



Crossacres Road, Sharston, Wythenshawe, Greater Manchester

Revised Archaeological Desk-based Assessment



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SUMMARY

In December 2012, Oxford Archaeology North (OA North) was commissioned by Prospect (GB) Ltd to carry out an archaeological desk-based assessment of land at Crossacres Road at Sharston, in the Wythenshawe area of Greater Manchester (centred on NGR SJ 83840 87892). The assessment was required to inform and support the full reserved matters planning application for the redevelopment of the site, which allows for the erection of 15 new residential properties. The principal aim of the assessment was to identify, as far as possible, the nature and significance of the sub-surface archaeological resource within the study area, and was required to inform and support a planning application for a proposed development of the site.

The study area is situated on the eastern fringe of Wythenshawe, and lies some 10km to the south of Manchester city centre. The district, which incorporates the areas of Sharston, Baguley, Benchill, Peel Hall, Newall Green, Woodhouse Park, Moss Nook, Northenden and Northern Moor, formed part of Cheshire until 1931, when it was transferred to the City of Manchester as part of a massive programme of housing development that had begun in the 1920s, signalling the widespread development of the area.

The Scheme Area remained entirely undeveloped until the early 1930s, when a large residential property was built on the site. This building was demolished recently, although its footprint as a concrete raft foundation in the central portion of the Scheme Area. The site is otherwise unoccupied.

There are no known sites of archaeological interest in the Scheme Area, and only four sites within a 300m radius. As no buried archaeological sites have been identified within the Scheme Area that may be considered as being of national importance, and therefore merit preservation *in-situ*, or of Regional/County or Local/Borough importance, which would merit preservation by record, no further archaeological investigations or mitigation works are recommended.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Johnson Mulk of Prospect (GB) Ltd for commissioning and supporting the project. OA North is also grateful to Dr Andrew Myers of the Greater Manchester Archaeological Advisory Service. Thanks are also expressed to the staff of the Local Studies Library at Elliot House for their assistance with the documentary research.

The desk-based assessment and site visit was carried out by Charlotte Vallance and Ian Miller, and the illustrations were produced by Mark Tidmarsh. The report was edited by Ian Miller, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 In June 2007, planning permission was obtained from Manchester City Council for the construction of ten two-storey dwellings on land off Crossacres Road in the Sharston area of Wythenshawe, Greater Manchester. However, the timescale for implementing that permission has now lapsed, and Prospect (GB) Ltd is presently devising a revised proposal that allows for the erection of 15 new residential properties. Outline planning permission for the revised scheme was obtained from Manchester City Council in December 2011.
- 1.1.2 In order to inform and support support the full reserved matters planning application, Prospect (GB) Ltd commissioned Oxford Archaeology North (OA North) to carry out an archaeological desk-based assessment of the site. The assessment was intended to provide an informed basis regarding the significance of any archaeological heritage assets within the proposed Scheme Area, and the impact of the development upon any identified heritage assets, which could then be used to inform recommendations concerning the outline planning application.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 **Location:** Wythenshawe is a southern district of Manchester, covering an area of approximately 11 square miles (28 km²) between Stockport to the east and Trafford to the west. The district forms part of the county of Greater Manchester, although the boundary with the adjacent county of Cheshire lies a short distance to the south.
- 1.2.2 The Scheme Area lies on the southern fringe of Wythenshawe, in an area known historically as Crossacres. It occupies a plot of land on the east side of the junction of Crossacres Road with Hollyhedge Road (Plate 1).
- 1.2.3 **Geology:** Wythenshawe comprises three geological environments. The Mid Triassic sands and mudstone of the North Cheshire plain form a shelf about a mile south of the river Mersey. Slightly further to the south is a contrasting environment of hard boulder clay (GMAU 2009: 10). On the border of Cheshire and Greater Manchester, the Millstone Grit of the Pennines makes a 200m (660 ft) downfall to be covered to the west by the glacial tills of the Cheshire Plains, formed by the retreating ice age glaciers.
- 1.2.4 **Topography:** Wythenshawe is situated in the lowlands of the North Cheshire plain, where the maximum elevation is 110m above Ordnance Datum (aOD), dropping to 30m in the Mersey Basin (GMAU 2009: 10). The Scheme Area occupies a tract of fairly level land at a height of approximately 50.6m aOD.



Plate 1: Recent aerial view of the Scheme Area

2. METHODOLOGY

2.1 DESK-BASED ASSESSMENT

2.1.1 The assessment has focused on the site of the proposed development, referred to hereafter as the Scheme Area, although information for the immediate environs has been considered in order to provide an essential contextual background. The assessment was carried out in accordance with the relevant IfA and English Heritage guidelines (Institute for Archaeologists, 1999 *Standard and Guidance for Archaeological Desk-based Assessments*; English Heritage, 2006 *Management of Research Projects in the Historic Environment* (MoRPHE)). The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The following repositories were consulted during the data-gathering process:

- **Greater Manchester Historic Environment Record (HER):** the Greater Manchester HER, a database of all known archaeological sites in the county, was consulted to establish the sites of archaeological interest already known within the Scheme Area;
- **Greater Manchester Record Office, Manchester (GMRO(M)):** the catalogue of the Greater Manchester Record Office was searched for information relating to the Scheme Area;
- **Cheshire Record Office, Chester (CRO(C)):** the catalogue of the Cheshire Record Office was searched on-line for information relating to the Scheme Area;
- **Salford Local History Library, Salford:** the Salford Local History Library had an extensive collection of historical directories that cover the suburbs of Manchester, including the Scheme Area;
- **Manchester Local Studies Library at the City Library, Deansgate:** the Manchester local studies library was searched for primary and secondary sources relevant to the Scheme Area;
- **Oxford Archaeology North:** OA North has an extensive archive of secondary sources relevant to the Scheme Area, as well as numerous unpublished client reports on work carried out in the vicinity.

2.1.2 All archaeological sites within the Scheme Area and a 300m radius have been included in the Site Gazetteer (*Section 4, below*).

2.2 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

- 2.2.1 **National Policy Framework:** in considering any planning application for development, local planning authorities are bound by the policy framework set by government guidance. This guidance provides a material consideration that must be taken into account in development management decisions, where relevant. In accordance with central and local government policy, this assessment has been prepared in order to clarify the study site's archaeological potential and to assess the need for any further measures to mitigate the impact of the proposed development.
- 2.2.2 National planning policies on the conservation of the historic environment are set out in National Planning Policy Framework (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as 'heritage assets'; 'heritage assets are an irreplaceable resource', the conservation of which can bring 'wider social, cultural, economic and environmental benefits...' (DCLG 2012, *Section 12.126*). The policy framework states that the 'significance of any heritage assets affected, including any contribution made by their setting' should be understood in order to assess the potential impact (DCLG 2012, *Section 12.128*). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that 'includes or has the potential to include heritage assets with archaeological interest' (DCLG 2012, *Section 12.128*).
- 2.2.3 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; 'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be...substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional' (DCLG 2012, *Section 12.132*). Therefore, preservation *in-situ* is the preferred course in relation to such sites unless exception circumstances exist.
- 2.2.4 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to 'avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals' (DCLG 2012, *Section 12.129*). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (DCLG 2012; *Section 12.132*).

2.2.5 **Regional Policy Framework:** the approved Regional Spatial Strategy (RSS) for the North West (The North West Plan) was adopted in September 2008. The RSS replaces the Regional Planning Guidance 13 for the North West (RPG 13), together with the relevant County Structure Plans. Policy EM1 (C) embedded within the RSS contains policies relating to the historic environment, and specifies that plans, strategies, proposals and schemes should protect, conserve and enhance the historic environment supporting conservation-led regeneration in areas rich in historic interest and, in particular, exploiting the regeneration potential of:

- the maritime heritage of the North West coast including docks and water spaces, and coastal resorts and piers;
- the Pennine textile mill-town heritage that exists in East Lancashire and Greater Manchester; and the textile mill-town heritage of East Cheshire;
- Victorian and Edwardian commercial developments in Liverpool and Manchester city centres;
- the traditional architecture of rural villages and market towns of Cumbria, Cheshire and Lancashire;
- the historic Cities of Carlisle, Chester and Lancaster; and the Lake District Cultural Landscape.

2.2.6 Those policies contained within the RSS that are of relevance to the present study include:

- Policy DP7 (Promote Environmental Quality) states that environmental quality should be protected and enhanced, especially by: understanding and respecting the character and distinctiveness of places and landscapes; promoting good quality design in new developments and ensuring that development respect its setting; and maximising opportunities for regeneration of derelict or dilapidated areas;
- Policy MCR3 (Southern Part of the Manchester City Region) states that plans and strategies in the southern area should sustain and promote economic prosperity consistent with the environmental character of the area and the creation of attractive and sustainable communities. This should be achieved by focusing employment development on sites which accord with spatial principles (DP1-DP9) to meet local needs and regeneration requirements and to address unemployment.

2.2.7 It should be noted that a letter from the Secretary of State (Rt Hon Eric Pickles MP) to Chief Planning Officers, dated 27th May 2010, sets out the intention of the current Government to abolish Regional Spatial Strategies, and that this position should be a material consideration in any planning decisions.

2.2.8 **Unitary Development Plan (UDP) for the City of Manchester:** this was adopted in 1995, and divides the Borough into 17 sub-area. The Scheme Area lies with Area 17, East Wythenshawe (Centre), but is unallocated on the relevant proposals plan. However, an area of Green Belt runs adjacent to the southern boundary of the Scheme Area.

2.3 ASSESSMENT OF POTENTIAL

2.3.1 The results of the assessment have identified the significance of the archaeological resource of the Scheme Area. In order to assess the potential impact of any future development, consideration has been afforded to:

- assessing in detail any impact and the significance of the effects arising from any future development of the Scheme Area;
- reviewing the evidence for past impacts that may have affected the archaeological sites of interest identified during the desk-based assessment;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce, or remedy adverse impacts.

2.3.2 Table 1 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the archaeological issues, with guideline recommendations for a mitigation strategy.

2.3.3 Key impacts have been identified as those that would potentially lead to a change to the archaeological site. Each potential impact has been determined as the predicted deviation from the baseline conditions, in accordance with current knowledge of the site and the proposed development.

Importance	Examples of Site Type	Mitigation
National	Scheduled Monuments (SMs), Grade I and II* Listed Buildings	To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Grade II Listed Buildings	Avoidance recommended
Local/Borough	Sites with a local or borough archaeological value or interest Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Low Local	Sites with a low local archaeological value Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Negligible	Sites or features with no significant archaeological value or interest	Avoidance unnecessary

Table 1: Criteria used to determine Importance of Sites

2.3.4 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or potential scale of impact during the proposed development. The magnitude, or scale of an impact is often difficult to define, but will be termed as substantial, moderate, slight, or negligible, as shown in Table 2.

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature; Change to the site or feature resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Moderate	Significant change in environmental factors; Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Slight	Change to the site or feature resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Negligible	Negligible change or no material changes to the site or feature. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.

Table 2: Criteria used to determine Scale of Impact

2.3.5 The interaction of the scale of impact (Table 2) and the importance of the archaeological site (Table 1) produce the impact significance. This may be calculated by using the matrix shown in Table 3:

Resource Value (Importance)	Scale of Impact Upon Archaeological Site			
	Substantial	Moderate	Slight	Negligible
National	Major	Major	Intermediate/Minor	Neutral
Regional/County	Major	Major/Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Local (low)	Intermediate / Minor	Minor	Minor/Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 3: Impact Significance Matrix

2.3.6 The impact significance category for each identified archaeological site of interest will also be qualified, and recommended mitigation measures will be provided, where possible at this stage, to impacts that are of moderate significance or above; any measures to reduce any impact will be promoted in the report. It is also normal practice to state that impacts above moderate significance are regarded as significant impacts. It is important that the residual impact assessment takes into consideration the ability of the mitigation to reduce the impact, and its likely success.

2.3.7 It is also considered important to attribute a level of confidence by which the predicted impact has been assessed. For the purpose of this assessment, the criteria for these definitions are set out in the table below.

Confidence in Predictions	
Confidence Level	Description
High/Certain	The predicted impact is either certain, <i>ie</i> a direct impact, or believed to be very likely to occur, based on reliable information or previous experience, and may be estimated at 95% chance or higher.
Medium/Probable	The probability can be estimated to be above 50%, but below 95%.
Low/Unlikely	The predicted impact and its levels are best estimates, generally derived from the experience of the assessor. More information may be needed to improve the level of confidence, which can be estimated using the present information at above 5% but less than 50%.
Extremely Unlikely	The probability can be estimated at less than 5%.

Table 4: Impact Prediction Confidence

2.4 SITE VISIT

- 2.4.1 The Scheme Area was the subject of a site visit to assess the information pertaining to the baseline conditions, and to relate the past landscape and surroundings to that of the present. Additional information on the sites of significance and an understanding of the potential environmental effects has been added to the Site Gazetteer (*Section 4, below*), where appropriate.
- 2.4.2 The site is located on south-eastern fringe of the Wythenshawe residential estate, and is presently unoccupied. Crossacres Primary School lies approximately 27m north-west of the Scheme Area, and a block of residential flats (Hollyhedge Heights) lies approximately 12m to the east. Residential properties are situated on the south-west and south-east borders of the Scheme Area. The area is enclosed by three roads: Hollyhedge Road to the south; Crossacres Road to the west; and Style Road to the east. An open expanse of green field is present to the north (Fig 1).
- 2.4.3 The Scheme Area does not contain any extant buildings, and is dominated by a covering of scrub vegetation (Plates 2 and 3), although the footprint of a recently demolished building lies within the central part of the site (Plates 4 and 5). For the most part, the footprint of the building is represented by a series of contiguous concrete surfaces, the position of which correspond to the location of the building depicted on historical mapping. The building was accessed from Crossacres Road by a tarmac road, which runs across the northern part of the Scheme Area.



Plate 2: View looking south-east across the Scheme Area from Crossacres Road



Plate 3: View looking north-east across the Scheme Area



Plate 4: View looking south-west across the Scheme Area



Plate 5: Looking north-west across the foundations for the former building (Site 01)

3. BASELINE CONDITION

3.1 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

3.1.1 The following section presents a summary of the historical and archaeological background of the general area. This is presented by historical period, and has been compiled in order to place the study area into a wider archaeological context.

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 3,500 BC
Neolithic	3,500 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – AD 1066
Late Medieval	AD 1066 – AD 1540
Post-medieval	AD 1540 – c1750
Industrial Period	cAD1750 – 1901
Modern	Post-1901

Table 5: Summary of British archaeological periods and date ranges

3.1.2 **Prehistoric Period:** there is limited archaeological evidence for prehistoric activity in the area, although perforated stone axes dating to the Bronze Age were found at Baguley, Gatley in 1881 (Site 02), and a Bronze Age burial urn has been discovered at Cheadle (Wharfe 1974, 7). Excavations at Oversley Farm in Style provided evidence for early Neolithic timber long houses, food production and preparation (Garner 2007, 26). The site also produced significant evidence for the Early Bronze Age, including eight round houses, a midden and significant quantities of Deverel Rimbury pottery (*ibid*). There is no firm evidence of settlement during the Iron Age in the wider area; the nearest Iron Age settlement is recorded at Mellor in the borough of Stockport (GMAU 2009, 13). However, there is little evidence for prehistoric activity in Wythenshawe, and none at all in the Scheme Area or its immediate environs.

3.1.3 **Roman Period:** there is little evidence for Roman activity in Wythenshawe, and none at all in the vicinity of the Scheme Area. Stray Roman coins were found at Cheadle in 1972, likely to be either lost or buried purposefully (Wharfe 1974, 13). Evidence for Roman settlement in the region is derived mainly from the area of Castlefield in present-day central Manchester, where a fort was erected during the governorship of Agricola in AD 78 overlooking the confluence of the Rivers Medlock and Irwell. Manchester was an important centre in the regional transport network of Roman Britain. Roads leading to the legionary bases at Chester (*Deva*) and York (*Eboracum*) and up to Hadrian's Wall via Ribchester were controlled from this vantage point (Gregory 2007). The general character of Roman settlement in the Manchester area seems to be one of dispersed farmsteads dependant on a pastoral economy (Redhead 2004, 17).

- 3.1.4 **Early Medieval Period:** the character of occupation following the collapse of formal Roman administration in the early fifth century remains entirely obscure. Place-name evidence points to some form of native settlement (Wharfe 1974, 14). Though the name Wythenshawe does not appear in historical documents until the thirteenth century, local names of Northenden, Baguley and Etchells are thought to derive from Anglo-Saxon names. These historical areas form the present day Wythenshawe, with the latter covering the Scheme Area. The name Etchells is thought to translate to ‘a land added to an estate’ (*op cit*, 13). The Anglo-Saxon Chronicles, compiled originally on the orders of King Alfred the Great in approximately AD 890, does not mention Etchells, probably because the area was not inhabited at this time. Northenden and Baguley are mentioned, however, indicating that these areas were populated enough to warrant identification. Evidence for early medieval activity in the general area of Manchester is sparse, perhaps reflecting constant invasion by the Danes after AD 870 (Thomson 1967).
- 3.1.5 **Medieval Period:** the districts of northern Cheshire, including the area of Etchells, remained sparsely populated the medieval period; the Domesday Survey of 1086 does not mention Etchells in its listings. The location was likely to be unfavourable to permanent settlers, as the geology of heavy boulder clay would be unfit for cultivation (Shercliff 1974, 25), this factor may account for the late development of the Etchells area. In contrast, the nearby areas of Northenden and Baguley are mentioned in the Domesday Survey, indicating that these places were settled by the late eleventh century (*ibid*). The church of St Wilfrids in Northenden was founded at this time (GMAU 2009, 15), indicating the area was a well-established parish by the beginning of the medieval period.
- 3.1.6 The name ‘Withenscawe’, thought to be the origin of Wythenshawe, was being used for the first time at the end of the thirteenth century. The name is thought to mean a ‘vuillow-shaw’, shaw being an ancient word for wood. Much of the land to the south of the River Mersey was wooded, which may have led to the choice of name. The name developed to ‘Wythenshage’ in 1351, and ‘Withenshawe’ in 1609 (Wharfe 1974, 4). The name Crossacres, the general location of the Scheme Area, appears for the first time in 1290, as do other local names such as Benchill and Brumley (Brownley) (Shercliff 1974, 25). It is likely these were small clearings within the woodland landscape.
- 3.1.7 The medieval period saw the area of Etchells becoming defined and divided. At this time Etchells was located on the edges of two ancient parishes, that of Northenden and Stockport. In a move to divide the area, Etchells was split into two parts, that of Northen Etchells and Stockport Etchells. The hamlets of Hey Head, Moss Nook, Poundswick, Sharston, Crossacres and Brownlow were incorporated into Northen Etchells; the Scheme Area also falls within Northen Etchells. In 1349, the two parts of Etchells came together under the possession of the Arderne family of Harden Hall in Bredbury and Elford in Staffordshire. The land was passed to the Stanley family on the death of John Arderne in 1408 (Shercliff 1974, 26).

- 3.1.8 In general terms, medieval Wythenshawe comprised an open landscape with dispersed farmsteads, tracts of woodland and small settlements such as Northenden and Baguley. In addition, the results obtained from an archaeological excavation carried out in 2003 near Wythenshawe Hospital provided some evidence for iron smelting on an industrial scale, proving the district accommodated both industrial and agricultural activity (Nevell 2008, 48-50). Amongst the physical remains discovered during this excavation was a slag collecting pit, which contained relatively large quantities of late medieval pottery, tapping slag and furnace slag. Elsewhere there were run-off channels containing slag and charcoal, and postholes and slots for structures (Redhead 2003/4, 1).
- 3.1.9 The late medieval period saw the establishment of several halls in the Manchester and northern Cheshire districts. These included Ardwick Manor, Moston Hall, Baguley Hall and Peel Hall (Walker and Tindall 1985, 106-15). The site of Peel Hall and Peel Hall Moat is located approximately 1km to the south of the Scheme Area, on the eastern boundary of Wythenshawe. The earliest known reference to Peel Hall Moat dates from 1519, when there is a reference to the 'Pele of Echellys' (Dodgson 1970, 241). It is documented that the builders of Peel Hall were the Arderne family, the owners of the area of Etchells. The ownership was passed subsequently on to the Stanley family, who held the hall until 1508. It was during the post-medieval period, however, that Peel Hall flourished as the focus of Etchells, emerging as the nuclei around which rural life in the area would develop.
- 3.1.10 **Post-medieval Period:** at the beginning of the post-medieval period, the general area remained sparsely populated with isolated halls and farmsteads. Only part of the land was cultivated, the rest mostly moor land, swamp and thicket (Wharfe 1974, 28). Large areas continued to be held as forest, including potentially good agricultural land. The wetlands of the region were for the most part undrained and uncolonised, the land lay unenclosed and settled by only seasonally occupied houses or huts (McNeil and Newman 2004, 4). The main characteristics of the region during this time were undeveloped wastelands and expansion of settlement into them (*ibid*).
- 3.1.11 The period from the sixteenth to eighteenth century was one of increased growth for the townships of Etchells, Northenden and Baguley. Between 1664 and 1777, population in the area increased seven fold (GMAU, 2009, 18). The increase in population led to an increase of pressure on the landscape. As a result, the moor land of North Cheshire was subject to increasing enclosure, with the local lords extending their assets into the moor land. By 1641, much of the total area of the manors was enclosed (Shercliff 1974, 28). Small settlements began to develop around nucleated folds in association with earlier farms or as ribbon developments along established routes (GMAU 2009, 18). The area of Crossacres is likely to be one of these ribbon developments, lining the route between Brownley Green and Gatley.
- 3.1.12 Expressions of landed wealth and power became of great importance to the lords of the local manors. Landscapes were designed and created, with parks widely spread throughout the region (Smith 2001, 94-5). As well as symbols of prestige, these areas were functional parts of the agrarian landscape (*ibid*).

3.1.13 Possession of the manors of Alderly, Alford and Etchells fell in to the hands of Sir Edward Fitton of Gawsworth and Robert Tatton of Wythenshawe in 1557. The land was divided by the pair, with the areas of Etchells and Northenden falling under Tatton's control. Tatton's residence and the headquarters of Etchells was Peel Hall. In Robert Tatton's will, written in 1578, he outlines the extent of his estate:

'my mansion howsse of my manor of Etchells with all the demeane lands belongine there unto and the land called Pele Parke being pcell of the sayed demeane land leyd to the same as they be compased with pale hedge or dyke and now being in my own occupacion'.

3.1.14 Tatton combined the areas of Etchells and Northenden into one area but allocated each area a separate court: the Court of Etchells and the Court of Northenden (Shercliff 1974, 26). Under Tatton's occupation, stewards were assigned to manage the estate. Local manorial courts were held from 1580. One of the duties of the court was to list all known tenants and the details of their circumstances. This included a record of the size of the land, services and rents due (*ibid*). An entry for the Crossacres area can be found in the local court records: 'At Crossacres 6 tenants with 13 to 16 acres each and corresponding rents and services'. Another entry states 'we find Roger Worthington of Crossacres hath deveded his hemp in Brownley Green brook contrary to the former order of the court'. The rising importance of domestic cloth production in the post-medieval period is highlighted in another court entry; 'the inhabitants of Poundswick, Brownley Green and Crossacres are requested to repair the flax croft land' (GMAU 2009).

3.1.15 The last known owner-occupier of Peel Hall was Thomas Tatton, who died in 1692. In his will, Thomas Tatton describes himself as 'Thomas Tatton of Peele' in the burial register in Northenden Church (UMAU 2008, 6). The death of Thomas Tatton marked the end of the Tatton family's use of the house. After this date the property was leased out to tenant farmers, the earliest known tenant called Samuel Collier who occupied the property from 1733-46. In 1821 Peel Hall was recorded to be the largest single hall in Northen Etchells, amounting to 106 Cheshire acres (Shercliff 1974, 232), and in 1851, under the tenancy of William Shenton, the size of the farm was still exceptional within the locality (UMAU 2008, 6).

3.1.16 ***The Industrial Period:*** the period from 1750 to 1901 saw an explosion of industry in Manchester and the small Lancashire townships of Oldham, Bolton Wigan, Salford and Rochdale. The present area of Wythenshawe, which at that time included the Cheshire townships of Ecthells, Northenden and Baguley, remained largely unaffected by the Industrial Revolution; there is no evidence for industrial activity in the Scheme Area. The closest the district got to industrialisation was the establishment of a cottage industry spinning flax in Northenden (UMAU 2008, 6). The Ordnance Survey map of 1882 (Fig 2) shows the area of Ecthells, Northenden Gatley and Baguley to be relatively sparsely populated. It should be noted that the 1882 map still refers to Crossacres as a hamlet. The landscape appears to remain relatively unchanged since the post-medieval period.

- 3.1.17 Agriculture continued to be the main industry in Crossacres, as noted in a trade directory for 1893. Crossacres is listed as having five residents, including four farmers: John Johnson; Betty Shenton; William Shenton; and James Coobes. A brief description of the general area is also given: 'Northen or Northenden is a parish of 4.000 acres comprising of the township of Etchells (2, 2284 acres) and Northenden (1,434 acres) and a small portion of Baguley. The village of Northenden is a pleasant and rural' (Slater 1893).
- 3.1.18 From the period 1893-8 the character of Crossacres remained the same. In trade directory for 1896, Crossacres is listed has having 13 residents including three farmers: John Johnson; William Shenton; and James Coobes (the same farmers listed in 1893); one haycutter; and three gardeners (Slater 1896, 160). This directory describes Northen Etchells as a 'township in the parish of Northenden, stretching for 1-3 miles south by west of the church. The soil is loamy, subsoil; clay. The acreage is 2,282, ratable value is £7,156. The population in 1891 was 758' (*ibid*).
- 3.1.19 **The Modern Period:** the period after the First World War is seen by many as the most dynamic time in Wythenshawe's history. In 1918 the slums of Manchester were overcrowded and polluted; there was a desperate need for new social housing (Nicholas 1945, 145). The open fields of North Cheshire, south of the city of Manchester, were deemed by the Manchester Corporation as being perfect for such a development (*ibid*). One city planner, Barry Parker, envisaged a great garden city, a satellite town on the edge of Manchester.
- 3.1.20 At the beginning of the 1920s the land that is now Wythenshawe was still under the ownership of Tatton family. In 1926, after increasing pressure to sell, the Tattons finally yielded and sold the land to Lord Simon of Wythenshawe. Lord Simon was a passionate social reformist, and in a gesture that would change the face of Wythenshawe forever, he immediately donated all 2,569 acres to the City of Manchester for development purposes (*ibid*). Despite this relatively sudden acquisition of land, the City of Manchester still had to have permission of Bucklow Council (Cheshire) to build on the land. In 1931 Manchester succeed in integrating the three townships of Northenden, Northen Etchells and Baguley. Wythenshawe was now officially part of Manchester, and Manchester City Council had complete control over what could be built on the land. The great satellite Garden City of Wythenshawe was becoming a reality.
- 3.1.21 By 1939 the area of Crossacres lay within the most developed part of Wythenshawe, as did the areas of Sharston, Benchill and Brownley Green. (Nicholas 1945, 154). Residential developments also expanded to the north and south-east of Crossacres, into Northenden and North Etchells.
- 3.1.22 After the Second World War, the 'City of Manchester Plan of 1945' was produced by the Manchester surveyor and engineer, R Nicholas. In the plan Nicholas notes the severe lack of amenities in the Wythenshawe estate, such as schools, libraries, cinemas shops and medical services (Nicholas 1945, 45). There were high hopes in the plan to 'remedy admitted defects in already built up areas' at a cost of approximately £10,000,000 (*ibid*).

3.1.23 By 1959, the Wythenshawe estate had extended south-west into Benchill. Crossacres was now a residential 'inner zone', and had by this time been incorporated in to the Benchill and Sharston district of Wythenshawe. As promised by Nicholas more social amenities were built in the area, including Crossacres Primary School, which was built in 1950 as one of 13 schools constructed between 1950 and 1954.

3.2 DEVELOPMENT OF THE SCHEME AREA

3.2.1 There are several eighteenth-century maps of Cheshire that annotate Cross Acres Green, including Burdett's *Map of Cheshire* of 1771 (Plate 6), and John Cary's *Map of Cheshire* of 1789. Whilst these maps were all produced at a small-scale, precluding the identification of individual buildings, it is nevertheless clear that settlement comprised a linear hamlet focused on the junction of Cross Acre Road with Peel Hall Road. The Scheme Area, however, is shown to have been entirely undeveloped, suggesting that any use of the site was limited to agricultural purposes.

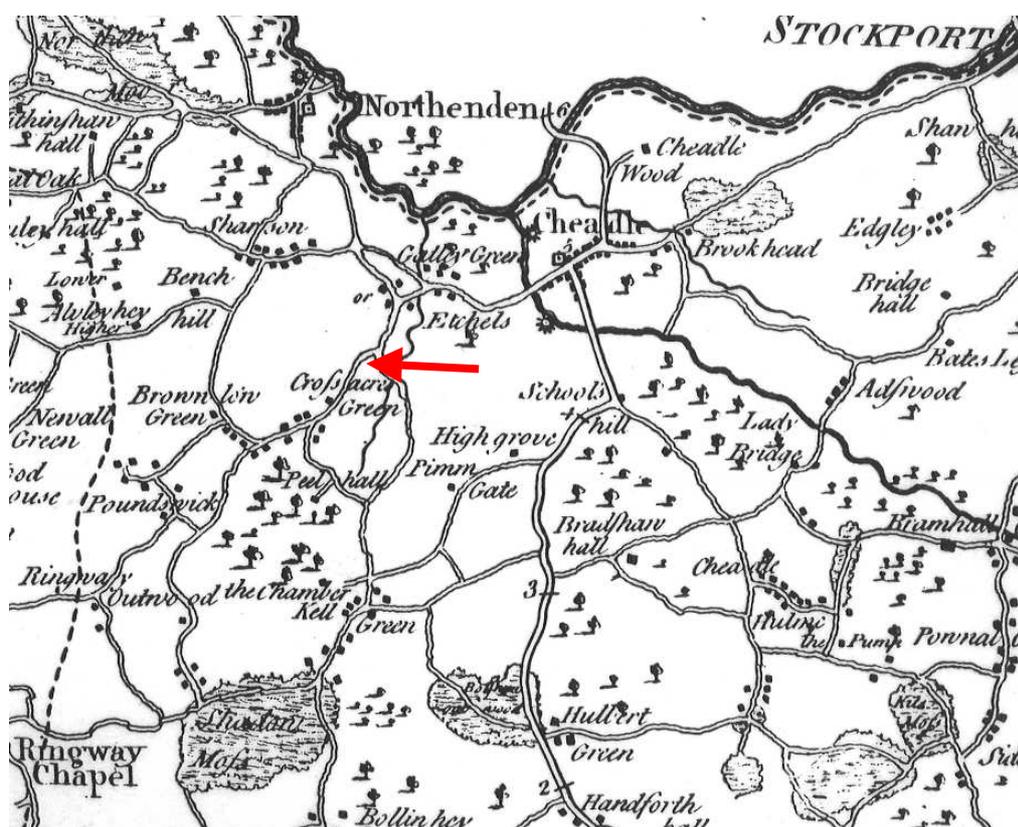


Plate 6: Extract from Burdett's 'Map of Cheshire' of 1771, with arrow marking the approximate location of the Scheme Area

3.2.2 The Scheme Area is similarly depicted as entirely undeveloped on Greenwood's 'Map of the County Palatine of Chester' of 1819 (Plate 7), and Bryant's 'Map of the County Palatine of Chester' of 1831 (Plate 8). However, as with the earlier available mapping for the site, both of these maps were produced at a scale too small to elucidate any additional information.



Plate 7: Extract from Greenwood's 'Map of the County Palatine of Chester' of 1819, with arrow marking the approximate location of the Scheme Area

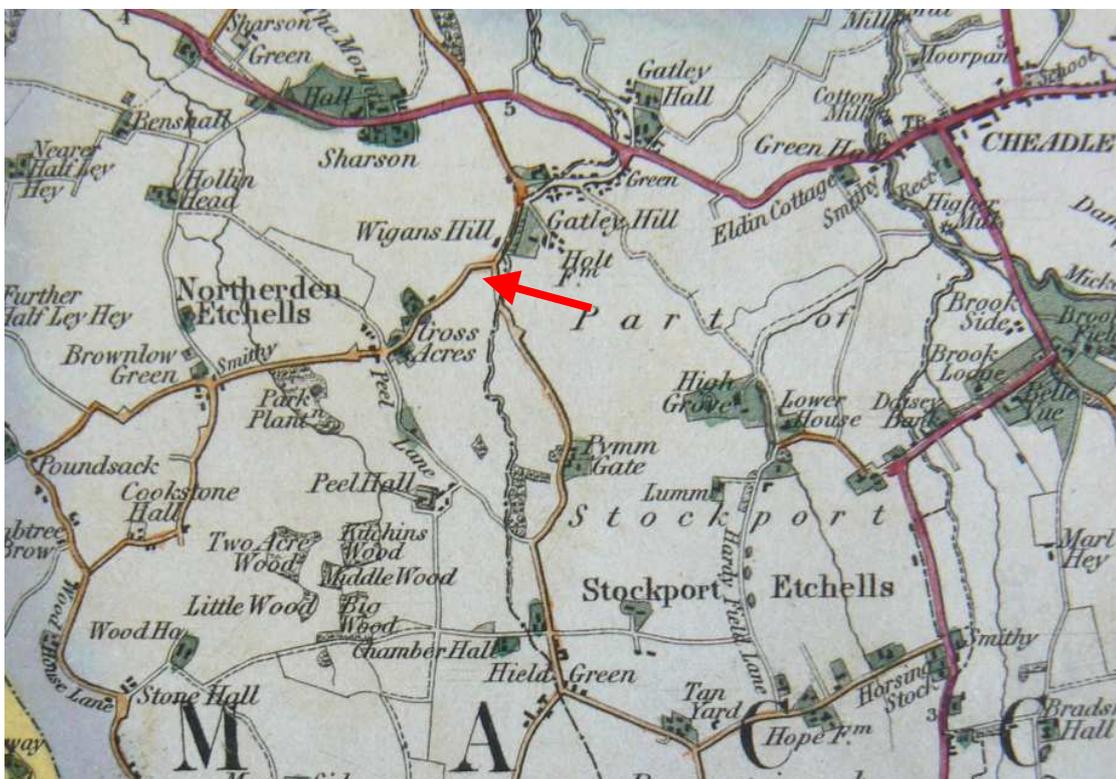


Plate 8: Extract from Bryant's 'Map of the County Palatine of Chester' of 1831, with arrow marking the approximate location of the Scheme Area

- 3.2.3 The earliest detailed survey of the Scheme Area is provided by the Northern Etchells tithe map of 1840 (CRO EDT 304/2). This confirms that the site was undeveloped, and entirely devoid of any buildings. The site is annotated on the map as Plot 718 (Plate 9), which may be identified with the field name 'Wigan Hill' listed in the accompanying tithe apportionment. The owner of the land is given as Thomas William Tatton, and the occupier John Arthen. The size of the field is given as slightly more than five acres, and the land use is pasture.
- 3.2.4 The tithe map also shows Crossacres Green to have been sparsely populated with a few farm buildings lining a north-east/south-west-aligned road (Crossacres Road). The road is the only major thoroughfare in the vicinity, connecting the townships of Gatley in the north-east to Brownley Green in the south-west. The map clearly demonstrates how Crossacres originated as a ribbon development along an established route.

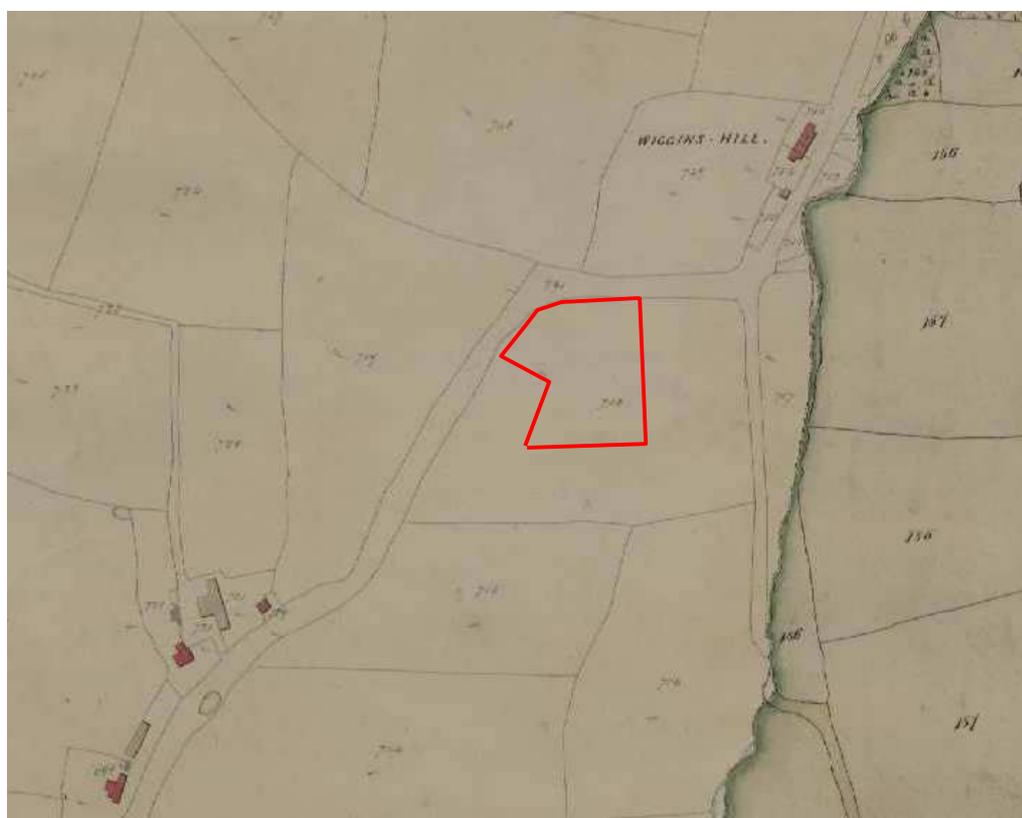


Plate 9: Extract from the Northern Etchells tithe map of 1840 (CRO EDT 304/2)

- 3.2.5 The next available detailed surveys of Crossacres are provided by the Ordnance Survey first edition 25": 1 mile map of 1878, and the 6": 1 mile map, which was published in 1882 (Fig 2). These maps both show the site as unchanged from the tithe map of 1840. The Scheme Area forms part of an enclosed field, located north-east of Crossacres Green, on the south side of the main thoroughfare, where the road turns to the east. The nearest buildings are at 'Wiganshill', a small hamlet situated directly north of the Scheme Area. The surrounding area is unpopulated and dominated by enclosed fields. Subsequent editions of Ordnance Survey mapping, published in 1889 and 1899, show the landscape as largely unchanged, and dominated by farmland.

- 3.2.6 The character of the Scheme Area remained largely altered at the time of the next available Ordnance Survey map, published in 1910 (Fig 3), although it then formed part of a larger field, as a boundary had been removed. It is evident from this map that the industrialisation of Manchester had little or no effect upon the landscape of Northern Etchells throughout the nineteenth century. The Scheme Area and its surrounding land remained entirely undeveloped.
- 3.2.7 By the time the Ordnance Survey published the next edition of their 25": 1 mile map in 1935, the Tattons had sold their landholdings in Northern Etchells, Northenden and Baguley, and development of the area had commenced (Fig 4). The main road between Brownley Green and Gatley was given the present day name of Crossacres Road. The village of Crossacres Green remained present along its route. The most significant change to the landscape was the explosion of residential development, to the north and south-east of Scheme Area, in Northenden and North Etchells. The creation of the Sharston Industrial Estate to the north played a key role in this growth, attracting business and industry. The 1935 map shows a single east/west-aligned building occupying the central portion of the Scheme Area. A reference to this building in a trade directory dating to 1959 lists Charles Tovell as the resident, giving the address as 296 Hollyhedge Road (Kelly 1959, 401). An earlier directory dating to 1940 lists only residential properties on Hollyhedge Road (Kelly 1940). The directories suggest the building had always been residential property rather than commercial premises.
- 3.2.8 The Ordnance Survey map of 1935 also shows three buildings had been erected along the eastern boundary of the Scheme Area (Fig 4). Two of the three are certainly residential and are still present today. Areas to the south and west of the Scheme Area were at this time still relatively unpopulated.
- 3.2.9 After the Second World War, Wythenshawe was subject to further development. Nicholas' plan of 1945 (Fig 5) shows the proposals for this development, which 'illustrates clearly the difference between pre-war development and proposed neighbourhood planning' (Nicholas 1945, 156). The plan shows the Scheme Area to be relatively unchanged since the 1930s. The building erected in the 1930s was still present and presumably still in use. The plan shows a major transformation in the landscape to the west of the Scheme Area in Benchill, where between 1935 and the outbreak of war in 1939 there was continued growth in residential property development. A complex of new roads was created, linking together the new properties. The turn at the north end of Crossacres Road was extended to the east and west, becoming Hollyhedge Road. The plan shows a new junior and infant school opposite the Scheme Area on the west side of Crossacres Road was also erected during this time. The 1945 map shows that south of the Scheme Area, the landscape was still dominated by undeveloped open countryside. Nicholas refers to this area as playing fields and agricultural reservations (Fig 5). Interestingly, a small section bordering the south-western edge of the Scheme Area is highlighted as being a 'proposed residential development'. Indeed, Nicholas states in his planning proposal 'a site is reserved for an additional school at the corner of Hollyhedge Road and Crossacres Road' (*op cit*, 155).

3.2.10 The next available map of the area was published by the Ordnance in 1959 (Fig 6). The Scheme Area is shown to have remained unchanged. The map also shows that four semi-detached residential properties had been built along the south-western boundary of the Scheme Area. The school promised by Nicholas in 1945 is shown to have been built on the east side of Crossacres Road, approximately 27m south-west of the Scheme Area.

4. GAZETTEER OF SITES

Site number	01
Site name	Building
NGR	SJ 83840 87892
Site type	Building (Site of)
Period	Twentieth century
HER No	-
Stat. Designation	None
Sources	Ordnance Survey mapping
Description	A large, residential building that was erected between 1926 and 1935, and demolished in recent years. The footprint of the building is marked by concrete surfaces that survive within the central part of the Scheme Area. These occupy a level surface, which seems to have necessitated some earth-moving or landscaping works to establish, as the house platform is situated at a slightly higher level than the land immediately to the north of the Scheme Area.
Assessment	The site lies within the Scheme Area, and will be affected by development proposals.

Site number	02
Site name	Perforated Stone Hammer
NGR	SJ 84000 88000
Site type	Find Spot (Site of)
Period	Bronze Age
HER No	801.1.0
Stat. Designation	None
Sources	Greater Manchester HER; Yates 1887; Shone 1911.
Description	Perforated stone hammer, measuring 8 inches by 3.25 inches, found at Gatley in 1881. In possession of Owens College Museum, Manchester.
Assessment	The site lies outside of the Scheme Area, and will not be affected by development proposals.

Site number	03
Site name	Wiggins Hill
NGR	SJ 83990 87975
Site type	Building
Period	Mid-eighteenth century
HER No	15227.1.0
Stat. Designation	None
Sources	Greater Manchester HER
Description	Row of mid-eighteenth-century weavers' cottages. The cottages are brick-built, and are of two storeys, above a basement that probably contained handlooms, and were accessed originally only by an outside door underneath the steps up to the house.
Assessment	The site lies outside of the Scheme Area, and will not be affected by development proposals.

Site number	04
Site name	Dove House Croft
NGR	SJ 84105 88026
Site type	Field
Period	Post-medieval
HER No	13010.1.0
Stat. Designation	None
Sources	Greater Manchester HER
Description	Field presumably named after a local dovecote, possibly at Gatley Hill. Named on the tithe map of 1841
Assessment	The site lies outside of the Scheme Area, and will not be affected by development proposals.

5. SIGNIFICANCE OF THE BURIED REMAINS

5.1 INTRODUCTION

- 5.1.1 The desk-based assessment has identified four sites of archaeological interest within a 300m radius of the proposed Scheme Area (Fig 7). Of this total, three sites are recorded within the Greater Manchester HER and lie beyond the boundary of the Scheme Area. The fourth site lies within the Scheme Area, and was identified from analysis of the available historical mapping.
- 5.1.2 There are no listed buildings or other archaeological sites with statutory designation within the vicinity of the Scheme Area, although Gatley Green Conservation Area lies a short distance to the north-east. This area extends along lengths of Gatley and Northenden Roads, and the whole of Church and Old Hall Roads. It includes several attractively landscaped and historically significant open spaces at the Old Hall Road end of the area, Gatley Green, around Gatley Hill House, and also the small park fronting onto Northenden Road. However, the Scheme Area is situated at a distance in excess of 300m from the Conservation Area, and the proposed development will have a negligible impact on the character of the Conservation Area.

5.2 CRITERIA

- 5.2.1 Where sites do not possess a statutory designation their value as a heritage asset has been determined with reference to the Secretary of State's criteria for assessing the national importance of monuments, as contained in *Annexe 1* of the policy statement on scheduled monuments produced by the Department of Culture, Media, and Sport (2010). These criteria relate to period, rarity, documentation, group value, fragility/vulnerability, diversity, and potential. The site identified within the Scheme Area (Site **01**) has been considered using the criteria, with the results below.
- 5.2.2 **Period:** the site identified within Scheme Area dates to the twentieth century, representing the development of Wythenshawe as a residential suburb to Manchester.
- 5.2.3 **Rarity:** the site is not considered to be rare.
- 5.2.4 **Documentation:** the historical development of the study area from the late nineteenth and twentieth centuries can be traced reasonably well from cartographic sources. However, there is a paucity of supporting documentation for the development, use and demolition of the building. Whilst further historical research may elucidate the development and use of the building in more detail, this is unlikely to alter the results obtained from the assessment.
- 5.2.5 **Group value:** the site has some group value with the surrounding residential properties, as they all represent the twentieth-century development of Wythenshawe as a residential suburb to Manchester.

- 5.2.6 **Fragility/Vulnerability:** any buried archaeological remains, should they be present and survive *in-situ*, will be adversely affected by the proposed development, which is likely to require some earth-moving works.
- 5.2.7 **Potential:** there are no known remains from the prehistoric, Roman, medieval or post-medieval periods, and the potential for buried remains of archaeological interest from these periods is considered to be very low.

5.3 SIGNIFICANCE

- 5.3.1 There is only site (Site **01**) identified within the Scheme Area, which is considered to be of Local (Low) significance. The archaeological sites identified within a radius of 300m of the Scheme Area are considered to be of either Regional/County or Local/Borough importance. However, the distance of these sites from the Scheme Area means that the proposed development will have a negligible archaeological impact on them.

6. LIKELY IMPACT OF DEVELOPMENT

6.1 INTRODUCTION

- 6.1.1 Current planning policy guidance for the historic environment, embodied in NPPF (DCLG 2012), advises that archaeological remains are an irreplaceable resource. It has been the intention of this study to identify the archaeological significance and potential of the study area, and assess the impact of proposed development, thus allowing the policy stated in NPPF (DCLG 2012) to be enacted upon.
- 6.1.2 Planning guidance also considers that loss affecting any designated heritage asset should require clear and convincing justification, and ‘substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional’. The guidelines state that there should be a presumption in favour of the preservation of designated heritage assets, and that these policies should also be applied to non-designated sites of equivalent significance. Where the loss of part of a heritage asset is considered to be justified, the developer is responsible for recording and advancing understanding of the site.

6.2 IMPACT ON BURIED REMAINS

- 6.2.1 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of the proposed scheme of development. Any archaeological deposits within the footprint of the present building footprint may survive *in-situ*, as the ground appears to have been built up to create a slightly raised building platform. However, the creation of this building platform may have necessitated some landscaping and earth-moving works across the rest of the Scheme Area, which may have impacted on any buried archaeological remains.
- 6.2.2 Whilst there is no evidence to indicate that the Scheme Area contains remains of archaeological interest, the precise nature of the buried archaeological resource essentially remains unknown. The scale of impact by proposed development on any remains that do survive *in-situ* is likely to be moderate.

6.3 IMPACT ASSESSMENT

6.3.1 Following on from the above considerations, the significance of impact has been determined as moderate based on an assumption that there will be some earth-moving works associated with the development. The results are summarised in Table 5.

Site Number	Importance	Impact	Significance of Impact
01	Local (Low)	Moderate	Minor/neutral

Table 6: Assessment of the impact significance on each known site of historical and archaeological interest

7. RECOMMENDATIONS

7.1 RECOMMENDATIONS

- 7.1.1 Current legislation draws a distinction between archaeological remains of national importance and other remains considered to be of lesser significance. Those perceived to be of national importance may require preservation *in-situ*, whilst those of lesser significance may undergo preservation by record, where Regional/County or Local/Borough significance can be demonstrated.
- 7.1.2 No sites have been identified within the proposed development area that may be considered as being of national importance and therefore merit preservation *in-situ*. Similarly, there is no evidence to suggest that the Scheme Area has the potential to contain *in-situ* buried remains of Regional/County or Local/Borough significance which may require preservation by record should they be directly affected by future development. The only site identified during the assessment is considered to be of Local (Low) archaeological interest, which does not merit any further archaeological investigation in advance of, or during, the proposed development.

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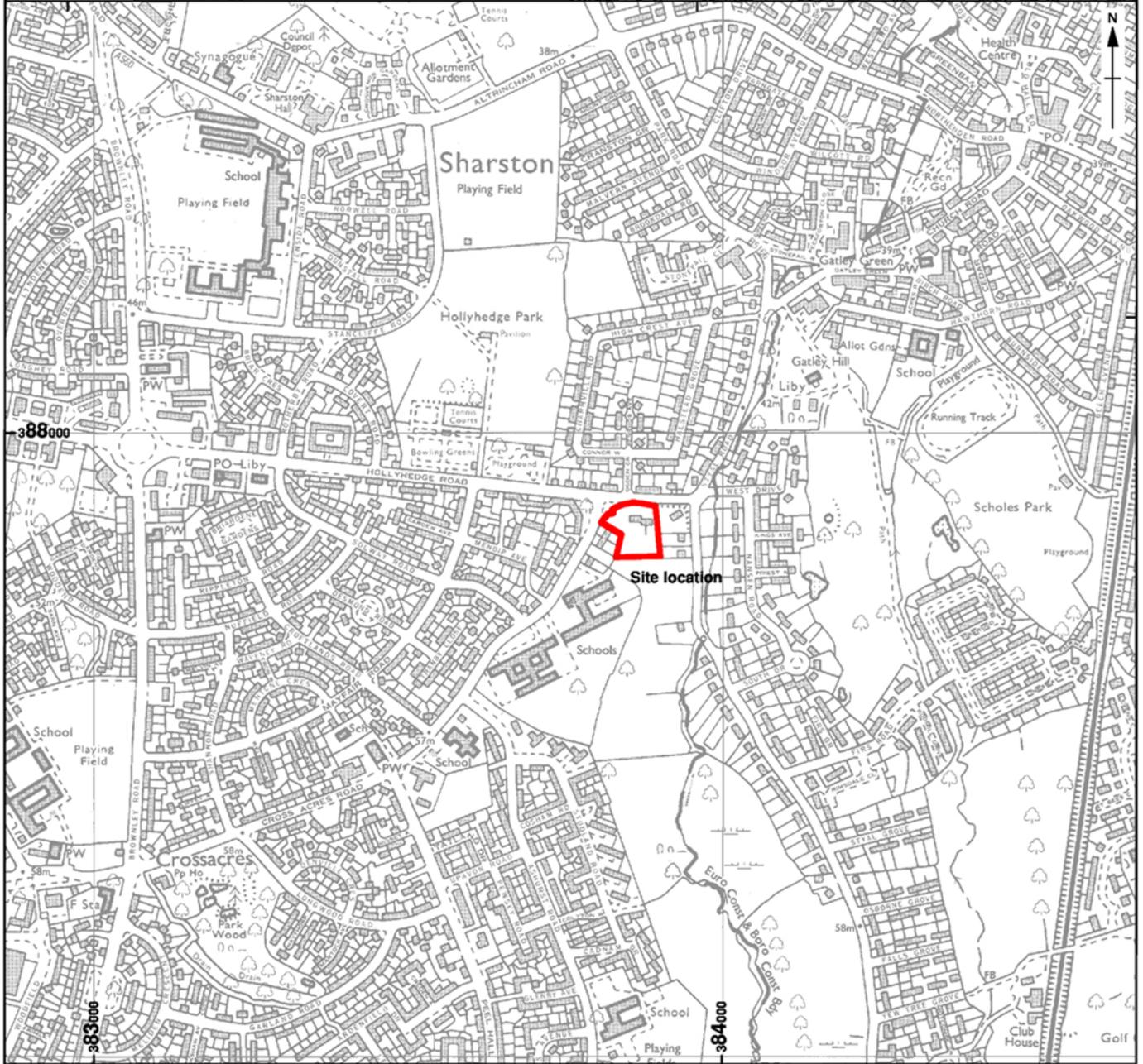
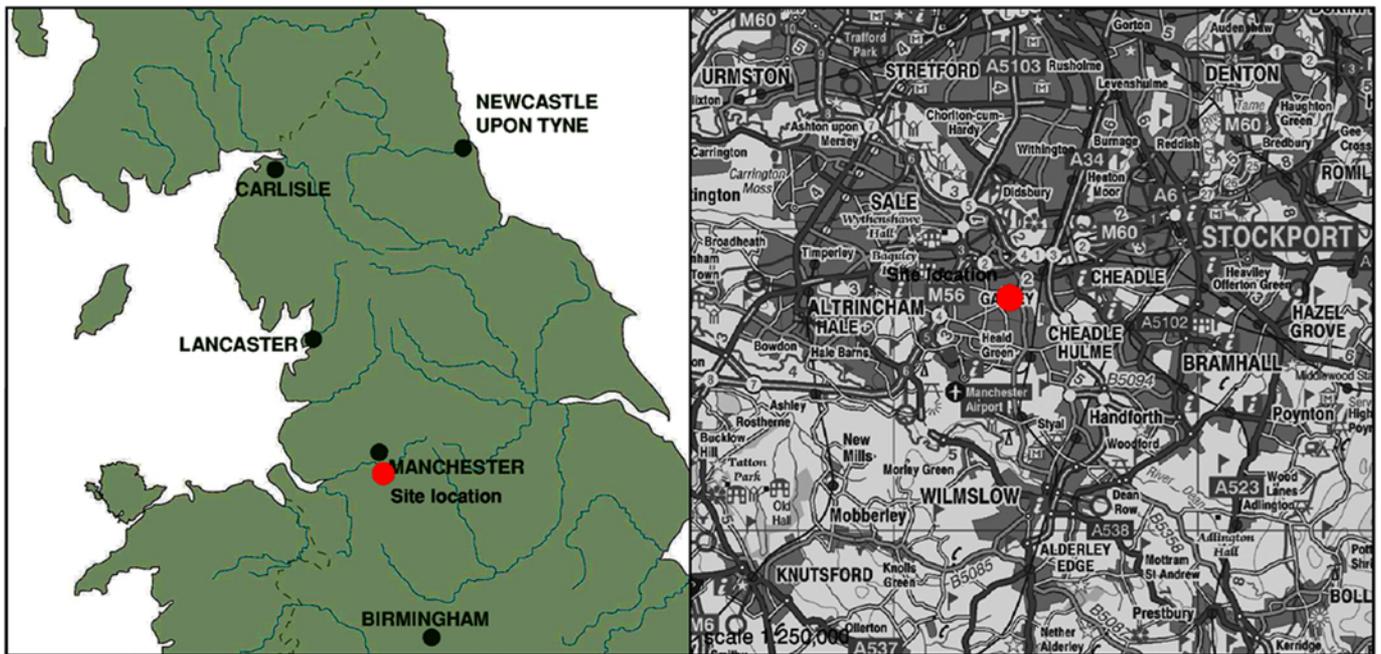
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ILLUSTRATIONS

FIGURES

- Figure 1: Site location map
- Figure 2: Extract from the Ordnance Survey first edition 6": 1 mile map of 1882
- Figure 3: Extract from the Ordnance Survey 25": 1 mile map of 1910
- Figure 4: Extract from the Ordnance Survey 25": 1 mile map of 1935
- Figure 5: Extract from Nicholas' proposal plan of 1945
- Figure 6: Extract from the Ordnance Survey 1:1250 map of 1959
- Figure 7: Gazetteer sites within a 300m radius of the Scheme Area



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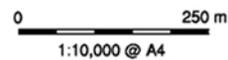


Figure 1: Site location



Figure 2: Extract from the Ordnance Survey first edition 6": 1 mile map of 1882

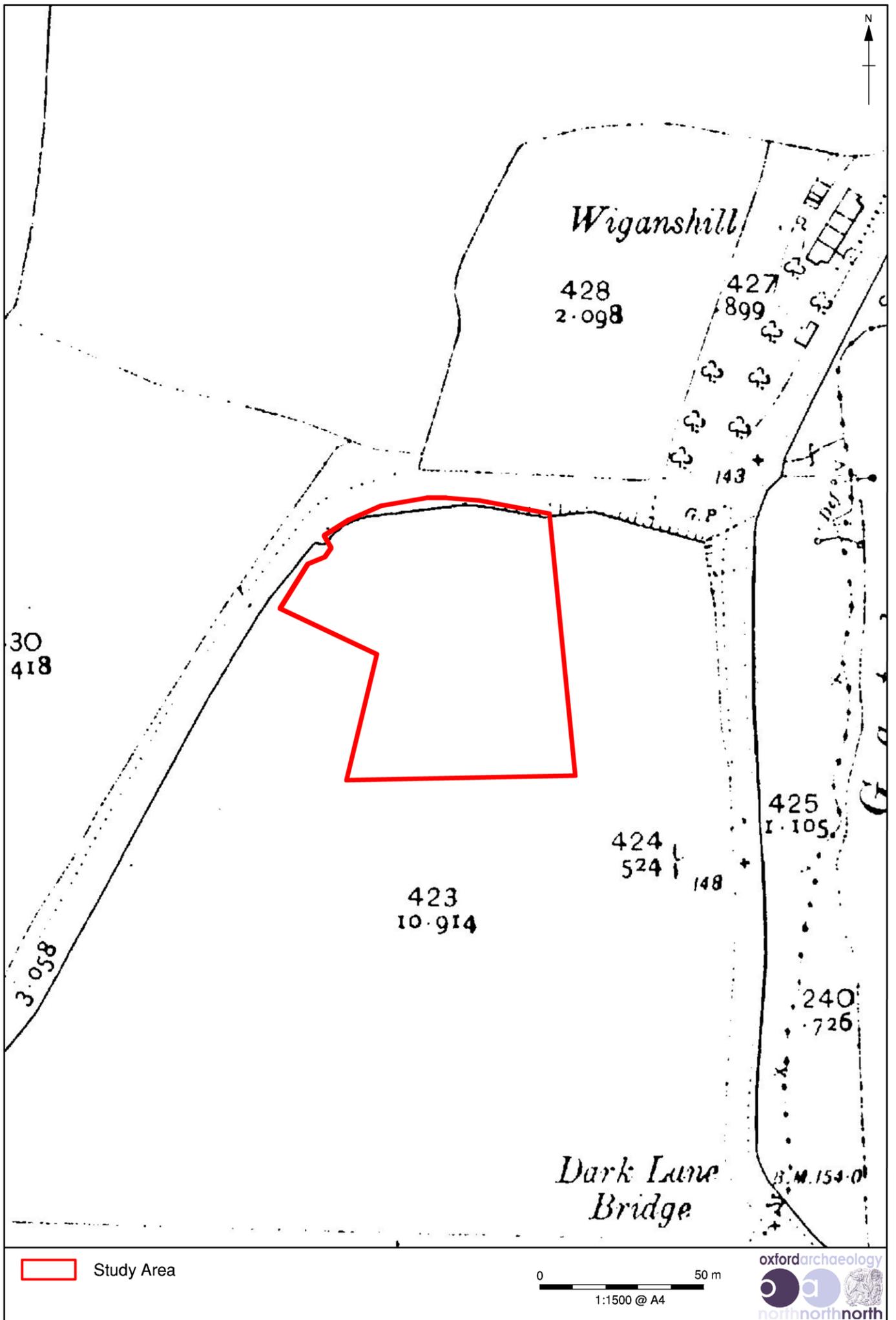


Figure 3: Extract from the Ordnance Survey 25": 1 mile map of 1910

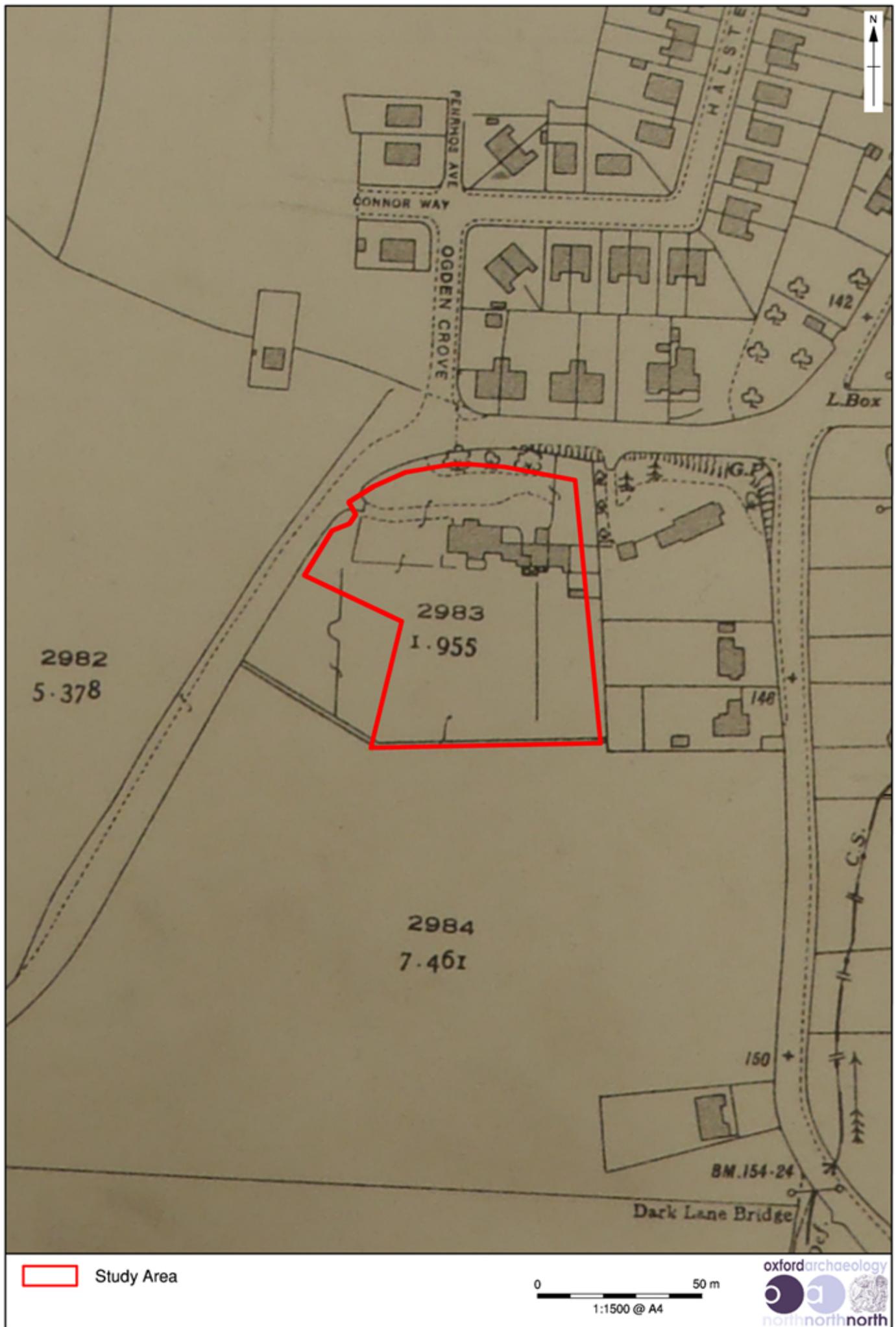


Figure 4: Extract from the Ordnance Survey 25": 1 mile map of 1935



Figure 5: Extract from Nicholas' proposal plan of 1945

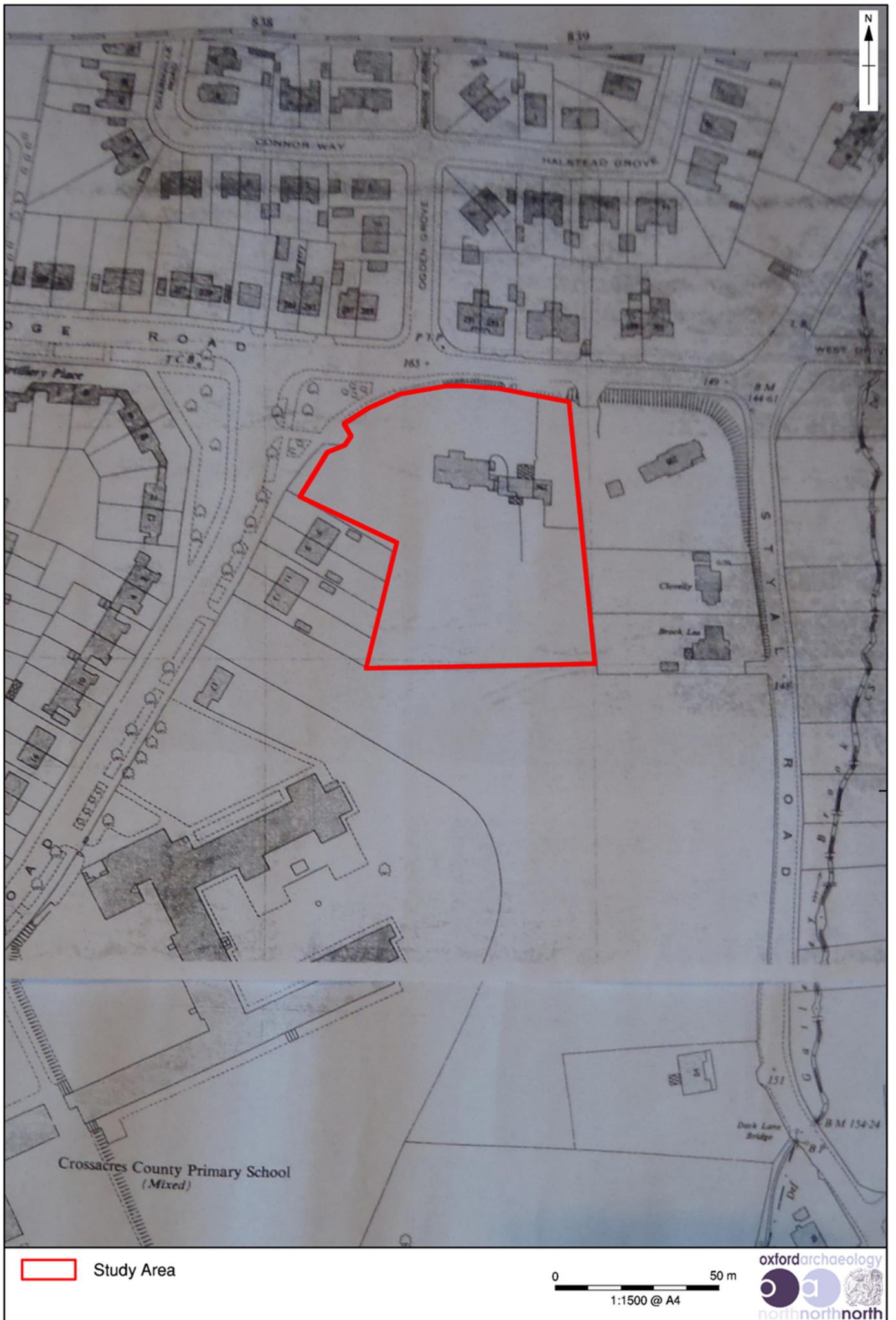


Figure 6: Extract from the Ordnance Survey 1:1250 map of 1959

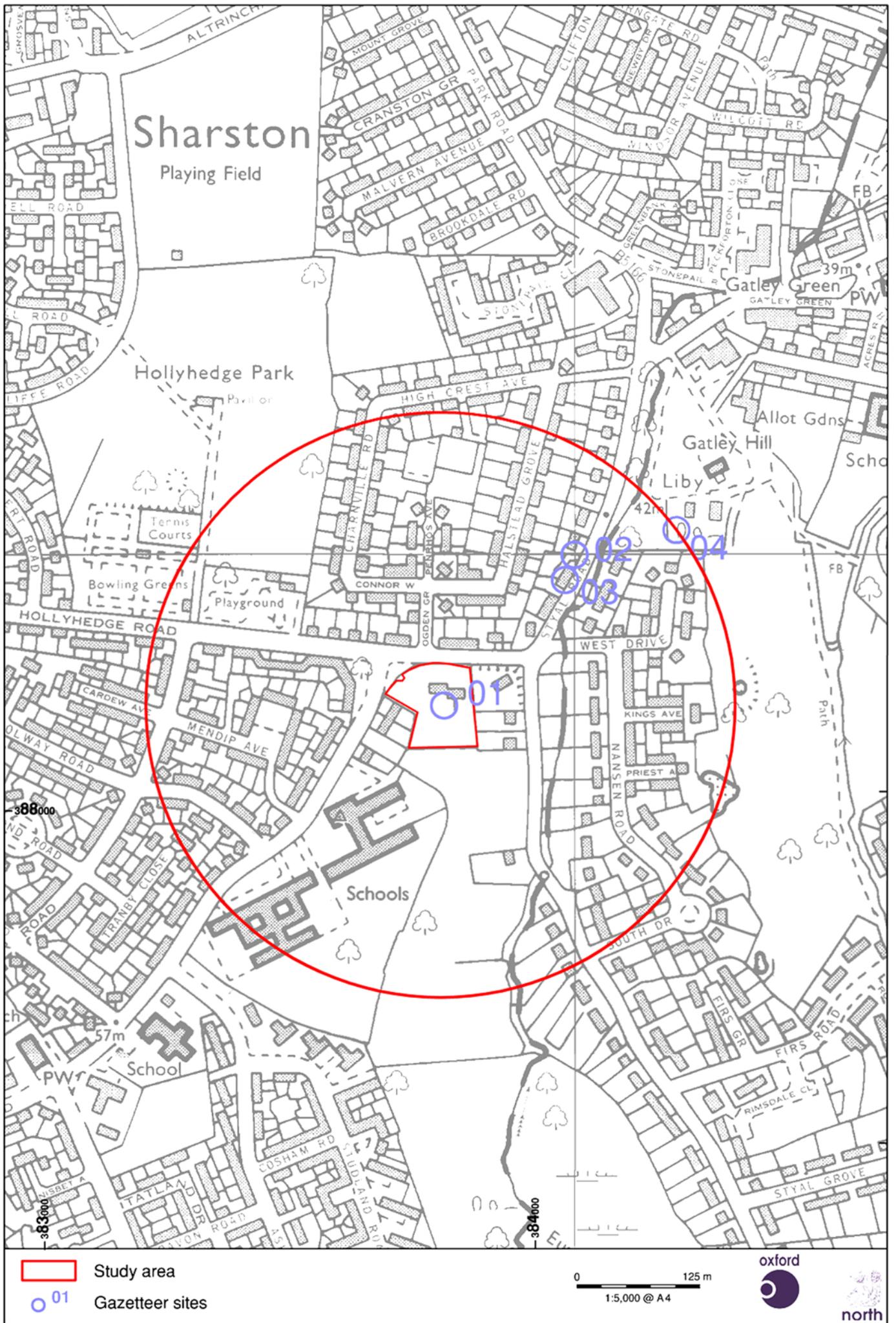


Figure 7: Gazetteer sites within a 300m radius of the Scheme Area