

**Land at Grimshaw Lane, Newton Heath,
Manchester**

Archaeology and Heritage Assessment



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Client: Canmoor Group

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Contents

Section 1: Introduction and Methodology.....	1
Section 2: Policy Context	2
Section 3: Existing Baseline.....	4
Section 4: Site Visit	9
Section 5: Impact Assessment and Conclusions	11
Section 6: References and Sources	12

Appendix

Appendix 1: Manchester HER Information

Figure

Figure 1: Site and Identified Heritage and Archaeology

Plates

Plate 1: Access to site, looking west

Plate 2: Former staff club area, looking west

Plate 3: Open area in west

Plate 4: Southern site building, looking south east

Plate 5: Gate into site with pyramidal gatehouse behind

Plate 6: Central block, looking east

Plate 7: Northern block, looking north east

Plate 8: Rear of site buildings

Plate 9: Canal-side elevation, looking east

Plate 10: Aerial view of the south east of the site

Plate 11: Rochdale Canal, looking west and with wall centre left

Plate 12: Locks west of Ten Acres Lane

Section 1: Introduction and Methodology

- 1.1. This archaeology and heritage assessment has been prepared by BSA Heritage Limited on behalf of Canmoor Group to support a planning application for redevelopment of land lying east of Grimshaw Lane, Newton Heath, Manchester for commercial warehousing and related elements.
- 1.2. The assessment considers land lying east of Manchester's city centre and as shown on Figure 1. The overall area considered totals approximately 6.5 hectares. The site consisted of derelict structures surrounded by hard standing and rough ground to south, east and west as well as an access track from Grimshaw Lane. The site is defined by the Rochdale canal to the north, Briscoe Lane to the south and Ten Acres Lane to the east. Grimshaw Lane defines the north west site boundary, with open waste ground and a modern bakery warehouse to the south west.
- 1.3. The site is generally level, although the natural ground rises up from circa 70 metres AOD to the south west of the main site area, to circa 75 metres in its north east. The site's centre point is located at NGR SJ 8710 9999.
- 1.4. The British Geological Survey records the east of the site as having Chester Formation Sandstone, with a thin band of Newton Heath Sandstone to its west, as well as Pennine Middle Coal Measures Formation mudstone, siltstone and sandstone west of that. Superficial deposits are recorded as Till, Devensian - Diamicton across the whole of the site and beyond.
- 1.5. A number of existing sources of information have been consulted to inform this desk based assessment. These include the Manchester Historic Environment Record (HER), which holds records relating to known or suspected archaeological and heritage sites, findspots¹ and the results of past archaeological investigations.
- 1.6. Although Manchester's archive was not visited and Historic England's Archive in Swindon is currently closed, historic maps and other sources, including photographs, were available online and provide a good understanding of the site's development. These complemented a site visit in October 2020, which took in the site environs, despite access to buildings and the south east of the site not being available. Internal images provided by the client were, however available.
- 1.7. Both the HER and Historic England's online National Heritage List for England, which was also consulted, hold details of designated heritage assets including listed buildings, scheduled monuments and registered landscapes within the study area.
- 1.8. Section 3 summarises previously recorded heritage for the site and a wider study area surrounding it. Section 2 sets out the current policy context, whilst Section 4 confirms observations during the site visit and from consideration of photographs of the interiors of site structures and the south east of the site. Section 5 confirms the implications of research and the site visit for the development of the site, including any further archaeological investigation which might be required.

¹ Findspots are the location of the recovery of archaeological material only, without associated features.

Section 2: Policy Context

Legislation

- 2.1. The 1990 Planning (Listed Buildings and Conservation Areas) Act, as amended, confirms that in reaching planning decisions, the local planning authority should have special regard to preserving listed buildings and their settings and preserving or enhancing the character and appearance in conservation areas (HMSO 1990).
- 2.2. A 2014 Court of Appeal ruling in *Barnwell Manor Wind Energy Ltd v East Northants District Council*, English Heritage and the National Trust made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework. By implication, and subsequent legal decision, preserving the character and appearance within conservation areas also has to be given considerable weight.

National Policy

- 2.3. The National Planning Policy Framework (NPPF) has been revised twice in recent years, the first updates since it was originally published in 2012 (DCLG 2012, MHCLG 2019). The policy wording for Historic Environment remains very similar, albeit that the order of certain paragraphs and numbering has changed.
- 2.4. Heritage assets are still defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process. In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 193).
- 2.5. The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance, including Grade I and II*, should be 'wholly exceptional' and 'exceptional' for Grade II listed buildings and conservation areas (Paragraph 194).
- 2.6. Paragraph 196 clarifies that, where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing an optimal viable use.
- 2.7. Paragraph 197 notes that effects on the significance of non-designated heritage assets, which confusingly includes 'locally listed buildings', require a balanced judgement weighing the scale of impact on the significance of the heritage asset against the benefits of the proposed development. Where heritage assets are to be lost, Paragraph 199 confirms that an appropriate record of the elements to be lost should be provided and both disseminated and archived by the developer.

Local Policy

- 2.8. The current local policy includes the recently adopted Manchester Core Strategy (MCC 2012a). This includes Policy CC9 *Design and Heritage* which requires new development to preserve or enhance listed buildings, scheduled monuments and conservation areas. Policy EN3 *Heritage* notes a requirement that development complement the distinct historic and heritage features of the city, including archaeological remains.
- 2.9. Under extant UDP policies, Policy DC20.1 deals with archaeology and echoes the requirements of the NPPF (MCC 2012b). In particular, it notes that the Council may require archaeological assessment and evaluation to inform a planning determination, that 'preservation in place' of areas of 'archaeological interest' will be sought and that where preservation in place is not necessary, the Council will seek recording of elements before their destruction.

Guidance

- 2.10. The Department for Communities and Local Government has produced Planning Practice Guidance which supports the NPPF (DCLG 2019). This includes a section titled *Conserving and Enhancing the Historic Environment*. More recently, Historic England has produced more detailed guidance on decision making: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Where relevant, this guidance has informed the assessment.
- 2.11. Historic England's *The Setting of Heritage Assets* is designed to guide determining what forms a setting and how it adds to or detracts from the significance of a heritage asset or assets (Historic England 2017). It also advises on assessing the effect of development proposals and how to avoid or minimise loss of or enhance significance. The guidance confirms that the consideration of setting is a matter of 'informed judgement' and sets out five stages involved in robust assessment of setting.
- 2.12. The heritage assets which have a setting, whether designated or undesignated, have to be defined through a suitable level of research. However, the guidance confirms that setting is not a heritage asset or designation in itself. The guidance highlights the fundamental basis of current policy; that although setting can cover a large area, not all of it is positive or anything other than neutral in relation to the significance of the heritage assets concerned. It sets out in detail the aspects of setting which may have a bearing on a heritage asset's significance.

Section 3: Existing Baseline

- 3.1. This section details key sites and finds recorded by Manchester Historic Environment Record (HER) for the site and its environs. These records were complemented by historic maps and other sources available online including Historic England's National Heritage List for England. Figure 1 marks the location of key assets and records mentioned below.

Designated Heritage Assets

- 3.2. No designated heritage assets lie within or close to the site and there are no scheduled monuments or conservation areas within the kilometre radius study area. The closest designated assets lie almost half a kilometre distant and include an early 20th century Grade II listed church north east of the site (HER 8505, Figure 1).
- 3.3. A Grade II listed former public laundry lies a similar distance west of the site, but the HER entry notes that the building appears to have been demolished without Listed Building Consent and so it remains on the National Heritage and Council lists (HER 15484).
- 3.4. The greatest concentration of designated heritage assets within the study area are located within the Grade II Registered Park and Garden designations covering Philips Park and Philips Park Cemetery to its north, circa 400 metres south of the site at its closest (HER 9132, Figure 1). The original public park was one of Manchester's earliest, opening in the 1840s. It has seen some change since then and does not hold any statutorily listed structures.
- 3.5. In the west of the cemetery, a mortuary chapel, former cemetery office and lodge, as well as railings and gates, are all separately Grade II listed (HER 8428, Figure 1). The cemetery and its Gothic style structures all date to the 1860s.

Other Records

- 3.6. The HER holds a limited number of other records for the kilometre radius study area centred on the site. These tend to be a mix of records noting the site of dispersed 16th century and later settlement from before the Industrial Revolution and the sites or surviving remains of industrial complexes of late Victorian or Edwardian origin.
- 3.7. The only earlier records include HER 24, which relates to the line of the Roman road between Manchester and York and which ran immediately south of the site from west to east on the line of Briscoe Lane (Figure 1). Briscoe Lane follows much of the likely course and elsewhere in Newton Heath, investigations in the 19th century confirmed a gravel road surface on a bed of logs.
- 3.8. HER 3672, located within Philips Park, records the 19th century find of a Roman coin of the mid-3rd century Emperor *Gallienus*. The find of a post-medieval halberd 'above a ceiling' is recorded in the same area. The only other early record is to the site of Newton Grange, half a kilometre south of the site and now within Philips Park Cemetery (HER 9836). The grange is likely to have been associated with a mill on the River Irwell to its south and was first referred to in the 14th century.
- 3.9. Early post-medieval farms are also recorded to the east, south east, north and west of the site (HERs 9847, 9699, 9647 & 9811 respectively). None now survive. Cheetham Fold House to the east of the site appears to have been used for industrial activity and to have had a mill built adjacent at a later date (HER 9847).

- 3.10. Other HER records all relate to the industrial development of the area in the 19th and 20th centuries. To the north of the site, HERs 2107 and 2030 record two 19th century cotton mill complexes: Wellington Mill and Ten Acres Mill. The former was demolished in the 1990s, although the majority of the latter survived in 2017.
- 3.11. The site itself held a large part of the extensive Park Works of the Mather and Platt Company which supplied textile manufacturing equipment (HER 1469, see below). Much of the works has been demolished and the site cleared. Beyond it, to the south of Briscoe Lane, the buildings of the Avro Aeroplane Works are still in place (HER 2103). Both complexes dated to the early 20th century.
- 3.12. West of the site and Grimshaw Lane, HERs 9697 and 9698 record the sites of a dye works and gas plant works which may survive in situ. South west of these and the site, HER 9696 relates to the site of a brickworks which has been redeveloped since its closure in the early 20th century.

Historic Maps

- 3.13. A number of early 19th century maps of Manchester do not extend as far as the site and probably reflect the fact that it was still less developed at that time. The first edition Ordnance Survey map of 1848 shows the Rochdale Canal and a tow path to its south, north of the site and also Ten Acres and Grimshaw lanes to the east and west.
- 3.14. However, Ten Acres has since been straightened and Grimshaw Lane ran east, along the current site access and on through the site. Briscoe Lane is shown as a road east of Ten Acres Lane and as a disused and very straight route to the west.
- 3.15. In 1848, the site itself consisted of several fields or parts of fields, including one large field and two smaller rectangular parcels in the centre and a square parcel in the north east, with a small pond at its south western corner. A pond may also have lain in the southern tip of the site.
- 3.16. By the second edition six inch map of 1891, Grimshaw and Ten Acres lanes had been straightened and took the course they take to this day. Briscoe Lane was also in place to the west of its junction with Ten Acres, albeit marked as 'Cheetham Road'. The earlier route of Grimshaw Lane is shown as a narrow track and is likely to have run just south of the existing site access and had a small pond to its south where it joined Ten Acres Lane.
- 3.17. Although most of the site remained open, a 'Football Ground' is shown in the north east. Vestiges of field boundaries survive in the centre and two small buildings, possibly a residence, are shown in the southern tip of the site. This was serviced by a track curving off Ten Acres Lane to the north and joining Cheetham Road/Briscoe Lane to the south.
- 3.18. The 1891 map confirms the development of several works west of Grimshaw Lane and north of the canal. The railway to the west had also developed into a major junction: 'Ardwick Junction'. The map also clarifies that an older farm, 'Wild's Farm' would have lain close to the entrance to the site.
- 3.19. By 1906, when the third edition 1909 map was surveyed, the site remained open, with the football ground and internal boundaries no longer shown. One very small building is shown in the east of the site and extraction is shown in the north west of the site and to its west and may reflect extraction of brick earth.

- 3.20. In the south east of the site, the first buildings of Mather & Platt's 'Park Engineering Works' are shown, with buildings lying partially within the site and partially to its west. These were substantial, but smaller than shown on later maps, although the finest of the buildings, the main administrative block, appears to have been built. The access site was as it remains.
- 3.21. The building in the site's southern tip had been extended slightly and might have been a public house given its crossroads location. This and railway tracks are shown in a similar position as on the 1930s' maps (Figure 1).
- 3.22. The fourth OS six inch map was surveyed between 1915 and 1921 and shows for the first time the southernmost site building standing in 2020 (Figure 1). This has the tower projecting out in the west. The main complex of buildings is shown as extending south to Briscoe Lane for the first time, although all the area approximately a hundred metres west of Ten Acres Lane was undeveloped except for the buildings at the crossroads and their access in the south.
- 3.23. The rest of the site to the north is shown as open except for the access, a 'Mineral railway' and a small rectangular building in the north east near Ten Acres Lane. A further structure is marked in the north west of the site (Figure 1). These latter may be pavilions and relate to use of these open areas for recreation.
- 3.24. Indeed, on the 1932 twenty five inch OS map, surveyed in 1931, all of the open area north of the main building is marked as 'Recreation Ground', with a track between it and the site's main building (Figure 1). The building shown on the 1923 map in the north east is not marked, but that in the north west is.
- 3.25. The site buildings had had smaller structures built to their north and east or had been considerably extended, reducing the open area west of Ten Acres Lane (Figure 1). A square gatehouse is also visible.
- 3.26. By the 1947 OS map, surveyed in 1938, two further large structures are shown as planned or in the process of construction in the north of the site, as are four smaller structures in the north west of the site. The possible public house in the site's southern tip is no longer shown.

Other Sources

- 3.27. Secondary sources could only be accessed online, but useful information on the parish was available from the Victoria County History, whilst several sources provide limited information as to the development of Mather and Platt's Park Works which included much of the site. The VCH confirms that the township of Newton was enclosed by an Act of 1804 (Farrer and Brownbill 1911). That the township was developed in the later 19th century and beyond is reflected in its incorporation in Manchester in 1890.
- 3.28. Lesley Dunkley of the Manchester HER also provided a number of other sources including links to earlier histories of both Newton Heath and Bradford, the township south of the site. Although no intrusive investigations are recorded as having been undertaken within the study area, copies of a desk based assessments relating to Sports City, south of the site, and building recording of the Philips Park listed offices were also furnished by the HER (UMAU 2000, Wilson & Richer 1997). These sources complemented the HER records and County History, but did not add any additional information pertaining specifically to the site.

- 3.29. Several sources, including the Manchester Science Museum website and Grace's Guide to British Industrial History indicate that Mather & Platt moved their textile machinery manufacturing business to Newton Heath in 1900 from a site in Salford, where it had been founded in the 1830s. Land was acquired in 1900, with most departments relocated by 1912.
- 3.30. The works produced a range of products including fire sprinkler systems and pumps. The Government took over the works in 1915 to produce munitions after earlier use by the Avro aircraft company. The site was again taken over for military manufacturing in the Second World War, which may have ensured the structures planned in 1938 were actually built. The Science Museum appears to hold a number of original Mather and Platt documents, although these mostly relate to their products and are unlikely to provide additional information on the site's buildings.
- 3.31. In 1943, L. S. Lowry painted workers leaving the works in his picture 'Going to Work', now held by the Imperial War Museum and this is a useful source of information as to the appearance of the central works' buildings at the time.² This picture shows the two storey administrative building standing in 2020 with its distinctive stub tower, as well as an extant gatehouse and railings to its west (see below). The main administrative building is shown to the right with a taller and more elaborate tower to its west front which had a four sided slate roof atop a pinnacled three storey tower.
- 3.32. The number of bays and windows shown by Lowry for the structure standing in 2020 is incorrect, being eight to the south and seven to the north, rather than ten to each side. The four bays at the two ends are also shown as roofless and black, rather than red, possibly indicating bomb damage, but more likely artistic licence. Indeed, the stub tower depicted by Lowry was lower and less dominant than the painting suggests. Vents shown atop the block's roof were no longer in place in 2020, if ever there.
- 3.33. A search of photographs held by the Manchester County Council Local Image Collection provided a half dozen images dating to the 1960s which confirm a similar appearance to the main site buildings. The central structure standing in 2020 had lost a projecting central single storey square 'portico', although projecting side walls supporting a slanted roof across the whole frontage survived (Image ref. 35623). The gatehouse also appeared to have had its windows altered since the 1960s.
- 3.34. A further image shows the approach to the works along the access off Grimshaw Lane (Image ref. 35615). This indicates a railed off grassed area to the front of the southern site building standing in 2020 and the main building to its south, with decorative trees planted south of the current access.
- 3.35. An aerial image of the Park Engineering Works of 1926 shows only the southernmost buildings in place, as might be expected from the OS mapping. This image also confirms the considerable size of the works at the time (Image ref. 67748). The imposing nature of the administrative block, the first to be built, is also clear from one of these images, as is the general accuracy of Lowry's 1943 painting (Image ref. 35617). In 1928, the works' buildings had large signs along their roofs stating 'Mather & Platt Ltd. Engineers, Park Works'. Some of the works' frontages appear similar to the northern frontage adjacent to the canal.

² Not to be confused with a 1959 Lowry painting with the same name.

3.36. Images of 1917 show female munitions workers inside the works, supporting other documentary sources suggesting military manufacturing. Modern images available on Google Earth confirm that the southern block standing in 2020 was shallow and had ten bays of factory space behind, as could be glimpsed from east of the site. Some of the roofs of these bays and most of the central block's roof appear to have been replaced relatively recently, as does an extension to the south east. Covered links between all three structures are also apparent. The roof of the northern block and the eastern parts of the southern block appear in poor condition.

Section 4: Site Visit

- 4.1. The site was visited in October 2020. The site buildings and the south east of the site could not be accessed at the time of the visit, although photographs of building interiors and the southern area have since been provided since by the client. The walkover was also able to take in the wider environs, including Philips Park and Cemetery to the south. Since the site visit, the standing structures have been demolished, following permission being granted by the Council.
- 4.2. The site access is a hard surfaced, but not asphalted wide route following the historic line of access to the site from Grimshaw Lane (Plate 1). To the north of this, the land is higher and is defined in part by a coursed stone revetting wall. The north west of the site is open with some stands of scrub and has been cleared of structures marked on recent mapping (Plate 2). A sign confirms this was a staff sports club, whilst some of the area appears to have been used as parking. West of the site of staff facilities, a grassed area may have been used as a running track (Plate 3). This area east of Grimshaw Lane is bounded by trees.
- 4.3. The north eastern part of the site was largely filled by three large brick and metal clad structures lying east of railings and a small hard surfaced open area which held one or two modern caravans, containers and vehicles (Plate 4). The southern building is likely to have been Edwardian, given map evidence and is that forming the left part of Lowry's 1943 painting.
- 4.4. The central stub tower remained, as did the raised lateral roof providing a 'clerestorey' lighting the space below. Images supplied by the client confirm that the building had been cleared and had had a modern ceiling fitted at ground floor level. No significant internal features were evident on the images supplied.
- 4.5. Other features likely surviving from at least 1943 were some of the railings fronting the main site area, and lamp posts (Plate 4). The pyramidal gatehouse behind more recent red gates also appeared to be that included by Lowry, although the windows and door seemed to have been altered since the 1960s (Plate 5). There are some rails exposed in the ground close to the main gate, presumably parts of those shown on maps as connecting with the main line to the south (Plate 4). However, southern part of the site, forming the majority of Lowry's painting view and had been cleared of all structures and is now fenced off and overgrown.
- 4.6. North of the earliest standing structure, two further large buildings also had their principal elevations facing west. These took the plan-form shown on the 1949 OS map (Plates 6 & 7). They were presumably built immediately prior to or in the early days of the war, possibly requiring special dispensation given rationing of materials, but using pre-war designs for speed. Although the central structure was extremely plain, that to its north may have been based on existing architect plans as it resembles frontages apparent on the 1920s' aerial view of the Park Works and is more 'Edwardian' than Modern.
- 4.7. The central standing building retained much of its simple original utilitarian brick frontage, and a small vestige of the original ground floor roof survived. However, ground floor windows appeared to be replacements and the location of the original portico was clear too, with the central entrance bricked up. Viewed from the east, it was likely that little of the original structure survived and much of the structure is likely later blue metal cladding over steel framing (Plate 8). Internal shots confirmed an open space with the roof supported on a metal frame.

- 4.8. The northernmost building had a slightly more elaborate and markedly different principal elevation with some stone mouldings and banding details. The large semi-circular windows of the central block's first floor were replicated too (Plate 7). However, the northern and western elevations were plain expanses of brickwork (Plates 8 & 9). To the east, a ramp provided access through double doors and large vents punctured the brickwork.
- 4.9. The whole southern side of the northern building appeared to be metal sheet too. Images supplied by the client confirm that the space inside was open, with metal framework supporting the metal sheet roof. West of this building lay a one and two storey brick and metal sheet clad modern building (Plate 7).
- 4.10. Views from Ten Acres Lane to the east were hampered by trees in the south east of the site, but the southern stub tower building appeared to be quite shallow and to have more traditional factory structures behind, with a concertina roof to provide natural light. Images supplied by the client suggest the eastern side of this block had been much altered and lost structures which were previously attached.
- 4.11. The open area in the north east of the site is scrubby, but contains no structures other than a small modern sub-station facing onto Ten Acres Lane. South of this, east of the southern building standing, a small copse of trees has developed. The copse spills into the open area to the south where extensive structures of the original Park Works had been cleared (Plate 10).
- 4.12. Beyond the site, the Rochdale Canal lies to the north (Plate 11). This has two sets of locks north of the site and west of Ten Acres Lane and the towpath is now in pedestrian use (Plate 12). Compared to the industrial nature of its environs apparent on images of the 1960s, the canal now has a variety of trees and vegetation which screen the site from it. A poor condition stone wall defines the towpath west of the main site buildings, although historical sources do not give any indication as to what it might have defined within the site (Plate 11).
- 4.13. The context of the site is mixed. To the south west, much of the remainder of the Park Engineering Works has been cleared and fenced off or holds an extensive recently built commercial complex: Fine Lady Bakeries (Plate 12). To the north of the canal and west of Grimshaw Lane there is also a mix of modern and earlier structures, some of which are recorded by the HER. Modern sports facilities and housing lie east of Ten Acres Lane and the site. South of the site and Briscoe Lane is further housing and the early 20th century former Avro Aeroplane Works.
- 4.14. A wider perambulation of the area made clear that redevelopment of the site would not affect the significance of any designated heritage assets, including the closest listed buildings and registered parks, given relatively level topography and intervening built form.

Section 5: Impact Assessment and Conclusions

- 5.1. This archaeology and heritage assessment supports a planning application to redevelop a former industrial site for warehousing on behalf of Canmoor Group. The site lies north east of Grimshaw Lane and south of the Rochdale Canal in Newton Heath, east of Manchester city centre. The implications of desk-based assessment and a site walkover are confirmed.
- 5.2. The site area contained Mather and Platt's 'Park Engineering Works' from the early 20th century and three of its later, inter-war structures remained on site when it was visited in October 2020. These have since been demolished following permission from Manchester City Council. The southernmost of the structures was built post 1906 as a second phase of the Works' development. Those to the north of it appear to have been built just before or in the early days of the Second World War.
- 5.3. The Rochdale Canal runs from east to west immediately north of the site, with two sets of locks located north of the site boundary. Although not formally designated, the canal would qualify as a non-designated heritage asset and has a direct visual link with the site, although there is intervening screening from trees and shrubs.
- 5.4. Although minimal, the proposed change could be considered harmful to the canal's setting in heritage terms. It is recommended that an interpretation board be positioned adjacent to the canal and site setting out the history of the canal and Park Engineering Works, including reference to Lowry's wartime painting.
- 5.5. The site was only developed from the late 19th century and is likely to have been part of Newton Heath's agricultural land prior to that. However, the course of a Roman road between Manchester and York runs immediately south of the site.
- 5.6. Despite this, there is little indication of pre-modern archaeological potential in the study area. Many miles of Roman road were built without related settlement nearby. It is also the case that the development of the site in the 20th century is likely to have truncated any earlier remains across much of the site. Given this, it is suggested that no further archaeological work should be required for the site prior to a planning decision.
- 5.7. However, it would be appropriate for the area closest to the course of the Roman Road, the site's south eastern tip, to be subject to some further archaeological investigation secured as a condition of planning permission. It may be that archaeological monitoring during construction of a detention basin in this area is the best approach.
- 5.8. The closest designated heritage assets to the site are Grade II listed buildings and the Victorian Grade II Registered landscapes of Philips Park and Philips Park Cemetery to the south. These areas and buildings have no inter-visibility with the site and are surrounded by later development and no heritage asset has a relationship with the site such that the site area enhances its significance. No harm to the significance of any designated heritage asset is therefore assessed to result from the proposals.

Section 6: References and Sources

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Maps

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OS maps of site accessed at National Library of Scotland at www.nls.uk

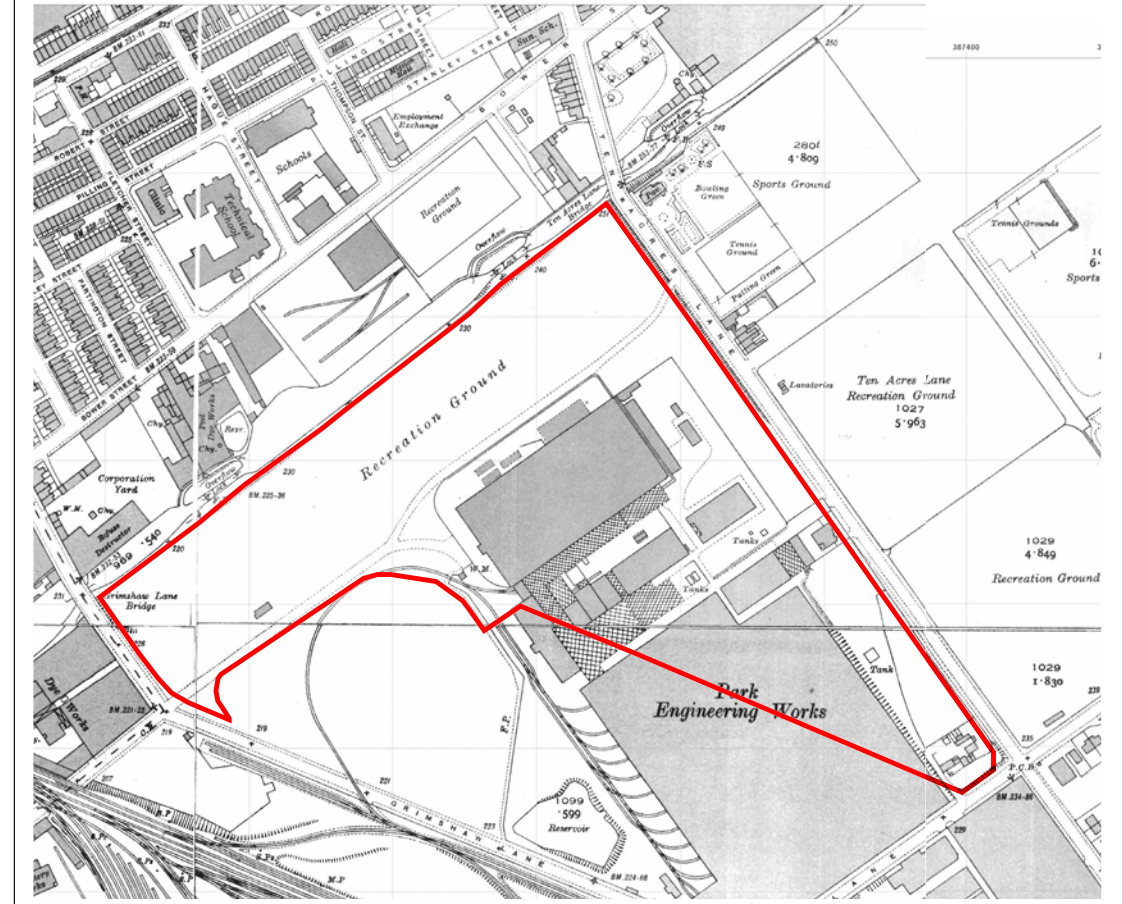
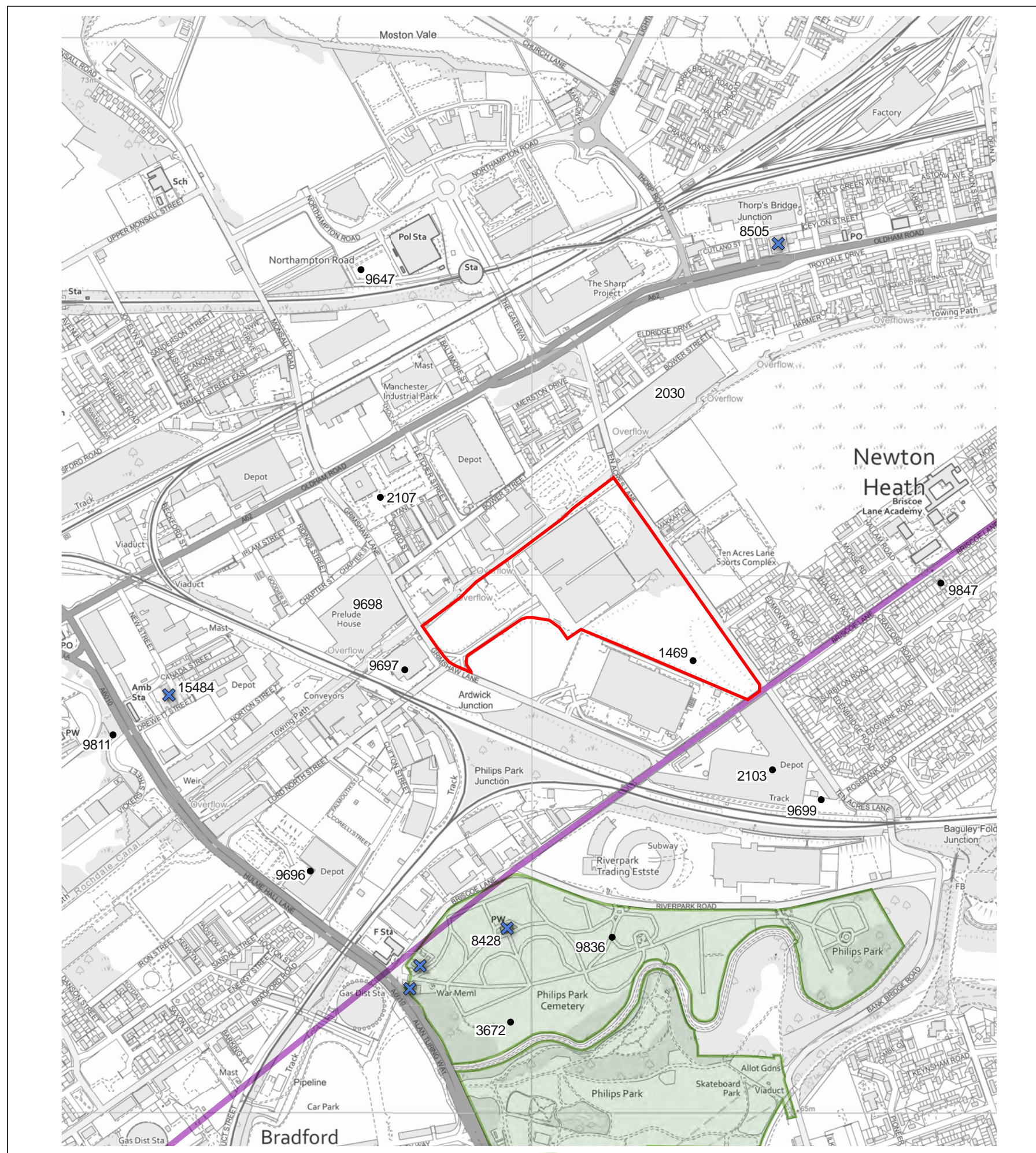
Science Museum Group information on Mather and Platt accessed at www.collections.sciencemuseumgroup.org.uk/people/ap10887/mather_platt_ltd

Street Map Ordnance Survey map of Newton Heath accessed at www.streetmap.co.uk

Appendix 1: Manchester HER Information

HER ref.	NGR (SJ prefix)	Period	Notes
24	8654 9918	Roman	Manchester to York stretch of road proven to survive at Gaskell Street, Newton Heath in 1850s. Gravel surface over log base and circa 8m (24ft) wide.
1469	8730 9980	20 th century	Mather and Platt's Park Works set up in 1900 in Newton Heath following move from Salford. Supplied textile manufacturing equipment.
2030	8725 0024	19 th century	Ten Acres Mill a surviving brick and slate roofed cotton mill complex although some elements since lost.
2103	8746 9968	20 th century	Avro Aeroplane Works purpose built in 1919. Aircraft included Blenheims and Ansons.
2107	8669 0025	19 th century	Wellington Mill (cotton) had late 19 th century and later elements. Demolished by 1990s.
3672	8730 9910	Roman	19 th century coin of Gallienus findspot in Philips' Park. HER 1431 records find of post-medieval halberd located in same area by HER, but found above house ceiling.
8428	8677 9925	19 th century	Gates and railings/walls to Philips Cemetery, lodge, former offices and Anglican mortuary chapel are all Grade II listed and of 1867.
8505	8745 0061	20 th century	Grade II listed Church of St Wilfred and St Ann dates to 1909 and has a Perpendicular design in brick, sandstone and slate.
9132	8730 9910	19 th century	Philips Park and Park Cemetery, named after MP, are Grade II RPGs and park was one of first in Manchester (1846). Associated cemetery (HER 11725, 1860s) to north contains a number of listed structures and non-designated RC, Jewish and Dissenter mortuary chapels and other elements of note included open air baths, bandstand and bowling green.
9647	8667 0056	17 th century	Site of Hardy's Farm farmhouse dated to 1616 and timber framed, but demolished by 1931.
9696	8659 9945	19 th century	Site of brickworks at Hulme Hall Lane. Gone by 1931.
9697	8674 9963	19 th century	Site of dye works still in place in 1990s.
9698	8669 9993	19 th century	Site of gas plant works still in place in 1993.
9699	8752 9961	16 th century	Site of Baguley Fold timber framed farmhouse with pillion steps dated to 1523. Gone by 1920s.
9811	8623 9970	16 th century	Site of Hulme Hall timber framed house lost post-war.
9836	8703 9938	Medieval	Site of Newton Grange. Later very large house. HER 9846 records mill to south.
9847	8775 9999	16 th century	Site of Cheetham Fold house was later the site of a printing business and mill.
15484	8629 9975	20 th century	A likely Edwardian public laundry remains Grade II listed, although it was demolished in the 1990s without consent.

Figure 1: Site and Identified Heritage and Archaeology



OS map of 1932 (not to scale)

- KEY**
- Site boundary
 - X Listed buildings
 - Registered park (HER 9132)
 - Roman road (HER 24)
 - Other HER records



Project	Land at Grimshaw Lane, Newton Heath, Manchester
Drawing Title	Figure 1: Site and Identified Heritage and Archaeology
Scale	As shown (approximate at A3)
Drawing No.	BSA 203/1
Date	November 2020
Checked	BS/KJ

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Plates



Plate 1: Access to site, looking west



Plate 2: Former staff club area, looking west



Plate 3: West of site area



Plate 4: Southern site building, looking south east



Plate 5: Gate into site with pyramidal gatehouse behind



Plate 6: Central block, looking east



Plate 7: Northern block, looking north east



Plate 8: Rear of site buildings



Plate 9: Canal-side elevation, looking east

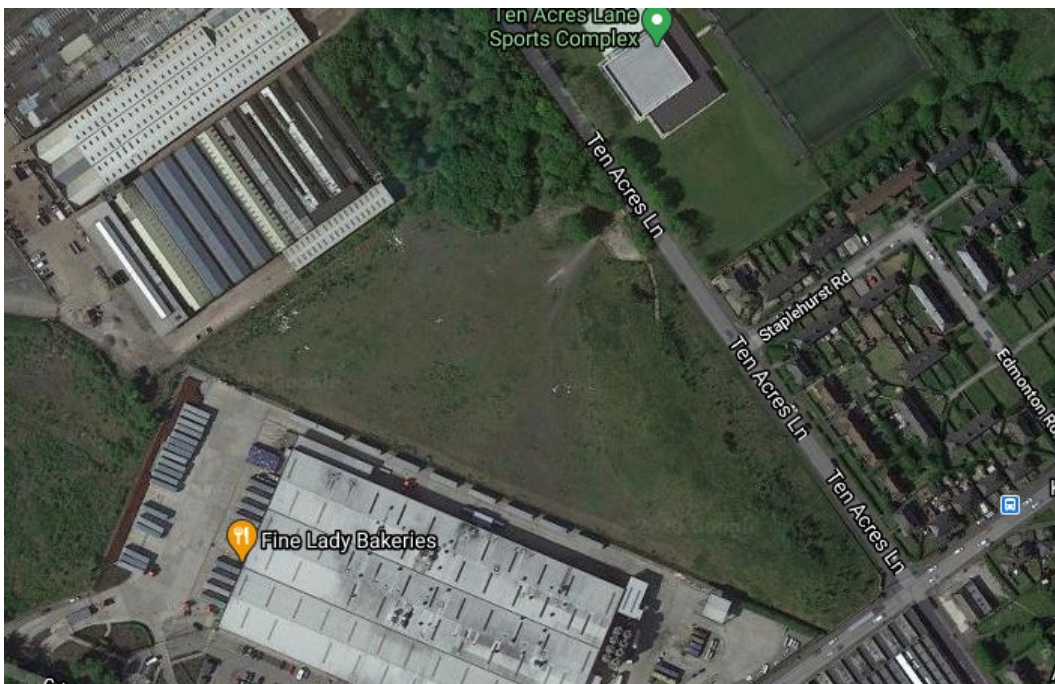


Plate 10: Aerial view of the south east of the site



Plate 11: Rochdale Canal, looking west and with wall centre left



Plate 12: Locks west of Ten Acres Lane