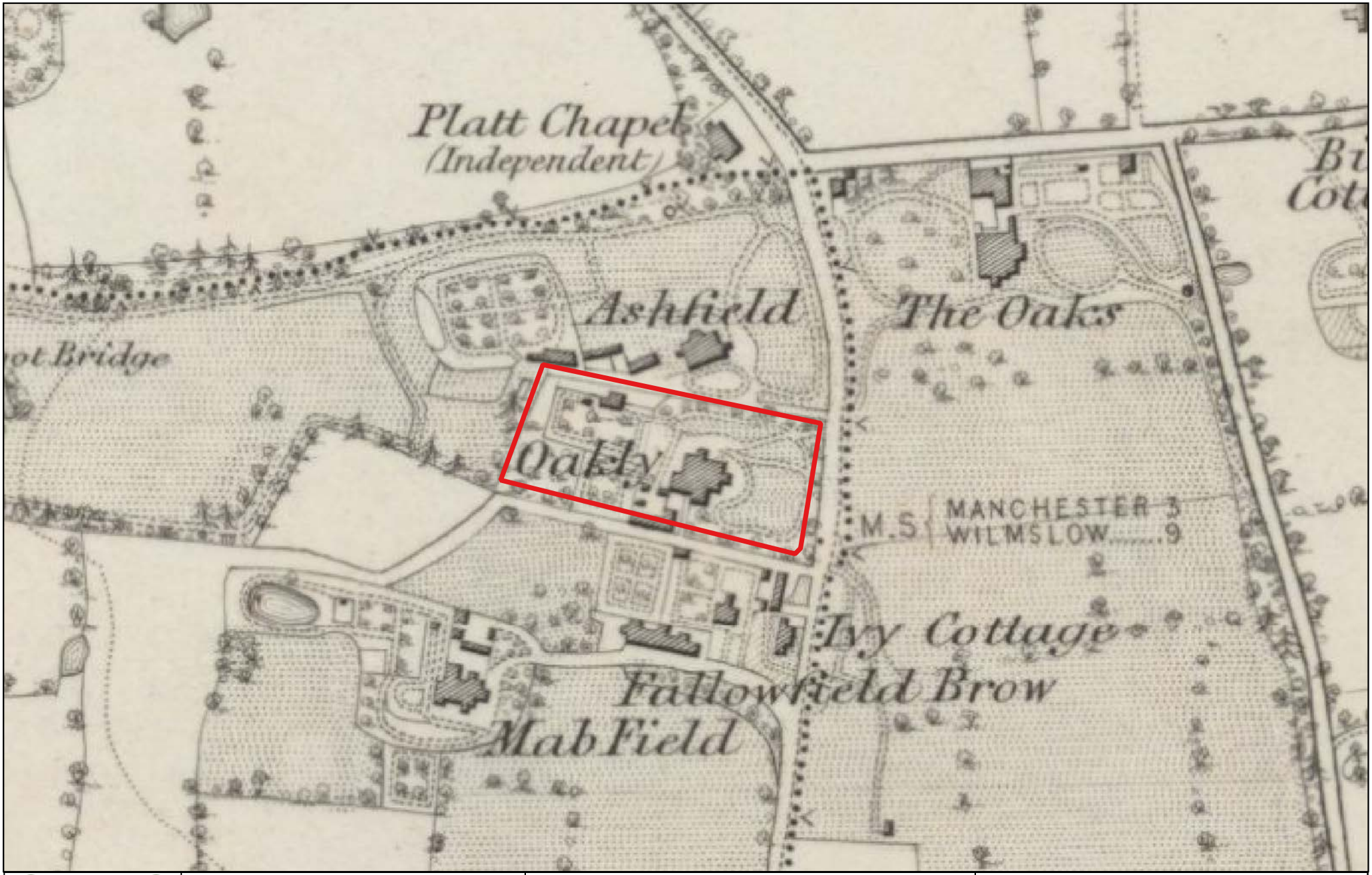
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Figure 2: Site boundary superimposed onto modern mapping

N

Key:
site boundary



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Figure 3: Site boundary superimposed on the Ordnance Survey map of 1848

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Key:
site boundary



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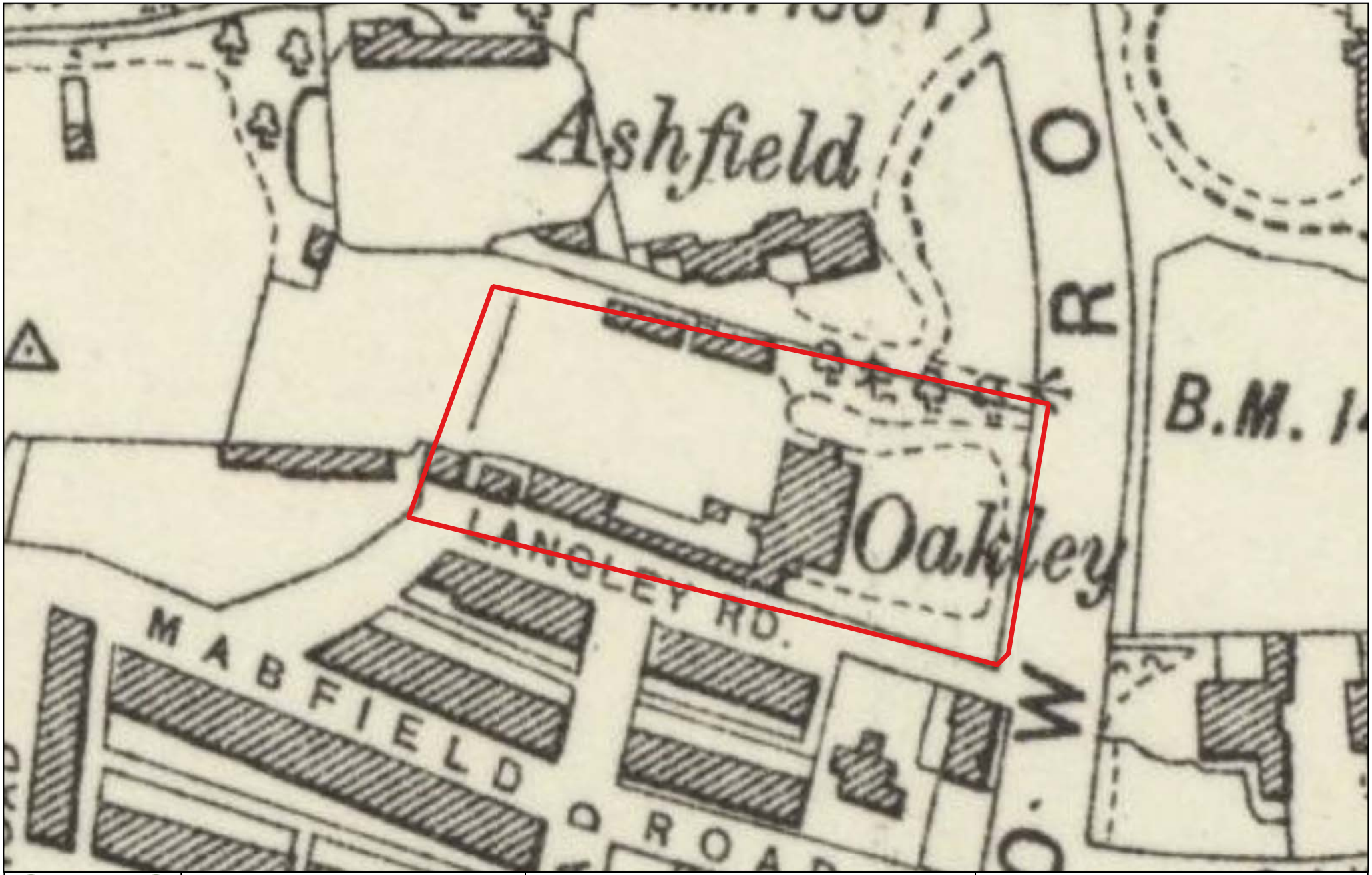
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Figure 4: Site boundary superimposed on the Ordnance Survey map of 1891

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site boundary



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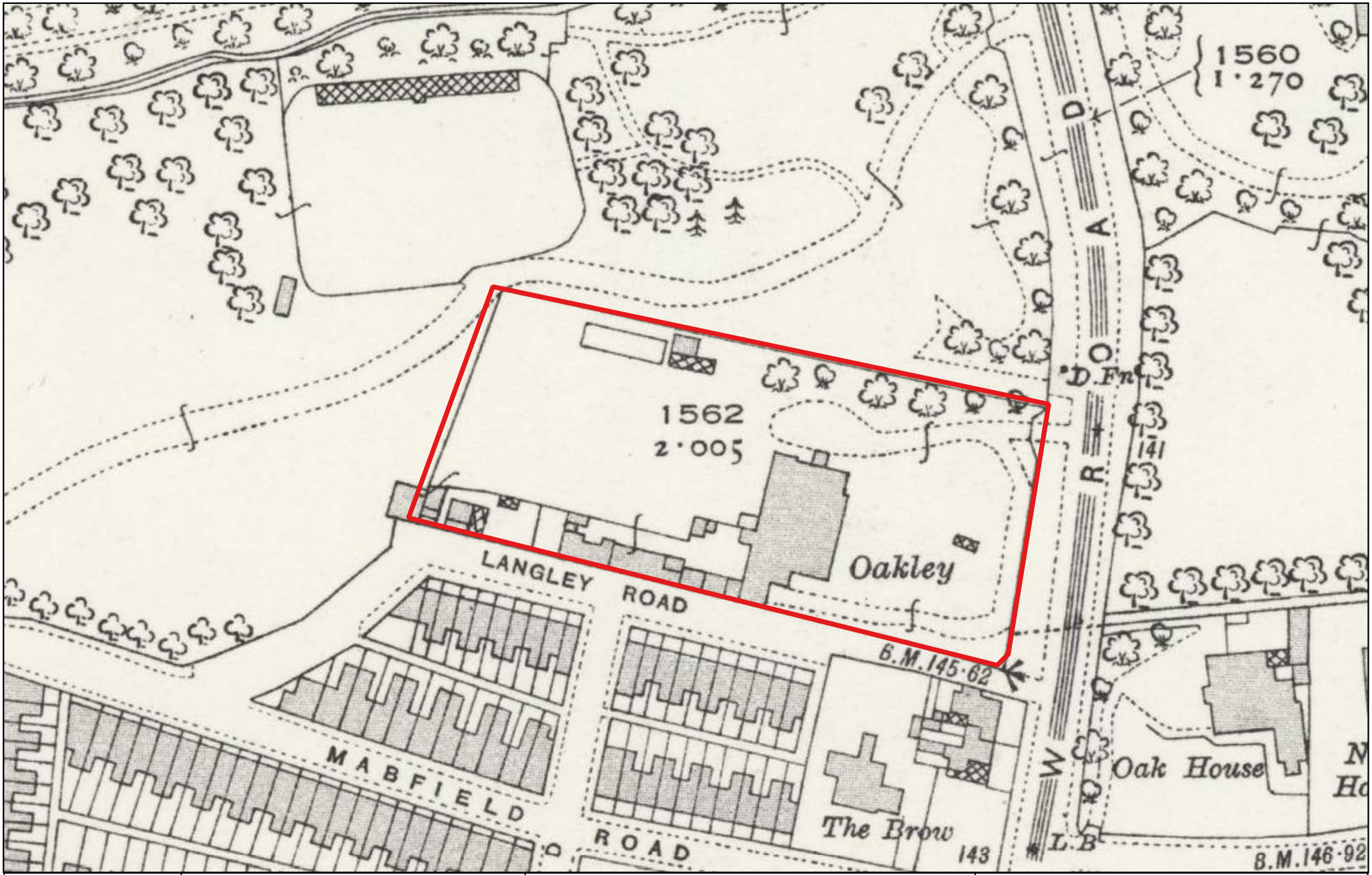
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Figure 5: Site boundary superimposed on the Ordnance Survey map of 1908

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Key:

site boundary



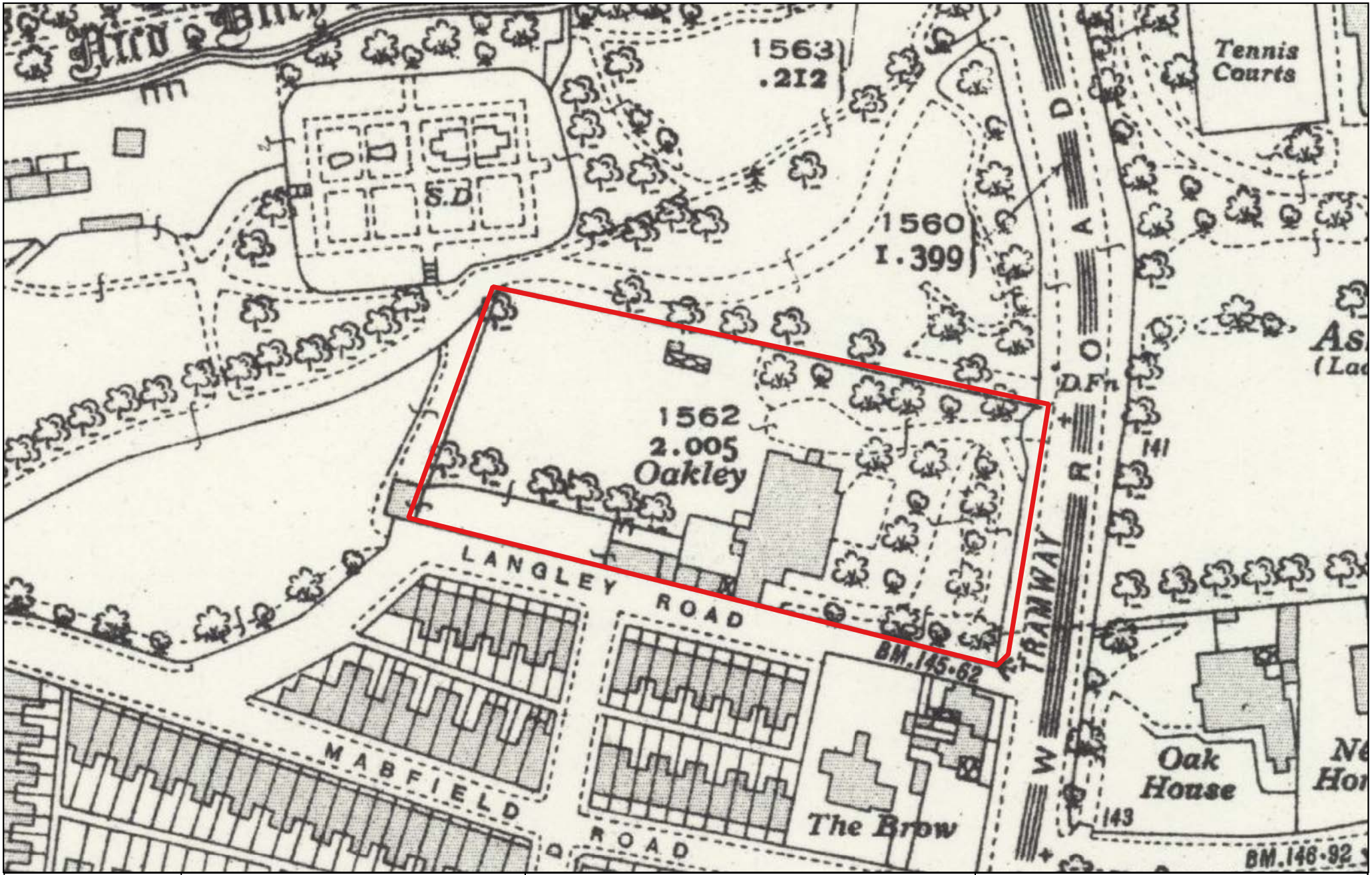
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Figure 6: Site boundary superimposed on the Ordnance Survey map of 1922

N

Key:
site boundary



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Figure 7: Site boundary superimposed on the Ordnance Survey map of 1935

N

Key:

site boundary



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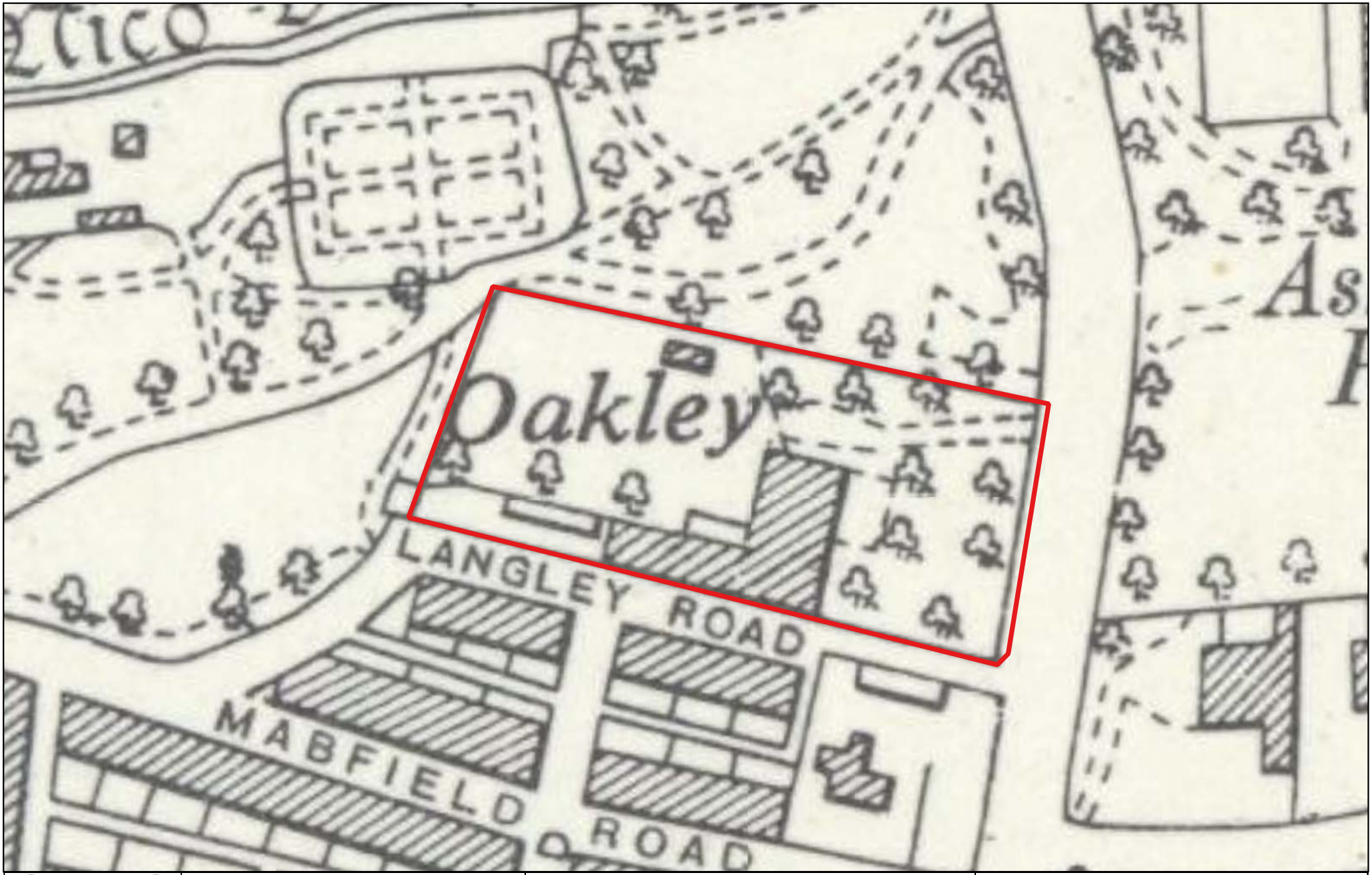
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Figure 8: Site boundary superimposed on the Ordnance Survey map of 1947

N

Key:

site boundary



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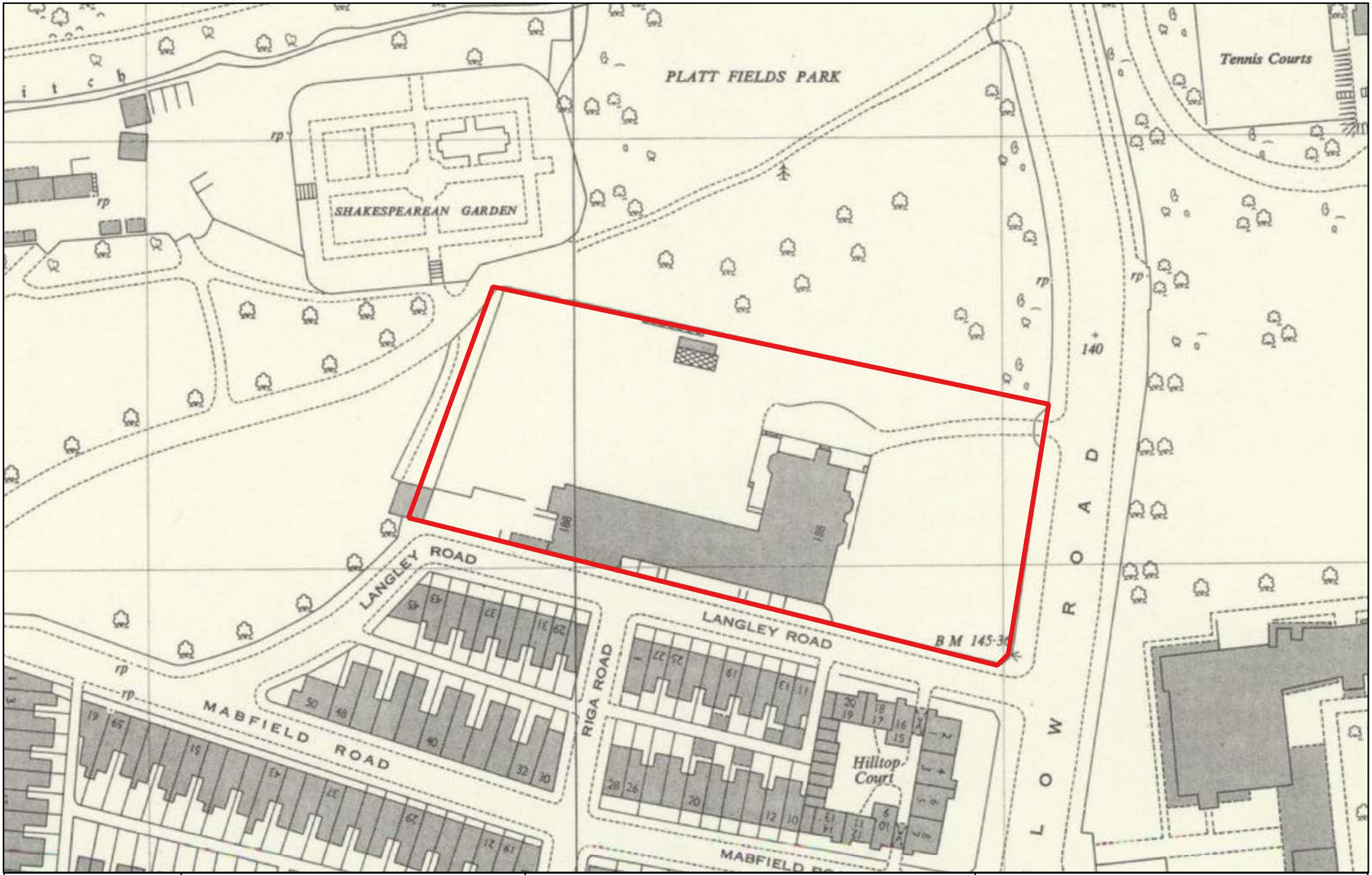
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Figure 9: Site boundary superimposed on the Ordnance Survey map of 1955

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Key:

site boundary



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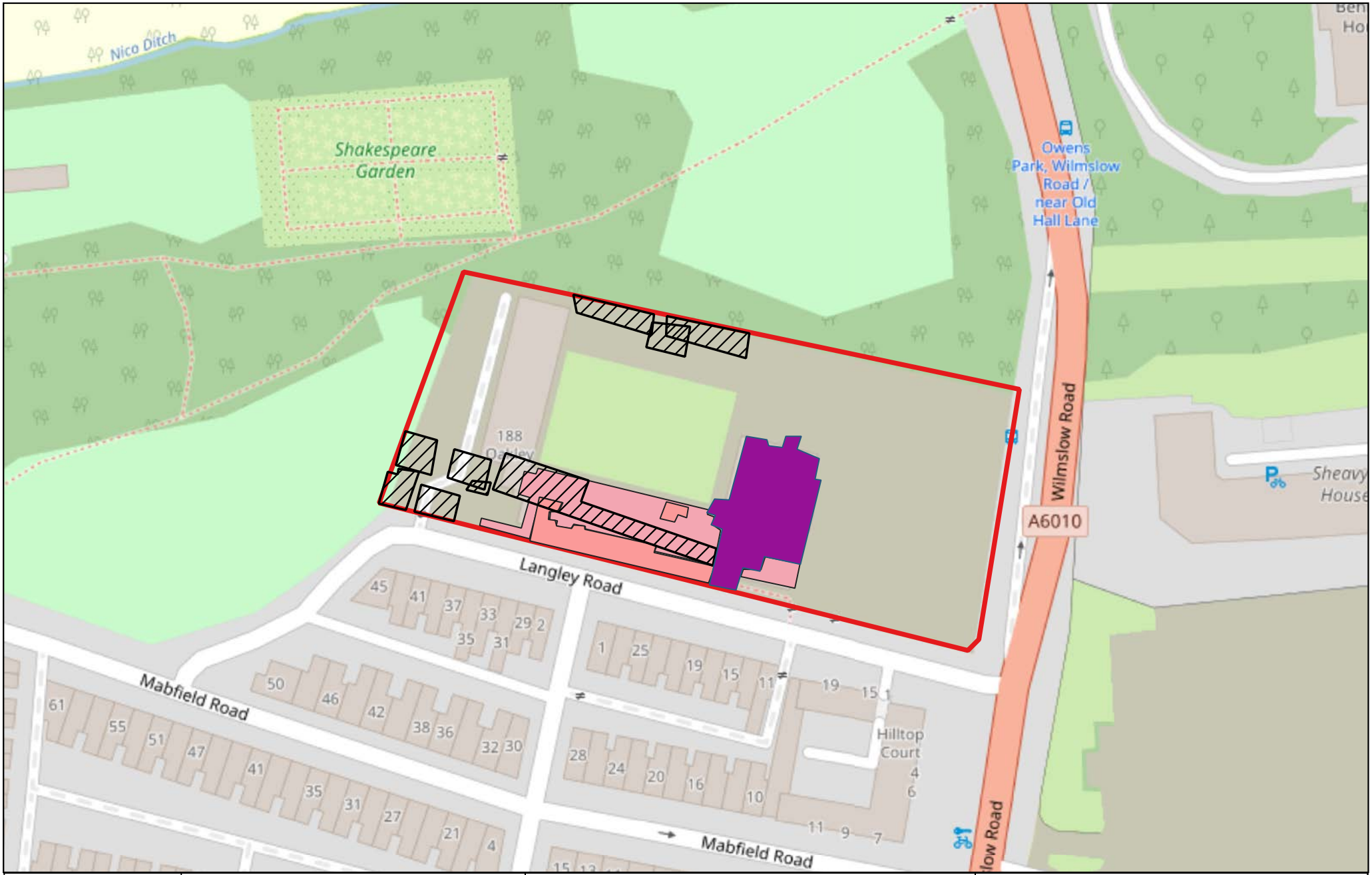
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Figure 10: Site boundary superimposed on the Ordnance Survey map of 1968

N

Key:

site boundary



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Figure 11: Gazetteer sites superimposed onto modern mapping

N

Key:
site boundary
GS01
GS02
GS03
GS04