



HATHERSAGE ROAD, ARDWICK, MANCHESTER

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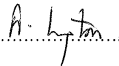
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SUMMARY

Nuffield Health is developing proposals for a new private hospital and integrated well-being facility on the site of the former Manchester Metropolitan University (MMU) Elizabeth Gaskell Campus at Hathersage Road, in the Ardwick area of Manchester (centred on NGR 385432 395750). The construction works required for the proposed development will necessitate considerable earth-moving works, which will inevitably have a negative impact on any buried archaeological remains.

The archaeological potential of the site has been highlighted by a desk-based assessment, which showed that the site had been occupied during the eighteenth and nineteenth centuries by a farmhouse and associated barn, and also had been the site of an early boundary between the townships of Chorlton-on-Medlock and Rusholme. In the light of the conclusions drawn by the desk-based assessment, Oxford Archaeology North was commissioned by Nuffield Health to carry out a programme of archaeological evaluation. This comprised the mechanical excavation of four targeted trenches within the study area in order to evaluate the archaeological resource. The evaluation was carried out in May 2015.

A substantial and well-preserved laid brick surface was revealed along the base of one of the trenches placed across the farmhouse, whilst a stone-built foundation that acted, at least in part, as a drain was exposed in the second trench. Limited excavation of the construction trench for this stone-built structure yielded an assemblage of pottery fragments to which a late seventeenth to nineteenth-century date range can be ascribed. The trench placed across the footprint of the outbuilding associated with the farmhouse similarly revealed a laid brick surface at a shallow depth. This surface retained evidence for repairs that had been executed in both brick and concrete, but nevertheless appeared to be associated with the farmstead structures shown on the historic mapping. The final trench targeted the former township boundary feature depicted on the sequence of historical mapping. However, excavation revealed that this part of the site had been subject to considerable modern disturbance, including a large negative feature that continued to a depth of greater than 1.3m and contained modern materials to depth. No evidence for the historic township boundary was identified, suggesting that it had been destroyed.

Whilst the buried archaeological remains of the former Blackstake farmhouse and associated outbuilding identified in Trenches 1-3 would not merit preservation *in-situ*, their damage or destruction during the course of the proposed development will require an appropriate mitigation strategy to be formulated. Any such strategy will be decided in consultation with the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisors to Manchester City Council. However, it is envisaged that the stripping of the modern surfacing from across the full footprint of Blackstake farmhouse would be an appropriate course of action. This would enable the extent, character and significance of the buried remains to be understood fully, and allow a decision to be reached as to whether any more detailed archaeological excavation and recording was merited in advance of the proposed construction programme. Conversely, the evaluation trenches have concluded that the historic township boundary has been largely destroyed by modern activity and, consequently, does not merit any further investigation.

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Oxford Archaeology North (OA North) would like to thank Kevin McNaul of EC Harris LLP for commissioning and supporting the project on behalf of Nuffield Health. Thanks are also expressed to Norman Redhead, Heritage Management Director with the Greater Manchester Archaeological Advisory Service (GMAAS), for his advice and guidance.

The evaluation was undertaken by Chris Wild and Sarah Mottershead. The report was written by Sarah Mottershead, and the illustrations were prepared by Mark Tidmarsh. The report was edited by Ian Miller, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Nuffield Health is developing proposals for a new private hospital and integrated well-being facility on the site of the former Manchester Metropolitan University (MMU) Elizabeth Gaskell Campus at Hathersage Road, in the Ardwick area of Manchester. The construction works required for the proposed development will necessitate considerable earth-moving works, which will inevitably have a negative impact on any buried archaeological remains.
- 1.1.2 The archaeological potential of the site has been highlighted by a desk-based assessment produced by Oxford Archaeology North (OA North) in April 2015. This study showed that the site had been occupied during the eighteenth and nineteenth centuries by a farmhouse and associated barn, and had also been crossed by an early boundary ditch between the historic townships of Chorlton-on-Medlock and Rusholme. The desk-based assessment concluded that the farm buildings and the early township boundary merited intrusive evaluation by archaeological trial trenching.
- 1.1.3 In the light of the conclusions drawn from the desk-based study, OA North was commissioned by Nuffield Health to carry out a programme of archaeological evaluation. This comprised the mechanical excavation of four targeted trenches within the study area, which aimed to establish character, extent, date and significance of the below-ground archaeological resource. The evaluation trench was carried out in May 2015.

1.2 SITE LOCATION

- 1.2.1 The study area (centred on NGR 385432 395750) lies within the grounds of the former Manchester Metropolitan University Elizabeth Gaskell Campus in the Ardwick area of Manchester. The site is bounded by Hathersage Road to the north, Upper Brook Street to the east and Oxford Place to the south (Fig 1). Further buildings associated with the universities and the hospital are situated between the study area and Wilmslow Road, to the west.
- 1.2.2 The area mainly comprises a relatively level area dominated by the three-storey School of Domestic Sciences building, fronting Hathersage Road, and a modern five-storey college building across the western part of the site. A series of twentieth-century buildings occupy much of the central area, and a row of Edwardian villas front Oxford Place in the south. Much of the open ground is tarmaced with a number of grassed areas (Plate 1).
- 1.2.3 The superficial geology comprises boulder clay with patches of sand and gravel, overlying Permo-Triassic rock formations of the Sherwood Sandstone Group (Hall *et al* 1995).



Plate 1: Ariel view across the study area

2. METHODOLOGY

2.1 EVALUATION TRENCHING

- 2.1.1 Four trenches were excavated mechanically across the footprint of features identified in the desk-based assessment as being of potential archaeological interest. Trenches 1 and 2 were located across the site of the former Blackstake farmhouse that is depicted on eighteenth- and nineteenth-century mapping, and located in the western part of the study area. Trench 3 was located across the footprint of the associated outbuilding in the eastern side of the study area, which is thought to have been a large barn. Trench 4 was located across the line of an early township boundary along the southern part of the study area.
- 2.1.2 Excavation of the modern ground surface was undertaken by a mechanical excavator using a toothless ditching bucket to the top of the first significant archaeological level. The work was supervised closely by a suitably experienced archaeologist. Thereafter, all archaeological deposits were cleaned manually to define their extent, nature, form and, where possible, date. The trenches were recorded following the methodology set out in the Project Design (*Appendix 1*).

2.2 ARCHIVE

- 2.2.1 A full archive of the work has been prepared to a professional standard in accordance with current English Heritage guidelines (1991) and the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990). The archive will be deposited with the Manchester Museum on completion of the project. In addition, a copy of the report will be forwarded to the County Historic Environment Record (HER).

3. BACKGROUND

3.1 HISTORICAL BACKGROUND

- 3.1.1 The earliest published map of the area is that produced by William Yates in the 1770s, which shows Chorlton Row to have been concentrated along the line of the Manchester to Stockport road. At this date, Chorlton Row was sparsely populated, with only 46 houses and 226 inhabitants recorded in 1774 (Brumhead and Wyke nd, ii).
- 3.1.2 Yates' map show relatively scant development along Oxford Road, which at this date was a branch road leading from the Stockport road at Ardwick Green. The Stockport road itself was part of an early major north/south routeway, which under an Act of Parliament in 1725 became one of the first turnpikes within the region, under the management of the Manchester and Buxton trust. In 1749 an Act was passed allowing the branch road from Ardwick Green to Didsbury, which included Oxford Road, to come under the care of the trust, and four years later a further Act extended this turnpike from Didsbury to Wilmslow. The section of the road through Chorlton-upon-Medlock ceased to be a turnpike under an Act of 1830, which handed over the responsibility for its upkeep to the township (Harrison 1916, 138-40, 150). The whole length of this road was called Oxford Street until about the 1880s (Makepeace 1995, 16).
- 3.1.3 The character of Chorlton-upon-Medlock was transformed during the first half of the nineteenth century by the southern spread of the industrial town of Manchester. Shortly after the opening of Oxford Road, the Chorlton Hall estate in the north of the township was bought by Samuel Marsland and his brother Peter, two prominent cotton manufacturers from Stockport, and William Cooper and George Duckworth of Manchester (Brumhead and Wyke nd, ii). Their intention was to develop the estate as a suburb of the Manchester, centred on a new square, known originally as Grosvenor Square and later as All Saints after the church which was built there in 1819-20.
- 3.1.4 The southern part of the Chorlton-upon-Medlock township during this period also emerged as a fashionable area in which to build villas for the town's wealthy elite. In 1837, Richard Love was commissioned to plan a 70-acre private estate. By 1845, about a dozen houses had been built and the Victoria Park Trust had been formed by residents. The size and distribution of these large villa residences in the vicinity of the present study area is captured on the Ordnance Survey map of 1848.
- 3.1.5 Professional classes moved into the area during the second half of the nineteenth century, and several of the villas came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Madox Brown, both lived in Addison terrace, and Richard Cobden lived at Crescent Gate.

3.2 THE DEVELOPMENT OF THE SITE

- 3.2.1 The earliest reliable cartographic sources to show the study area is William Yates' survey of the 1770s, which shows the site to have been undeveloped land situated a short distance to the south-west of a substantial building, probably a large farm, annotated 'Blakestake'. The next surveys of the area are provided by Greenwood's map of 1818, and William Johnson's *Map of the Parish of Manchester*, surveyed in 1818-19. Greenwood map appears to show Blakestake to have comprised three buildings, two of which lie within the proposed development area. Johnson similarly shows three buildings, although identifies them as 'Blackstake'. The buildings had an entirely rural prospect, and do not appear to have been served by any formal road that linked with the principal thoroughfares. Greenwood and Johnson also depict a significant boundary feature crossing the southern part of the Site Area. This formed the township boundary between Chorlton-upon-Medlock and Rusholme.
- 3.2.2 The rapid pace of development during the following decades can be seen on the first edition Ordnance Survey 6": 1 mile map that was surveyed in 1844 (Plate 2). The Ordnance Survey also produced a detailed map of the area at a scale of 1:1,056 in 1850, based on a survey that was completed during the previous year. This map clearly annotates Blackstake Farm, seemingly set in landscaped grounds, with what may have been an orchard to the south-west of the farmhouse (Plate 3). The farm was approached via a drive from High Street (Hathersage Road), which led to a central farmyard. A rectangular building on the eastern side of the central yard probably formed a barn and/or was used for livestock. The southern edge of the farm complex was formed by the historic township boundary ditch.



Plate 2: Extract from the Ordnance Survey 6": 1 mile map of 1848

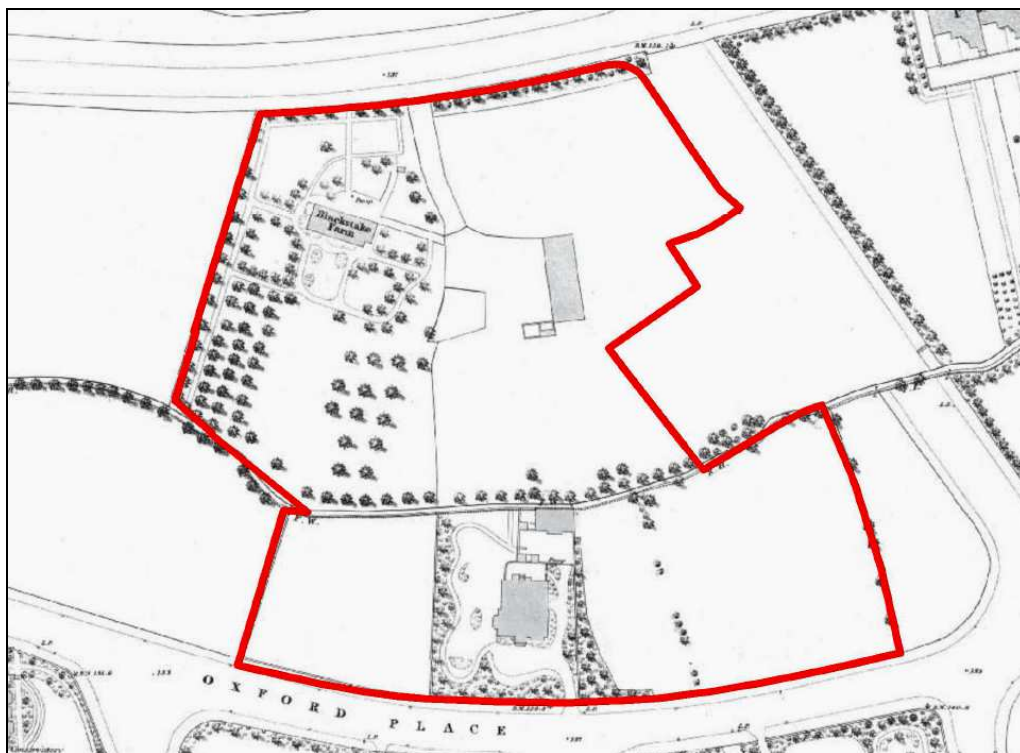


Plate 3: Extract from the Ordnance Survey 1:1,056 map of 1850, showing the boundary of the proposed development area

- 3.2.3 The next available plan of the study area is provided by the next edition of Ordnance Survey mapping, which was published in 1892 at a scale of 25": 1 mile, and shows the site had been subject to some development during the second half of the nineteenth century. The footprint of Blackstake Farm and its associated outbuildings appears unchanged, although a glasshouse is shown to have been built opposite the farmhouse. The same configuration of buildings is shown on the Ordnance Survey map of 1908, although part of the wooded area/orchard appears to have been cleared of trees.
- 3.2.4 Within a few years of 1908, however, Blackstake Farm and its outbuildings had been demolished, and a new school erected along the southern side of Hathersage Road. This school was built by the Manchester Education Committee in 1912 as the Manchester College of Domestic Science. The building was intended for the training of teachers of domestic subjects, and was designed to accommodate 300 students. However, the demand for housekeepers' courses and for the training of women entering the catering industry resulted in the college providing courses in demonstration and institutional management up to the level of the National Certificate Examination. The new building comprised an architecturally impressive three-storey range along Hathersage Road, with a wider wing block at each end. The footprint of the new school is shown on the next edition of Ordnance Survey mapping, which was published in 1922 (Plate 4). This map also marks the route of the historic township boundary between Chorlton-upon-Medlock and Rusholme, implying that it persisted as a feature of the landscape.

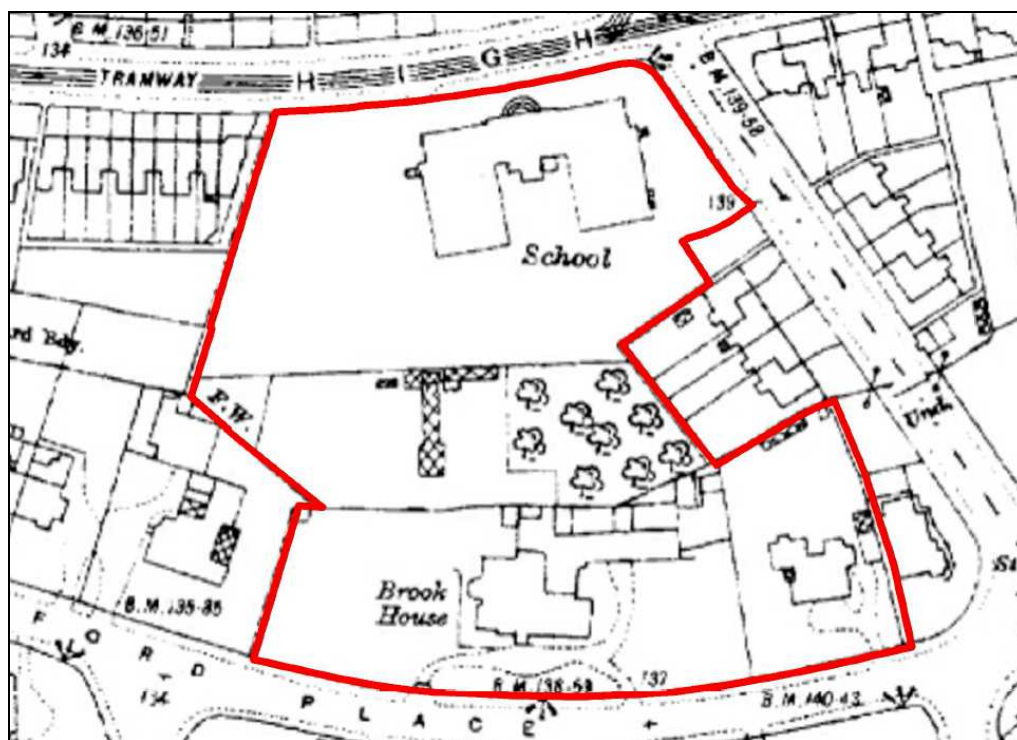


Plate 4: Extract from the Ordnance Survey 25": 1 mile map of 1922, showing the boundary of the proposed development area

- 3.2.5 In 1959, the college expanded its teacher training capacity to include primary school teachers, and new buildings were erected on the campus to cater for an expansion of the student capacity to 500. A speech therapy training course was introduced during the following year, creating the first link with the University of Manchester, to which the college became affiliated to subsequently. It was during this period that the name of Elizabeth Gaskell College of Education was adopted.
- 3.2.6 By the early 1970s, the college was offering a range of courses to degree level, together with a post-graduate certificate in education. The layout of the buildings on the site at this time is captured on the Ordnance Survey map of 1970. This shows a range of adjoining new buildings in the central part of the site, the north-eastern corner of which subsumed the footprint of the original outbuildings associated with Blackstake Farm, and the glasshouses to the south of the farmhouse. The historic township boundary appears to have been infilled by this date, with its route being marked by the Ordnance Survey as a dashed line.
- 3.2.7 In 1982, the Manchester Education Committee allowed Manchester Polytechnic (latterly MMU) to take over the college as part of a cost-cutting exercise.

4. SUMMARY OF RESULTS

4.1 INTRODUCTION

- 4.1.1 The Written Scheme of Investigation allowed for the excavation of three trenches, placed across the footprint of the Blackstake Farm and its associated outbuilding, and the historic township boundary (*Appendix 1*). However, the single trench that was intended to investigate the farmhouse in the western part of the study area was divided into two shorter trenches in order to avoid a live service cable. The evaluation thus comprised the excavation of four targeted trenches. Trenches 1 and 2 were located across the former farmhouse at the western side of the study area. Trench 3 was located across the footprint of the farm outbuilding, and Trench 4 was placed across the line of the historic township boundary (Fig 2).

4.2 EVALUATION TRENCHING

- 4.2.1 **Trench 1:** this trench measured 10 x 1.8m, and was excavated to a maximum depth of 0.86m. It was aligned north/south within the western part of the site, and aimed to investigate the presence or absence of any buried remains pertaining to Blackstake farm.
- 4.2.2 A layer of mixed yellowish-grey clay (**106**) was exposed along the base of the excavated trench, clearly representing the natural geology. This layer was cut by a ceramic field drain and a lead water pipe, which were both aligned approximately east/west across the northern part of the trench (Fig 3). The natural geology (**106**) was also cut by a stone-built structure (**104**) that was revealed along the western edge of the trench. The structure was aligned broadly north/south, and was exposed for a distance of 5.1m along the base of the excavated trench (Plate 5). The structure appeared to have been a stone-capped drain, although may also have represented part of the foundations for Blackstake farmhouse.
- 4.2.3 An assemblage of pottery fragments was recovered from the limited excavation of the construction trench (**105**) for the stone-capped drain/wall foundation. An eighteenth-century date can be ascribed to most of these fragments of pottery, although a few sherds could potentially be of a seventeenth-century date (*Section 4.3 below*).
- 4.2.4 The stone-capped drain/wall foundation was sealed by a layer of dark brownish-grey loam, which was present along the entire trench (**103**). This was overlain at the southern end of the trench by a compacted deposit of mixed levelling material (**102**), which had presumably derived from the demolition of Blackstake farmhouse and the subsequent redevelopment of the site. This material was sealed by a 0.1m thick layer of turf and topsoil (**101**).



Plate 5: The stone-capped drain/wall foundation exposed in Trench 1, looking north

- 4.2.5 **Trench 2:** this trench measured 10 x 1.8m, and was excavated to a maximum depth of 0.4m. It was aligned approximately north/south, parallel to Trench 1, and was located within the western part of the site over the footprint of Blackstake Farm, as shown on the sequence of historical maps.
- 4.2.6 An uneven brick surface (**204**) was revealed along the base of the excavated trench (Plate 6). The surface comprised hand-made bricks, with occasional fragments of sandstone, which appeared to have been laid in north/south-aligned rows. Limited excavation of the surface concluded that the bricks had been laid onto the natural clay geology. The surface appeared to have been cut at the northern end by a concrete floor (**203**), which may have represented a late modification to the farmhouse.
- 4.2.7 Brick surface **204** was overlain by a 0.15m thick layer of mid-brown silty clay (**202**), which was sealed by a 0.7-0.25m deposit of limestone chippings (**201**) that formed levelling material for the modern asphalt surface.



Plate 6: Brick floor **204** revealed in Trench 2, looking south

- 4.2.8 **Trench 3:** this north/south-aligned trench measured 13.8 x 1.8m, with a 3.7m long section at the north end extended to 2m in width. The trench was excavated to a maximum depth of 0.31m, and was placed across the footprint of the large outbuilding associated with Blackstake Farm.
- 4.2.9 The northern 8.3m of the trench comprised a brick surface, similar to that revealed in Trench 2 (Plates 7 and 8). This was a single course thick of bricks set on edge. The southern 6m of the surface was irregular with a mixture of hand-made bricks, frogged bricks and refractory tile, seemingly representing a later modification/repair to the more regularly laid surface that occupied the northern part of the trench (Plate 7). The bricks were all laid onto a layer of brown clay.



Plate 7: The roughly repaired brick surface and concrete kerb in Trench 3, looking north

- 4.2.10 Towards the south end of the trench was a concrete kerb set within a 0.1m wide sand-filled construction trench (Plate 7). This cut through the layer of brown clay that underlay the brick surface.

- 4.2.11 More concrete underlay the western edge of the excavated trench, whilst an extension at the northern end of the trench revealed that this abutted a concrete drain gulley with a lower concrete plinth along its southern side, revealed at a depth of 0.2m below the existing ground level (Plate 8). The plinth abutted a rough brick floor surface or levelling layer of larger bricks set in a matrix of ash and clinker. The southern end of this surface had been broken, suggesting that the surface was several layers thick.



Plate 8: Regularly laid brick surface, with the concrete drain and surface of larger bricks, looking south

- 4.2.12 **Trench 4:** this trench measured 10 x 1.7m, and was excavated to a maximum depth of 0.4m. It was aligned in an approximately north/south direction, and was located within the southern part of the site across the line of the historic township boundary.
- 4.2.13 Excavation of the trench revealed several layers of redeposited material and modern infilling. At the southern end of the trench, this comprised a steep-sided cut filled with plastic, full bricks and fragments of nineteenth- and twentieth-century pottery was revealed in the southern part of the trench. This continued to a depth of greater than 1.3m below the existing ground surface, and beyond the limit of excavation to the south. This cut an earlier deep layer of backfill, comprising dark, silty clay, again with brick and ceramic fragments. This similarly continued to a depth greater than 1.3m below present ground layer, and was sealed with yellowish limestone rubble aggregate below a levelling layer of sand.
- 4.2.14 In the northern part of the trench, the sand was sealed with more modern demolition debris, comprising fragments of brick, plaster and timber, possibly representing the dumping of rubble from buildings demolished elsewhere within the site.
- 4.2.15 No evidence for the early township boundary ditch was observed in the trench, with the identified stratigraphy suggesting that the area has been heavily disturbed and remodelled in the late nineteenth and twentieth centuries.



Plate 9: West-facing section, Trench 4

4.3 THE FINDS

- 4.3.1 In total, 49 artefacts were recovered from the evaluation trenching. The vast majority of the assemblage (46 fragments) comprised sherds of pottery, all of which were recovered from the fill of the construction trench (**105**) for the stone-capped drain/wall foundation in Trench 1. In addition, three fragments of glass were also recovered from the same feature.
- 4.3.2 **Pottery:** several distinct types of fabrics were recognised amongst the group of pottery (Table 1). These included utilitarian kitchenware vessels, together with finer tablewares, reflecting some degree of affluence amongst former occupants of the site. The fragments of pottery were all in a reasonable condition, and have a date range spanning the seventeenth to early nineteenth century.
- 4.3.3 It is of note that wares such as under-glaze transfer-printed wares, which characterise mid- and late nineteenth-century pottery assemblages, were absent from the excavated group, suggesting that the recovered material had not been subject to post-depositional disturbance.

Fabric	Count	Date
Blackware	3	Late seventeenth to early eighteenth century
Mottled ware	7	Early to mid-eighteenth century
Pearlware	7	Late eighteenth-early nineteenth century
Dark-glazed red earthenwares	15	Eighteenth-nineteenth century
White salt-glazed stoneware	6	Early to mid-eighteenth century
Brown salt-glazed stoneware	4	Early to mid-eighteenth century
Buff-bodied / red earthenware	4	Eighteenth-early nineteenth century

Table 1: Relative quantities of post-medieval pottery recovered during the evaluation

- 4.3.4 **Blackwares:** early Blackware is defined by Barker (2008) as a lead-glazed earthenware, the origin of which was in the Cistercian wares of the late fifteenth and sixteenth centuries, with its popularity being at its greatest between *c* 1650 and 1720. Three sherds of this fabric type were present in Trench 1 (Plate 10), and whilst the sherds were all small, one fragment can be identified positively as part of a handle for a small mug or cup. These sherds probably represent the earliest pottery in the assemblage, and are likely to date to the late seventeenth or early eighteenth century.



Plate 10: Fragments of Blackware from Trench 1

- 4.3.5 *Mottled Ware*: Barker (2008) suggests that manufacture of mottled ware occurred in c 1700-70, although Dr Plot, writing in the late seventeenth century, also notes that it was being produced at this time (Plot 1686, 123). The vessel forms that can be identified in the assemblage for the evaluation trenches includes dishes and/or bowls (Plate 11).
- 4.3.6 *Pearlware*: seven fragments of pearlware vessels were present in the assemblage, including at least one sherd of a feather-edge plate (Plate 12). This type of pottery had become the most widely used tablewares by the early nineteenth century, partially because of their cheapness (Barker 2010, 15). These date, in broad terms, to between 1780 and the 1830s (Barker 2008).
- 4.3.7 *White salt-glazed stoneware*: this fabric type was first introduced in the 1720s, and in the following two decades it was dominated by tea wares, following an increasing trend in the consumption of tea and coffee, with their relative cheapness allowing their use by a wider section of the populace (Skerry 2008).
- 4.3.8 White salt-glazed stoneware is quite brittle, and it can thus sometimes be difficult to positively identify vessel forms due to fragmentation. However, amongst the six sherds recovered from the evaluation (Plate 13), it seems that at least two fragments derived from cups or mugs, became common in the 1720s and 1740s (Barker 2010, 6).
- 4.3.9 *Brown salt-glazed stoneware*: four sherds of this fabric type were recovered from the evaluation (Plate 14). One sherd displayed a rouletted decoration of a type that has been dated to the earlier eighteenth century (Danby and Philpott 1985, 77-84). None of the fragments were large enough, however, to provide a firm indication of their original form.



Plate 11: Fragments of mottled ware dishes/bowls



Plate 12: Fragments of pearlware, including a feather-edged plate



Plate 13: Fragments of white salt-glazed stoneware



Plate 14: Fragments of brown salt-glazed stoneware

- 4.3.10 *Dark-glazed red earthenwares*: the largest group from the evaluation trenches consists of dark-glazed red earthenwares (Table 1). This particular ware was ubiquitous in the North West, and largely represents utilitarian kitchen wares. Notable groups of this pottery type have been recovered from Salford, Wigan and Liverpool (OA North 2014; OA North 2008; Philpott 1985). The vessel forms that could be recognised amongst the group from Trench 1 included cylindrical jars (Plate 15), typical used for storage purposes in a kitchen.



Plate 15: Fragments of dark-glazed earthenware

- 4.3.11 In terms of source, the dark-glazed red earthenwares could have been produced at any of a number of different local manufacturing sites using the clays of the South Lancashire coalfields, including Rainford, active in the seventeenth century (Davey 1989, 104-5), and Prescot, Merseyside, which was producing dark-glazed redwares from the sixteenth to the early twentieth century (*op cit*, 103-4). The excavated examples, however, are more likely to have been manufactured locally, and whilst a firm date cannot be ascribed with any degree of confidence, they are likely to have been manufactured during the eighteenth or nineteenth centuries. The lack of chronological precision is a reflection on the longevity of the dark-glazed red earthenware tradition, which has a long life-span and is notoriously difficult to date, unless accompanied by other, more precisely dated, pottery types.
- 4.3.12 The assemblage also included four fragments of brown-glazed earthenwares, which probably date to the eighteenth or early nineteenth century. These included tableware forms, such as cups and bowls.
- 4.3.13 **Glass**: three small fragments of dark green glass were recovered from Trench 1. These all derived from bottles, and may be dated to the eighteenth or early nineteenth centuries.

5. DISCUSSION

5.1 FARMHOUSE AND OUTBUILDING

5.1.1 Trenches 1, 2 and 3 revealed that substantial remains survived below current ground level. These include a stone-built drain and possible building foundation associated with Blackstake Farm, and laid brick surfaces that retain physical evidence for repairs and alterations, suggesting multiple phases. The fragments of pottery recovered from Trench 1 suggest occupation from the late seventeenth to early nineteenth century, whilst the historical map sequence indicates that the farm was occupied into the early twentieth century. Whilst there are a few comparable examples of post-medieval farmsteads on Manchester's urban fringe that have been subject to archaeological excavation, the gaps in the current understanding of this monument type has been highlighted in the current *Archaeological Research Framework for North West England* (Brennand 2007).

5.1.2 The remains of the floor surfaces were revealed at a depth of 0.2-0.4m below the modern ground surface, and the associated stone-capped drain was found at a depth of 0.86m. This suggests that any earthmoving operations or intrusive ground works necessitated by redevelopment of the site has potential to have a significant negative impact on buried archaeological remains.

5.2 BOUNDARY DITCH

5.2.1 No evidence of the historic township boundary was found in Trench 4. Excavation of this trench revealed large amounts of modern debris and infilling, implying that the area had been subject to considerable disturbance during the late nineteenth and twentieth centuries. This disturbance has clearly had a negative impact on the historic boundary, at least in the south-western part of the study area, reducing any archaeological interest in the feature. In particular, the remains of the boundary seemed to have very little potential to retain palaeo-environmental evidence that could inform an understanding of the local environment during the post-medieval period.

6. SIGNIFICANCE AND RECOMMENDATIONS

6.1 SIGNIFICANCE

- 6.1.1 Trenches 1, 2 and 3 revealed that there is considerable potential for buried remains of both the farmhouse and the outbuildings *in-situ* to survive below the current ground level. Whilst there are a few comparable examples of post-medieval farmsteads on Manchester's urban fringe that have been subject to archaeological excavation, the gaps in the current understanding of this monument type has been highlighted in the current *Archaeological Research Framework for North West England* (Brennand 2007).
- 6.1.2 The results obtained from the evaluation trenches suggest that the site may contain some buried remains of local or borough importance. In particular, the seemingly well-preserved brick surface and stone drain/wall foundation exposed in trenches 1 and 2 raise the possibility that the foundations of Blackstake farmhouse may survive *in-situ*. Obtaining physical evidence for the farmhouse has the potential to inform several of the initiatives stated in the current archaeological research agenda for the post-medieval period (Newman and McNeil 2007, 117-32):
- *Initiative 6.1*: 'The available data set should be greatly enlarged. Stratified artefact sequences from both small towns and rural settlements need to be collected, in order to establish the character of ceramic use throughout the region and to create the basis for socio-economic interpretation';
 - *Initiative 6.6*: 'Elite houses need to be studied in their social context';
 - *Initiative 6.8*: 'Sites of well preserved house remains and their environs should be targeted for excavation';
 - *Initiative 6.15*: 'Excavations of abandoned farms and cottages should be a high priority, especially where the ownership or tenancy is documented, in order to study the material culture of individual households';
 - *Initiative 6.33*: 'Improve the regional knowledge of ceramic vessel form and fabric type chronologies'.
- 6.1.3 The site of the ancillary building, which probably represents a large barn, similarly has some potential to inform the stated initiatives in the research agenda, although the remains if this building have evidently been subject to some repairs and/or remodelling during the late nineteenth and twentieth centuries. The footprint of this building, moreover, continues beneath the existing 1960s structure, the construction of which is likely to have removed any remains of the barn, thus slightly reducing the archaeological significance of the heritage asset.

6.2 RECOMMENDATIONS

- 6.2.1 Whilst the buried archaeological remains of the former Blackstake farmhouse and associated outbuilding identified in Trenches 1-3 are not considered to be of national importance, which would merit preservation *in-situ*, their damage or destruction during the course of the proposed development will require an appropriate mitigation strategy to be formulated. The most appropriate form of any further investigation will be decided in consultation with the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisors to Manchester City Council. However, an appropriate strategy would be to strip the modern surfacing from across the full footprint of Blackstake farmhouse. This would enable the extent, character and significance of the buried remains to be understood fully, and allow a decision to be reached as to whether any more detailed archaeological excavation and recording was merited in advance of the proposed construction programme.
- 6.2.2 A similar approach to the site of the outbuilding revealed in Trench 3 may also be appropriate, although part of the footprint of this building lies beneath the modern structure that occupies the site, and would thus be difficult to investigate further prior to demolition. Alternatively, it may be possible to create an adequate archaeological record of this heritage asset via maintaining a watching brief during the demolition programme.
- 6.2.3 The evaluation trenches have concluded that the historic township boundary has been largely destroyed by modern activity and, consequently, does not merit any further investigation.

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APPENDIX 1: WRITTEN SCHEME OF INVESTIGATION

April 2015

**Oxford
Archaeology
North**

HATHERSAGE ROAD, MANCHESTER



ARCHAEOLOGICAL EVALUATION WRITTEN SCHEME OF INVESTIGATION

Proposals

The following Written Scheme of Investigation is offered in response to a request from Nuffield Health for an archaeological evaluation in advance of the proposed redevelopment at the former MMU Elizabeth Gaskell Campus on Hathersage Road, Manchester.

1. BACKGROUND

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Nuffield Health is developing proposals for a new private hospital and integrated well-being facility on the site of the former Manchester Metropolitan University (MMU) Elizabeth Gaskell Campus at Hathersage Road in Manchester (centred upon NGR 385432 395750).
- 1.1.2 The construction works required for the proposed development will necessitate considerable earth-moving works, which will inevitably have a negative impact on any buried archaeological remains. The archaeological potential of the site has been highlighted by a desk-based assessment produced by Oxford Archaeology North (OAN) in April 2015. This comprehensive study showed that the site had been occupied during the 18th and 19th centuries by a farm house and associated barn, and also had been the site of an early boundary between the townships of Chorlton-on-Medlock and Rusholme. The desk-based assessment concluded that the farm buildings and the early township boundary merited intrusive evaluation by archaeological trial trenching.
- 1.1.3 This Written Scheme of Investigation (WSI) has been formulated on request from Nuffield Health to submit a costed proposal to carry out the required programme of archaeological evaluation. In the event of significant archaeological remains being discovered in the trenches, further archaeological investigation is likely to be required. Any such additional works will be carried out in accordance with an Updated WSI.

1.2 OXFORD ARCHAEOLOGY

- 1.2.1 Oxford Archaeology is an educational charity under the guidance of a board of trustees with over 35 years of experience in archaeology, and can provide a professional and cost-effective service. We are the largest employer of archaeologists in the country (we currently have more than 300 members of staff), and can thus deploy considerable resources with extensive experience to deal with any archaeological obligations you or your clients may have. OA is an Institute for Archaeologists Registered Organisation (No 17). We have offices in Lancaster and Oxford, trading as Oxford Archaeology North (OA North) and Oxford Archaeology South (OA South) respectively, enabling us to provide a truly nationwide service. All work on the project will be undertaken in accordance with relevant professional standards, including:
 - IfA's *Code of Conduct* (1999); *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (1999); *Standard and Guidance for Archaeological Evaluations* (1999);
 - English Heritage's *Management of Archaeological Projects*, 1991;
 - The European Association of Archaeologists *Principles of Conduct for Archaeologists Involved in Contract Archaeological Work* (1998).

- 1.2.2 OA North has unrivalled experience in the assessment, evaluation and excavation of former industrial and associated residential sites, particularly in the context of the Northwest of England. We have an extensive portfolio of excavating the buried remains of industrial period sites in Manchester and Salford.

2. AIMS AND OBJECTIVES

2.1 ACADEMIC AIMS

- 2.1.1 The main research aim of the investigation, given the commercial nature of the development, will be to establish the presence or absence of buried archaeological remains on the site and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential.

2.2 OBJECTIVES

- 2.2.1 The objectives of the project may be summarised as follows:

- to determine the presence, character, and extent of the 18th-century farmhouse and associated barn'
- to determine the presence, character, and extent of the early township boundary.

- 2.2.2 The required stages to achieve these ends are as follows:

- ***Evaluation Trenching:*** the initial stage of the works will comprise the excavation of three targeted trenches, each measuring up to 20m long, to determine the presence or absence of any buried remains of archaeological interest, and to establish the extent of any further work, if any, which will be required in advance of the groundworks associated with the proposed development;
- ***Post-excavation Assessment and Reporting:*** a programme of post-excavation work, leading to the production of a fully illustrated report and project archive will be carried out on completion of the fieldwork. The report will provide an assessment of the significance of any buried archaeological remains that are found to survive beneath the modern ground surface.

- 2.2.3 Where significant buried remains are found to survive, and will be damaged or destroyed during the proposed development, further excavation will be required. This will be carried out in accordance with an updated Written Scheme of Investigation that will be formulated in consultation with GMAAS

3. METHOD STATEMENT

3.1 INTRODUCTION

- 3.1.1 Experience has shown the importance of a close working relationship between the client and their archaeological contractor on complex development projects. Such a relationship will help to ensure the timely and successful completion of the project in an efficient and cost-effective manner, achieving high technical and academic standards, whilst meeting all the requirements of the tender documentation, and fulfilling all the client's archaeological obligations. This ethic is at the heart of our approach to this project.
- 3.1.2 The development area will be investigated initially via the excavation of three targeted evaluation trenches. In the event of significant archaeological remains being discovered in the trenches, it is likely that further archaeological investigation will be required. Any such additional works will be carried out in accordance with an Updated Written Scheme of Investigation, which will be devised in consultation with the Greater Manchester Archaeological Advisory Service (GMAAS) in their capacity as archaeological advisor to Manchester City Council.

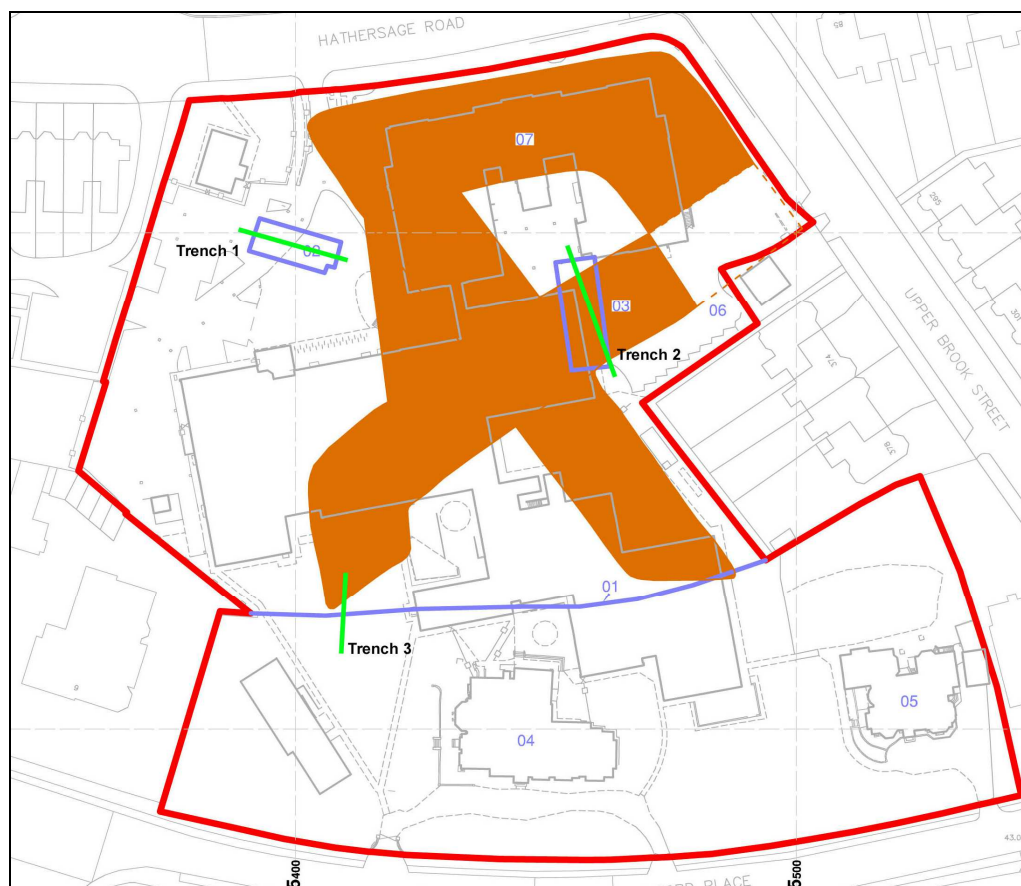


Figure 1: Proposed location of the evaluation trenches placed across the footprint of the heritage assets identified in the desk-based assessment, and the location of the proposed new building

3.2 EVALUATION

3.2.1 **General Methodology:** it is proposed that the site be investigated initially via three trenches, each measuring 2m wide and with a combined maximum total length of 60m (Figure 1).

- *Trench 1:* will be 20m in length, will be placed across the former 18th-century farmhouse at the western side of the proposal site;
- *Trench 2:* will be 25m in length, and will be placed across former 18th-century farm outbuilding at the eastern side of the proposal site;
- *Trench 3:* will be 15m in length, and will be placed across the line of the possible early property boundary at the southern side of the proposal site.

3.2.2 Excavation of the modern ground surface will be undertaken by a machine of appropriate power using a toothed bucket and, where necessary, a breaker. The uppermost levels of overburden/demolition material will then be removed using the same machine, but fitted with a toothless ditching bucket, to the top of the first significant archaeological level. The work will be supervised closely by a suitably experienced archaeologist. Spoil from the excavation will be stored adjacent to the trench, and will be backfilled upon completion of the archaeological works.

3.2.3 Machine excavation will then be used to define carefully the extent of any surviving foundations, floors, and other remains. Thereafter, structural remains will be cleaned manually to define their extent, nature, form and, where possible, date. If the excavation is to proceed below a safe depth, as determined by the site director, then the trenches will be widened sufficiently to allow the sides to be stepped in.

3.2.4 All information identified in the course of the site works will be recorded stratigraphically, using a system adapted from that used by the Centre for Archaeology Service of English Heritage. Results of the evaluation will be recorded on *pro-forma* context sheets, and will be accompanied with sufficient pictorial record (plans, sections and both black and white and colour photographs) to identify and illustrate individual features.

3.2.5 **Context Recording:** all contexts will be recorded using *pro-forma* sheets. Similar object record and photographic record *pro-formas* will be used. All written recording of survey data, contexts, photographs, artefacts and ecofacts will be cross-referenced from *pro-forma* record sheets using sequential numbering.

3.2.6 **Photography:** a full and detailed photographic record of individual contexts will be maintained and similarly general views from standard view points of the overall site at all stages of the evaluation will be generated. Photography will be undertaken using high-resolution digital cameras. All frames will include a visible, graduated metric scale. Photographs records will be maintained on special photographic *pro-forma* sheets.

- 3.2.7 **Planning:** the precise location of the evaluation trenches, and the position of all archaeological structures encountered, will be surveyed by EDM tacheometry using a total station linked to a pen computer data logger. This process will generate scaled plans within AutoCAD, which will then be subject to manual survey enhancement. The drawings will be generated at an accuracy appropriate for 1:20 scale, but can be output at any scale required. Sections will be manually drafted as appropriate at a scale of 1:10. All information will be tied in to Ordnance Datum.
- 3.2.8 Human remains are not expected to be present, but if they are found they will, if possible, be left *in situ* covered and protected. If removal is necessary, then the relevant Home Office permission will be sought, and the removal of such remains will be carried out with due care and sensitivity as required by the *Burials Act 1857*.
- 3.2.9 Any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.
- 3.2.10 **Finds policy:** finds recovery and sampling programmes will be in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines) and subject to expert advice in order to minimise deterioration. OA North employs in-house artefact and palaeoecology specialists, with considerable expertise in the investigation, excavation, and finds management of sites of all periods and types, who are readily available for consultation. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC). Emergency access to conservation facilities is maintained by OA North with the Department of Archaeology, the University of Durham. Samples will also be collected for technological, pedological and chronological analysis as appropriate.

3.3 HEALTH AND SAFETY

- 3.3.1 Full regard will be given to all constraints during the course of the project. OA North provides a Health and Safety Statement for all projects and maintains a Safety Policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.
- 3.3.2 OA North undertakes to safeguard, so far as is reasonably practicable, the health, safety and welfare of its staff and of others who may be affected by our work. OA North will also take all reasonable steps to ensure the health and safety of all persons not in their employment, such as volunteers, students, visitors, and members of the public (this includes trespassers).
- 3.3.3 OA North is fully familiar with and will comply with all current and relevant legislation, including, but not limited to:

- The Health and Safety at Work Act (1974);
 - Management of Health and Safety at Work Regulations (1999);
 - Manual Handling Operations Regulations 1992 (as amended in 2002);
 - The Construction (Design and Management) Regulations (2015);
 - The Control of Asbestos Regulations (2006);
 - The Workplace (Health, Safety and Welfare) Regulations (1992);
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 - The Health and Safety (Miscellaneous Amendments) Regulations (2002);
 - The Work at Height Regulations (2005);
 - The Control of Substances Hazardous to Health Regulations (2002);
 - The Health and Safety (First-Aid) Regulations (1981);
 - The Regulatory Reform (Fire Safety) Order (2005);
 - The Provision and Use of Work Equipment Regulations (1998);
 - Lifting Operations and Lifting Equipment Regulations (1998).
- 3.3.4 OA North has professional indemnity to a value of £2,000,000, employer's liability cover to a value of £10,000,000 and public liability to a value of £15,000,000. Written details of insurance cover can be provided if required.
- 3.3.5 Normal OA North working hours are between 8.00 am and 4.30 pm, Monday to Friday, though adjustments to hours may be made to maximise daylight working time in winter and to meet travel requirements. It is not normal practice for OA North staff to be asked to work weekends or bank holidays and should the Client require such time to be worked during the course of a project a contract variation to cover additional costs will be necessary.

3.4 OTHER MATTERS

- 3.4.1 **Project Monitoring:** the aims of monitoring are to ensure that the archaeological works are undertaken within the limits set by the Written Scheme of Investigation, and to the satisfaction of the curatorial archaeologist at the Greater Manchester Archaeological Advisory Service (GMAAS). The curatorial archaeologist will be given at least five days' notice of when work is due to commence, and will be free to visit the site by prior arrangement with the project director. It is anticipated that there will be at least one formal monitoring meeting during the course of the evaluation.
- 3.4.2 **Reinstatement:** OA North will backfill completed trenches to a safe standard with the material excavated from those trenches. Any further requirement for reinstatement will be subject to negotiation and the provision of a revised cost.

3.5 POST-EXCAVATION AND REPORT PRODUCTION

3.5.1 **Report:** a report will be produced within four working weeks of the completion of the fieldwork, and will include:

- a summary statement of the findings;
- the background to the evaluation, including location details;
- an outline of the methodology of the survey;
- a description of the site's setting, including topography and geology;
- an account of the documented historical background to the site;
- a summary, assessment, and interpretation of the results of the evaluation;
- an assessment of any finds and samples recovered from the trenches;
- a description of the significance of the site in its local and regional context;
- recommendations for any further archaeological investigation that is considered merited to mitigate the impact of the development works;
- a catalogue of archive items, including a list of photographs, and details of the final deposition of the project archive.

3.5.2 **Archive:** the results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current English Heritage guidelines (*The Management of Archaeological Projects*, 2nd edition, 1991) and the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the CIfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed.

3.5.3 The paper and finds archive for the archaeological work undertaken at the site will be deposited with Manchester Museum of Science and Industry. This archive can be provided in the English Heritage Centre for Archaeology format, both as a printed document and on CD (as appropriate). The archive will be deposited with the museum within six months of the completion of the fieldwork. Except for items subject to the Treasure Act, all artefacts found during the course of the project will be donated to the Manchester Museum of Science and Industry.

4. WORK TIMETABLE

- 4.1 A one-week period should be allowed to excavate and record the evaluation trenches. On the first day of the fieldwork, OA North will accurately locate through measured survey the exact position of the trenches to be excavated. The trench locations will then be scanned for live services with a CAT prior to any mechanical excavation.
- 4.2 In the event of significant archaeological remains being discovered in the evaluation trenches, a programme of further investigation may be anticipated. The time required for any additional investigation cannot be determined until the results of the evaluation are known.
- 4.3 Backfilling of the trenches will be carried out immediately upon completion of the archaeological works.
- 4.4 A report will be submitted within four weeks of the completion of the fieldwork.

5. STAFFING PROPOSALS

- 5.1 The project will be under the overall charge of **Ian Miller BA FSA** (OA North Senior Project Manager) to whom all correspondence should be addressed. Ian has over 25 years experience of commercial archaeology, and has a particular interest in the archaeology of the Industrial Period, and particularly that of Greater Manchester and Lancashire. He recently managed archaeological evaluations and excavations of post-medieval/former industrial sites in Manchester including Booth Street West, Higher Chatham Street, Birley Fields, Manchester Royal Infirmary Car Park and the Openshaw West development. His role will be to ensure that the Written Scheme of Investigation is implemented within the framework of the Project Objectives. He will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme. He will liaise with the Client and County Archaeologist with regard to progress, and will maintain relationships with other contractors.
- 5.2 The fieldwork is likely to be undertaken by **Graham Mottershead BA** (OA North Project Officer). Graham is an highly experienced field archaeologist, with over 25 years continuous experience of field archaeology. It is not possible to provide details of specific technicians that will be involved with the fieldwork at this stage, but all shall be suitably qualified archaeologists with proven relevant experience. It is anticipated that up to two technician will be required for the initial stage of the fieldwork.
- 5.3 Assessment of any finds recovered from the evaluation will be undertaken by OA North's in-house finds specialist **Christine Howard-Davis BA** (OA North Finds Manager). Christine has extensive knowledge of all finds of all periods from archaeological sites in northern England, and is a recognised expert in the analysis of post-medieval artefacts.

ILLUSTRATIONS

LIST OF FIGURES

- Figure 1: Site location
- Figure 2: Location of evaluation trenches
- Figure 3: Plan of trenches 1 and 2
- Figure 4: Plan of trenches 3 and 4

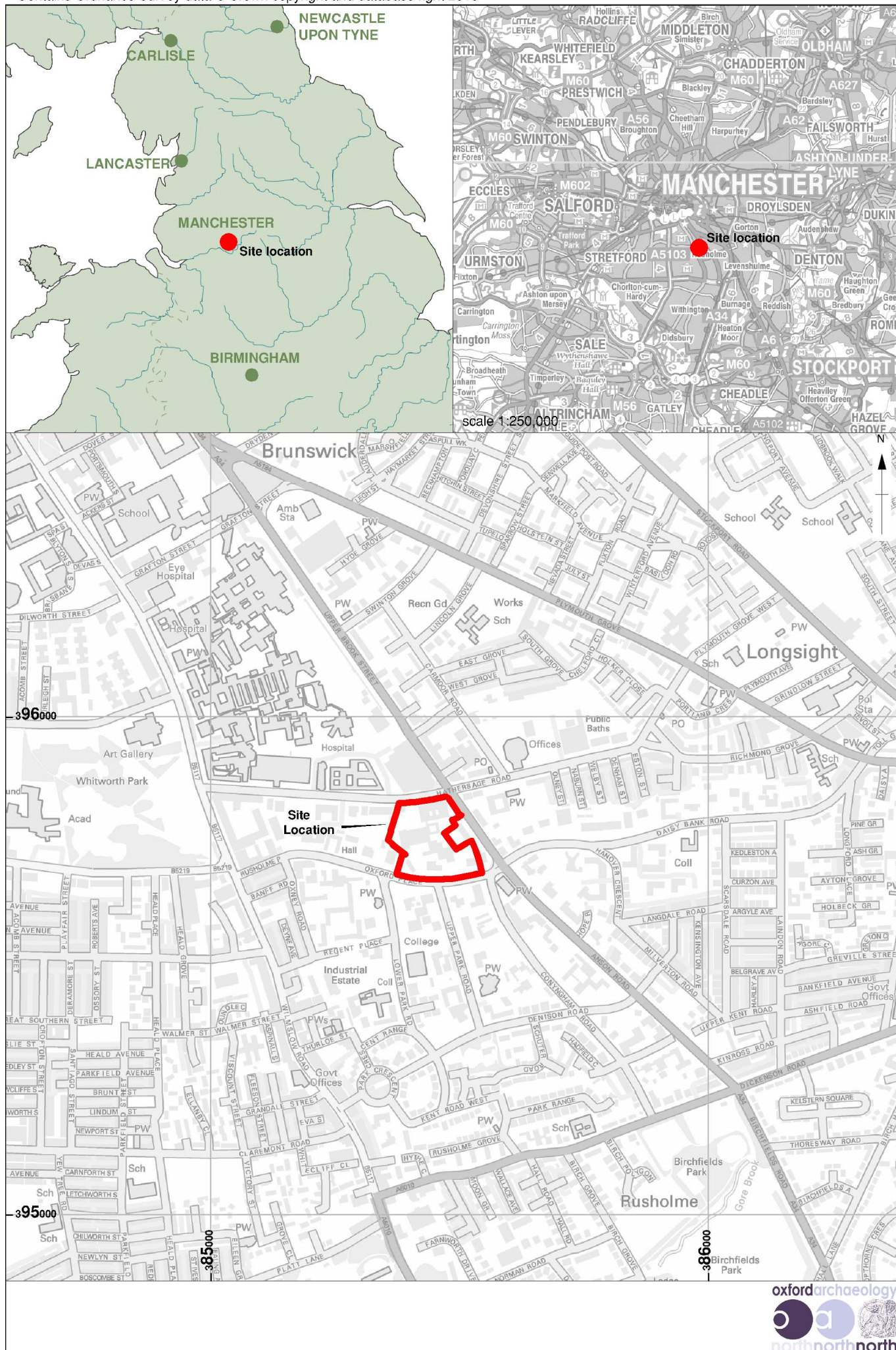


Figure 1: Site location

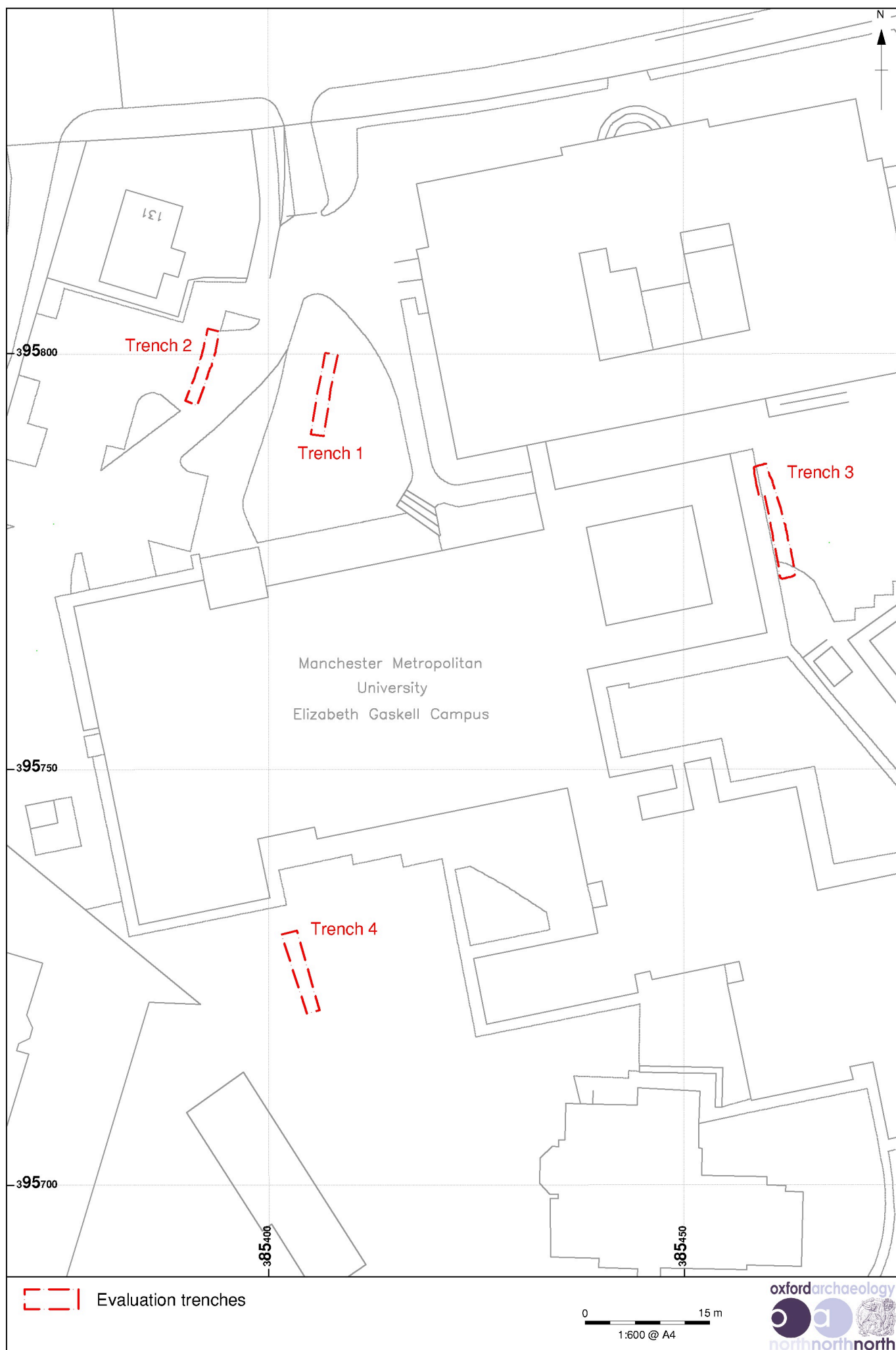


Figure 2: Location of evaluation trenches



Figure 3: Plan of trenches 1 and 2

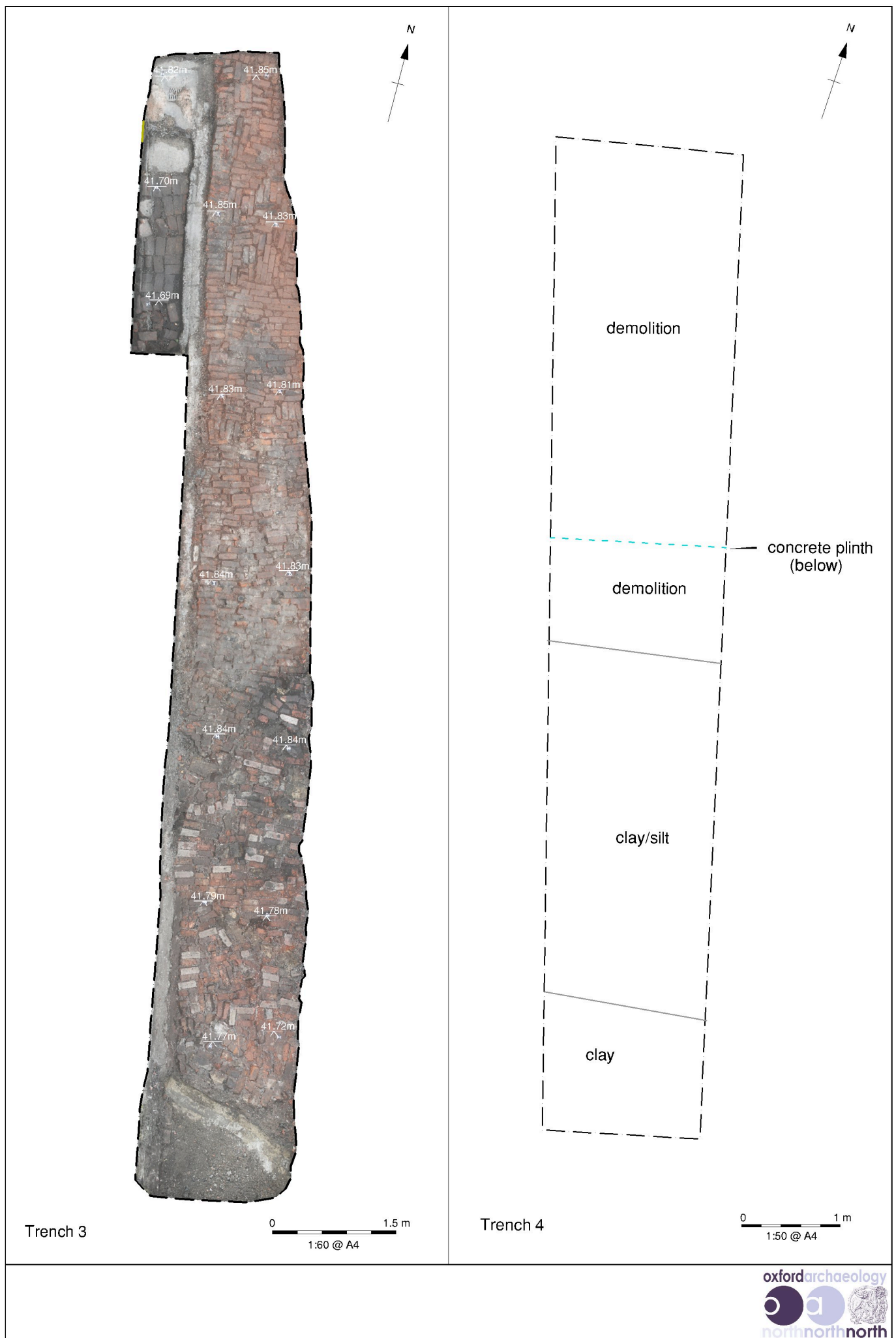


Figure 4: Plan of trenches 3 and 4