University of Salford MANCHESTER

Historic Environment Assessment

GMSF Land Allocations, Manchester

GMA11 Roundthorn Medipark Extension

Client:
Manchester City Council

Technical Report:
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Report No:
2020/4

The Centre for Applied Archaeology

REGISTERED ORGANISATION CIfA

Document Title:	Greater Manchester Spatial Framework Land Allocations, Manchester: GMA11 Roundthorn Medipark Extension
Document Type:	Historic Environment Assessment
Prepared for:	Manchester City Council
Report No:	SA/2020/4
Version:	Version 1.0
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Date**:**	July 2020
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1. Introduction

1.1 Introduction

In November 2019, the Centre for Applied Archaeology was commissioned by Manchester City Council to undertake a detailed historic environment assessment of the Roundthorn Medipark Extension land allocation area (GMA11, herein referred to as 'the Site'), which has been identified for development within the Greater Manchester Spatial Framework (GMSF). The Site development proposals will complement the proposals for the adjacent Timperley Wedge land allocation area in Trafford and include around 86,000 sq. m of class B1-focused floorspace.

The assessment aims to understand, in more detail, the nature of the historic landscape, archaeology and built heritage, including setting, where appropriate. The assessment draws inspiration from the Characterisation approach to the historic environment, which has been championed by Historic England as a useful method for assessing large areas of land at a strategic level. Accordingly, the Site has been divided into Historic Environment Character Areas (HECAs) and also. This report presents a summary of the key issues related to the historic environment for the Site. The evidence provided in this assessment is intended to inform masterplanning work for the GMSF to guide decisions on allocating locations and approximate densities for the development over the next 15 years and to inform planning policy to ensure they can be delivered in a way that minimises the risk of harm to heritage assets and the historic environment and proposes the appropriate level of mitigation as well as highlighting opportunities to enhance the historic environment This assessment should not be treated as a Heritage or Archaeology Impact Assessment to be relied upon for any current or future planning application.

1.2 Site Location and Description

The Site (centred at NGR 380422, 387522) is located to the south of Wythenshawe Hospital, south-west of Newall Green and is 21.5ha in size. It is bounded by the hospital to the north, Barnacre Avenue to the east, Whitecarr Lane and Fairywell Brook to the south and Dobbinetts Lane to the west.

Aerial View of the Site.

The Site occupies relatively flat ground at a height of approximately 50m above Ordnance Datum. It is predominantly rural and consists of pasture land, however there are playing fields to the south-east which are part of Newall Green High School. The bedrock geology across the Site consists of the Bollin Mudstone and the superficial geology consists of glacial till (British Geological Survey 2017).

1.3 Planning Background

1.3.1 Government and Local Planning Policies

There are a number of pieces of legislation, as well as National and Local planning policies on heritage within a wider framework. There are also a number of Guidance Notes published by Historic England on assessing heritage.

1.3.2 National Legislation

- 1979 Ancient Monuments and Archaeological Areas Act – legislates the protection of archaeological heritage of national importance (e.g. Scheduled Monuments)
- 1990 Planning (Listed Buildings and Conservation Areas) Act – legislates on planning permission where works affect listed buildings and conservation areas

1.3.3 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, February 2019). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 184-202), and states that local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

Paragraph 197 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account in determining a planning application. Paragraph 199 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

The historic environment is also dealt with briefly in other sections of the NPPF, including in Section 3: Plan Making and how strategic policies should make provision for the historic environment. Other relevant aspects dealt with in NPPF also include guidance on Ancient Woodland.

1.3.4 Guidance Notes

There are also Guidance Notes published by Historic England on assessing heritage, particularly in relation to designated assets and also the historic environment as part of the masterplanning process. The assessment also conforms to Chartered Institute for Archaeologists (CIfA) standards and guidance on undertaking archaeological desk-based assessments.

- HEAN 3 *The Historic Environment and Site Allocations in Local Plans* (published 2015) – to help identify a positive strategy for the historic environment with site allocation policies
- *Conservation Principles, Policies and Guidance* (published 2008) – for assessing the significance of heritage assets
- HEGPA 3 *The Setting of Heritage Assets* (published 2018, second edition) – to help define and assess setting of heritage assets.
- HEAN 10 *Listed Buildings and Curtilage* (published 2018) – to help assess whether other buildings associated with listed structures should also be considered as curtilage and therefore listed
- CIfA *Standards and Guidance for Historic Environment Desk-Based Assessment* (published 2014, updated Jan 2017)

In addition, a number of Introduction to Heritage Assets and Scheduling Selection Guides were also consulted and are referred to, where appropriate, within the document.

1.4 Methodology

The assessment adopts a characterisation approach to the historic environment and has been split into three sections: archaeology, built heritage and historic landscape. There is specific methodology employed for analysing these three elements of the historic environment different strands of characterisation and are outlined below. The production of the assessment conforms to the standards set by the Chartered Institute for Archaeologists (CIfA 2017) standards and guidance for historic environment desk-based assessments. The assessment has also been carried out in accordance with national planning policies on the conservation of the historic environment, which are set out in the NPPF and in *Planning Policy Guidance: Conserving and Enhancing the Historic Environment.* Consideration has also been given to Historic England's Good Practice Advice Notes *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets.*

1.4.1 Methodology for Assessing the Archaeology

Defining the Character Areas has taken into account a number of factors and sources including the extent of modern development, topography, geology, known archaeological sites including findspots and the results of recent archaeological investigations. This has been combined with an assessment of secondary sources such as documentary and cartographic evidence. The Research Framework for the North West (published in 2007 and currently being updated) also outlines the current knowledge base across the area as well as targets and priorities for future research. The significance of any potential archaeological remains is also considered.

1.4.2 Methodology for Assessing the Built Heritage

Due to the early stage of the project, the intention of this built heritage assessment is to inform the emerging masterplan for the Site.

The assessment identified and characterised the built heritage across the Site, in order to allow for an assessment of significance. This involved examination of a number of sources including cartographic evidence, HER data, the National Heritage List for England, as well as site visits to undertake visual inspection. Significance is determined on the basis of statutory designation, research and professional judgement. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national document: the DCMS '*Principles of Selection for Listed Buildings*' (revised 2018) and in the English Heritage (now Historic England) '*Conservation Principles Policies and Guidance*' (2008). The first document states that special interest of a building is determined based on its Architectural and Historic Interest, assessed through principles of *Age and Rarity, Aesthetic Merits, Selectivity,* and *National Interest*. Historic England suggests that the aspects that reflect worth are the following values that people associate with a place: *Aesthetic value, Communal value, Evidential value,* and *Historical value.* NPPF defines heritage significance as being *'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic*'.

Where a building or area has been identified with built heritage interest, its evolution over time has been chartered through cartographic analysis. For buildings which pre-date the available cartographic sources, a brief analysis of its fabric has been undertaken for the purposes of determining its likely date and phasing. The setting of the built heritage has also been assessed and these elements are taken together to determine overall significance.

The possible impact that development within the Site may have on the identified significance takes into account the potential location and siting of any new development, as well as its form and appearance, other effects and secondary effects. These other and secondary effects can

include increased traffic, noise from the new development and lighting. Measures to avoid, minimise and mitigate any potential impact in a way that meets the objectives of the NPPF have been presented as well as opportunities to better reveal or enhance significance, such as increasing understanding of any heritage assets and/or public access and interpretation.

Where appropriate, measures are recommended within future development proposals to protect those structures of higher significance. Also, where appropriate, recommendations are made to reduce/remove the level of harm on the setting of the built heritage. In line with NPPF para 189, the level of detail that has been is proportionate to the asset's importance, therefore the listed buildings within and in the proximity to the Site have been subject to more detailed assessment than the undesignated heritage assets.

1.4.3 Methodology for Assessing the Historic Landscape

The main source of information is the Historic Landscape Characterisation project data, which was carried out for the Greater Manchester area between 2007 and 2012. This was part of a national characterisation project which was co-ordinated by English Heritage (now Historic England). Each local authority area has its own report, with Manchester's produced in 2009 and the results are available on an integrated GIS via the MappingGM website. The level of analysis undertaken for this project was too detailed for the purpose of this assessment, therefore the data was collated and simplified for this analysis. This underpins the definition of the individual historic environment character areas.

In addition, historic mapping and MAGIC mapping (as well as elements of MappingGM) were other key datasets used to identify other features of the historic landscape not necessarily identified in the other methods above. This included, but was not limited to, Ancient/Semi-Natural Woodlands, Orchards and other woodlands not defined as officially 'Ancient' but shown on early mapping. Map regression was also used to carry out a rapid assessment of surviving field boundaries, to map field systems and define the rural character of the areas further. This data is taken to assess the overall sensitivity of the historic landscape character and categorise as high, medium or low; higher sensitivity indicates the preservation of historic features such as field boundaries and overall land use suggested by historic mapping.

1.5 Research Sources

The assessment made use of the following sources:

- Published and unpublished cartographic, documentary and photographic sources
- The Greater Manchester Historic Environment Record (HER)
- Manchester Archives, based at Manchester Central Library (online only, see below)
- The National Heritage List for England
- Historical borehole data held by the British Geological Survey.
- Other geotechnical information, such as investigations carried out in advance of development
- Historic Landfills. The Environment Agency holds data on areas which have been subject to extensive tipping, which may have masked, or removed, archaeological deposits.
- Archaeological data. This mainly derives from the results of the work carried out in advance of a wastewater treatment works pipeline which ran across the landscape in this area.
- Historic mapping. This shows that there is potential for buried remains of former buildings to survive within this area, dating from the medieval period onwards. Field names from tithe maps may also indicate potential occupation and/or industrial uses within the wider area.

1.6 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the Site in order to identify any evidence for surviving historic landscape features, to assess the setting of the identified built heritage, and to provide further details on the potential for below-ground remains. The site visit was undertaken in a single day in July 2020.

1.7 Report Structure

The following presents a summary of the evidence for the archaeological resource (Appendix 2), built heritage (Appendix 3) and the historic landscape (Appendix 4), and includes recommendations, mitigation strategies and enhancement opportunities, where appropriate.

2. Historical Background and Characterisation

2.1 Historical Background

The historical background of the Site has been researched and summarised to provide a framework for the study, in order to better understand the nature of the surviving historic landscape, the character of the built heritage and the potential for buried archaeological remains to survive.

2.1.1 Prehistoric

The geology of the site includes heavy boulder clays which were not thought to have been favoured for early settlements, however previous work within, and close to, the Site has revealed evidence for prehistoric activity close to watercourses. This evidence was revealed during excavations in advance of a new wastewater pipeline, which ran across the Site as well as into Timperley Wedge and beyond. Within the Site, a series of possible Bronze Age cut features were excavated close to Fairywell Brook (UMAU 2004; 2009a). A number of probable Prehistoric features were also identified within 150m of Timperley Brook within Timperley Wedge (*ibid*; Salford Archaeology 2020).

2.1.2 Roman

Evidence for Roman activity is scarce within the Site. Two late Roman coins were found near Ash Farm and Buttery House Farm and one pottery sherd was found north of Timperley Brook that could be tentatively dated to this period (UMAU 2004, 14). The projected course of the nearest Roman road (which linked Manchester to Chester, via Northwich) lies approximately 4km west of the Site.

2.1.3 Medieval

During the medieval period, the Site remained predominantly rural and lay close to the south-west boundary of the Baguley manor and township, within the parish of Bowdon. After the Norman Conquest, most of the area was held by Hamo de Mascy who held a number of manors across the North Cheshire area (Nevell 1997). Descendants of Hamo appear to have adopted the name Baggily (*Bagca* 'badger' *Leah* 'clearing or meadow') and built Baguley Hall during the mid-late 14th century, which was located1.7km north-east of the Site. The manor at Baguley then passed through marriage to the Leigh family of Booth, near Knutsford and remained with them until the late 17th century (UMAU 2009b).

However, archaeological work within the Site has revealed evidence for activity deriving from this period. This includes possible field systems as well as a hollow way and an iron smelting site dating to the 14th/15th century (UMAU 2004).

2.1.4 Post-medieval and Industrial

During the post-medieval period, the Site remained predominantly rural and small farmsteads/hamlets characterise the wider landscape. Although there is some documentary evidence for ownership of Newall Green Farm and accompanying land (see below), the ownership of the rest of the land is not clear until the early 19th century when the tithe maps were drawn up. Thomas William Tatton owned most of the Site and the Tatton family, of Wythenshawe Hall were the main landowner of the Baguley township though they possessed around half the township. The rest had been split into freehold landholdings during the medieval period and at some stage, the Tatton family gained the Baguley manor. Newall Green Farm and its lands appear to have been one of the freehold landholdings created during the medieval period.

The Site remained undeveloped, with the exception of Newall Green Farm; in 1927, the Tatton family sold their estates including the Farm to Manchester City Council. This led to the development and expansion of Wythenshawe during the inter-war period, as well as after WWII.

2.1.4.1 Newall Green Farm

The following provides brief details relating to the history of the farm complex. Further detail regarding the surviving buildings, including building fabric and dating evidence, are described within Appendix 3. Newall Green Farm was one of several small hamlets established across the landscape and appears to date from the 16th century. However its origins are not clear; after the Baguley manor and lands passed to the Legh family, it appears some parts were sold off, creating a number of freehold properties. Newall Green may have been one of these, however it does not appear in documentary evidence until the mid-17th century. Archaeological survey work suggests that the late 17th century brick farmhouse contained elements of an earlier timber-framed building, which may have had 16th century origins (UMAU 2009b, 7; 19). However fire damage and general decay meant that the early timber could not be subjected to dendrochronological dating (Arnold and Howard 2017).

The Vaudray (also spelt Vaudrey) family are the earliest known occupants recorded at Newall Green and are mentioned in parish entries from the 1650s (MRIAS 2006). The family can be traced back to the Conquest and several branches were established across northern Cheshire. The main branch were based at Riddings Hall in Timperley (UMAU 2009b) and can be traced in documents during the 16th century, mainly in Court Chancery records. Thomas Vaudray is recorded as the plaintiff in a number of civil cases, including some involving property disputes in Bowdon. In 1615, Edward Vaudrey, along with other family members, were accused by Thomas Powell of Horsley in Denbighshire of assault and destruction of property, amongst other charges, at a number of properties and land belonging to Ralph Worsley. This appears to be a family dispute as both of their wives were the granddaughters of Ralph Worsley. This case was heard before the Star Chamber at the Palace of Westminster, which shows that the Vaudrey family were of some prominence.

Richard and Henry, his brother, are both listed with separate properties in the Hearth Tax Returns of 1664; the former was listed with one hearth whereas Henry was listed with seven (Baguley Hall at this time had 13 hearths). A will and inventory survives for Richard Vaudray, dating to 1669 and describes his house, which had seven rooms (Closset, Great Parlour, Hall, Little Parlour, Kitchen, Chamber over Great Parlour, Kitchen, Dairy). This conflicts with the Hearth Tax Return as the house described within the inventory would have had more than one hearth. However, the will records that the two brothers were in dispute so the house described may have been passed between the two (UMAU 2009b, 5).

The Vaudray house is believed to be the Newall Green farmhouse and later mapping shows that this was the largest house within the hamlet. There was another sizeable house at Knob Hall, just to the north-east of Newall Green farm and it is recorded as having been rebuilt in 1691. There is little documentary evidence but surviving photographs give some details to its origins. The surviving photographs show a two-storey house with an attic and has similarities to Newall Green Farmhouse. It was clearly a smaller property than Newall Green farmhouse but the late 17th century rebuilding date fits with the details observed from historic photographs.

Plate 2 Knob Hall, pictured in 1945

The history of Newall Green Farm's ownership is obscure into the 18th century, however advertisements for the farm in 1757 and 1763 offer some detail. The estate was 65 Cheshire acres (137 acres; 55 hectares) and was tenanted by John Lamb, then described as in his ownership in 1763 (UMAU 2009b, 5).

By the early 19th century, five farms had been established at Newall Green, however only those within the Site survive today. Newall Green Farm was the largest tenancy of these and was tenanted by William Lamb and owned by Thomas William Tatton (UMAU 2009b, 5). It is not clear if ownership switched to the Tatton family or if it had always been in their ownership, and the claim of ownership in 1763 was a mistake. During the late 19th century and early 20th century, the Brown family were recorded as the tenants. William Pimlott was recorded here in 1914 and the Shenton family then took up the tenancy from the 1930s to the 1970s (Deakin 1984, 188). The complex ceased in use as a farm after 1974 and it was sold by the Council in 2006 (UMAU 2009b). The former farm was converted into residential units in 2017.

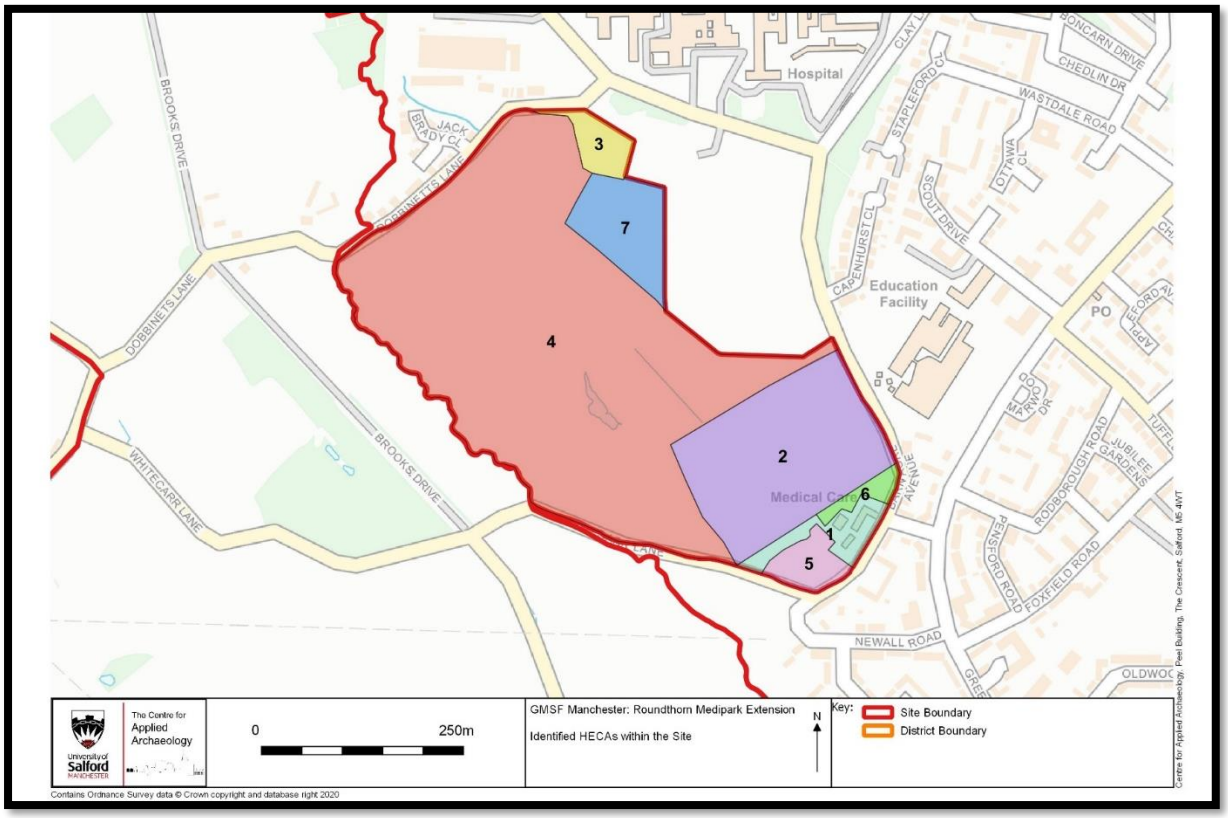
2.2 Characterisation

This section presents a summary of the three separate elements of the historic environment, namely archaeology, built heritage and historic landscape. The Site has been divided into Historic Environment Character Areas (HECAs). Each HECA was created through analysing the variety of sources on each aspect of the historic environment and then mapping these character areas in GIS. Each HECA is then described using a standard format:

- Summary – outlines the highlights and general character of each area
- Historic Landscape Character – presents the historic landscape characterisation of the area. This includes broad information on the current landscape, settlement pattern and also the nature of the rural landscape in terms of field boundaries and the relative age of surviving field systems.
- Built Heritage – this presents the extent, nature and density of the built heritage within the character area.
- Archaeology – presents a summary of the area's archaeological context, including known archaeology as well as the potential for further archaeological remains.

2.2.1 Results

The map below (see also **Error! Reference source not found.**) shows the location of the seven individual Historic Environment Character Areas (HECAs), which are detailed in the following tables..



The Historic Environment Character Areas within the Site

HECA 1: Newall Green Farm

SUMMARY
Newall Green Farm is a former farm complex, recently converted to residential use. The area around the buildings has been recently landscaped and a car park created to the north-west.

HISTORIC LANDSCAPE CHARACTER
Historic mapping shows that the farm had a courtyard and orchards on either side. The orchards have slowly decayed and disappeared and the area re-landscaped to create hardstanding areas for car parking and neutral areas of grassland, associated with the residential conversion. The sensitivity has been assessed as low.

ARCHAEOLOGICAL CONTEXT
The complex was surveyed as part of planning permission for the residential conversion. It is not clear if there were any other buildings associated with the farm and not shown on mapping, However the extensive landscaping is likely to have removed any archaeological remains. The sensitivity is assessed as low.

BUILT HERITAGE
The former farm complex consists of three Grade II listed buildings. The farmhouse is mainly late 17th century in date, but appears to date to the late 16th century, with evidence for a timber-framed hall. The former threshing barn to the north of the farmhouse is mid-18th century in date and the former shippon, north-west of the farmhouse, is early 19th century in date.

HECA 2: School Playing Field

SUMMARY
School playing field, inserted in the mid-20th century and associated with Newall Green High School to the east.

HISTORIC LANDSCAPE CHARACTER
This was an area of regularly shaped fields, post-medieval in origins however field boundaries were removed and a playing field inserted during the mid-20th century. A new hedge and tree-lined boundary was established around the field. Sensitivity is therefore low.

ARCHAEOLOGICAL CONTEXT
Any potential archaeological remains are likely to have been removed when the playing field was inserted. Sensitivity is therefore low.

BUILT HERITAGE There is no built heritage within this HECA.

HECA 3: Woodland S of Floats Road

SUMMARY
Area of regenerated scrub woodland, later 20th century in date.

HISTORIC LANDSCAPE CHARACTER
Area of regularly shaped fields, post-medieval in origins however the fields were straightened during the early 20th century and an extension to Wythenshawe Hospital was constructed to the south and east. The area now consists of regenerated scrub woodland, developed during the later 20th century. Sensitivity is therefore assessed as low.

ARCHAEOLOGICAL CONTEXT
Tithe mapping shows that part of Tan Yard Croft was within the HECA, and could indicate that the area was used as a tannery. Sensitivity is assessed as medium.

BUILT HERITAGE There is no built heritage within this HECA.

HECA 4: Enclosed Land, W of Playing Field

SUMMARY
Regularly enclosed fields, post-medieval in origins. There has been some loss of historic field boundaries but remains predominantly in pastoral use.

HISTORIC LANDSCAPE CHARACTER
Historic mapping shows that this was an area of regularly enclosed fields, probably enclosed during the post-medieval period. A number of marl pits also survive across this area. Despite some loss of historic field boundaries through later 19th century agglomeration, some still survive and the area retains its rural character. Historic landscape sensitivity is therefore assessed as high.

ARCHAEOLOGICAL CONTEXT
A wastewater pipeline trench was excavated across the Site, which uncovered a number of features. The most significant of these was the remains of a medieval iron smelting site, close to Fairywell Brook. This in turn truncated much earlier features, including a series of postholes and ditches thought to be Bronze Age in date (UMAU 2004; 2009a).
Other less significant features included a possible field boundary, a 19th century track and a possible marl pit (UMAU 2004). The archaeological sensitivity is therefore assessed as high.

BUILT HERITAGE
There is no built heritage within this HECA.

HECA 5: Scrubland SW of Newall Green Farm

SUMMARY
Formerly part of an enclosed field system, now appears to be disused scrubland.

HISTORIC LANDSCAPE CHARACTER
Originally former part of a post-medieval, regularly enclosed field system. On tithe mapping the area was known as 'Little Meadow' and remained in agricultural use until the farm went out of use during the 1970s. Now appears to be an area of disused scrubland. Historic landscape sensitivity is therefore low.

ARCHAEOLOGICAL CONTEXT
Its proximity to Fairywell Brook means that there is potential for prehistoric remains in particular, however there is evidence for significant earth moving works associated with the conversion of Newall Green Farm having taken place here. However, this only appears to have affected the south-eastern part of this HECA. Therefore the archaeological sensitivity is assessed as medium.

BUILT HERITAGE
There is no built heritage within this HECA.

HECA 6: Scrubland N of Newall Green Farm

SUMMARY
Former enclosed fields and orchard around Newall Green Farm, now an area of disused scrubland.

HISTORIC LANDSCAPE CHARACTER
This small area mostly consisted of an orchard associated with Newall Green Farm however this was removed during the early 20th century and a number of farm buildings were constructed. The northern boundary of the farm complex was also altered when the playing field (HECA02) was inserted in the mid-20th century. These farm buildings were removed during the later 20th century and the area was used for storage purposes during the farm conversion. The area is now unused scrubland, therefore historic landscape sensitivity is low.

ARCHAEOLOGICAL CONTEXT
There was a late 19th century farm building associated with Newall Green Farm, which was extended or replaced in the early 20th century. There were also other 20th century farm buildings here as well which have since been demolished. Archaeological sensitivity is therefore low.

BUILT HERITAGE
There is no built heritage within this HECA.

HECA 7: Scrubland N of Enclosed Land

SUMMARY
Formerly part of an enclosed field system, now an area of scrubland.

HISTORIC LANDSCAPE CHARACTER
Small area of post-medieval enclosed fields, however some early 20th century agglomeration took place as well as reorganisation when the extension to Wythenshawe Hospital took place. Appears to now be used for equestrian purposes. Sensitivity is therefore low.

ARCHAEOLOGICAL CONTEXT
Due to the lack of development, there is potential for archaeological remains. Sensitivity is therefore medium.

BUILT HERITAGE
There is no built heritage within this HECA.

3. Archaeological Resource

3.1 Introduction

The evidence base consists of a combination of site-based specific archaeological investigations, such as individual building surveys, field evaluations and excavations, and overarching pieces of work across larger areas, such as archaeological desk-based assessments.

The aim of this analysis was to broadly identify areas where archaeological deposits have been subject to disturbance or where they survive relatively undisturbed, as well as the potential and significance of any remains. The information on the geology was used to initially help identify the HECAs alongside the data on later development of the landscape within the Site. Several sources were analysed, including historic and modern maps, the HLC data (Appendix 4), the results of the built heritage analysis (Appendix 3) and secondary sources. Further geological data was analysed, including from historical boreholes as well as where more recent work has been undertaken in advance of development within the Site. Other sources were consulted, such as data on areas of historic landfill. The results can be seen on **Error! Reference source not found.** which highlights the sensitivity of the potential archaeology within the individual HECAs, outlined within Appendix 1.

3.2 Summary of findings

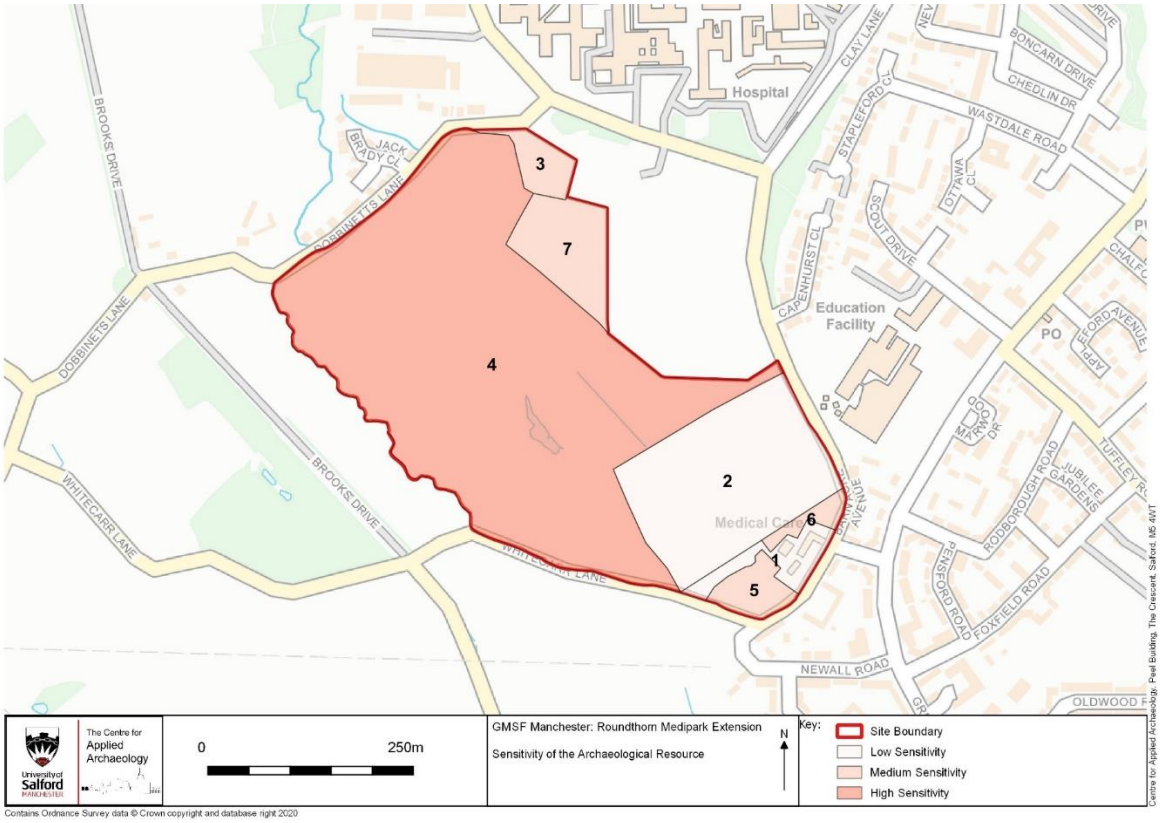
Archaeological investigations both within and in the vicinity of the Site have provided important glimpses into the nature and extent of the archaeology that may be expected to exist across large parts of the Site.

Our current knowledge of the archaeological resource is limited and consists of prehistoric features, identified close to Fairywell Brook. There are also the remains of a medieval smelting site, also identified close to Fairywell Brook. Due to there having been very little previous archaeological investigation elsewhere within the Site there is high degree of uncertainty concerning the presence or absence of archaeological remains across large parts of the Site.

A wastewater treatment pipeline was cut across the Site in 2004, revealing a number of archaeological features, which led to more detailed archaeological work within a small area close to Fairywell Brook. The results of this investigation suggest the high potential for other parts of the Site to contain buried archaeological remains, especially in the vicinity of Fairywell Brook.

There is potential for remains of high local/regional significance within the Site, especially relating to the prehistoric and medieval periods. The greatest potential lies within the undeveloped farmland, especially close to Fairywell Brook (HECA4) as revealed by previous archaeological work in the area (UMAU 2004; 2009a).

There is also potential for medieval remains, as evidenced by the discovery of an iron smelting site close to Fairywell Brook. Evidence for iron smelting is rare in Greater Manchester and examination of other excavated sites have shown that there is a high likelihood that further remains will be encountered within the Site (Appendix 2). This site is therefore of regional importance, with potential for further remains to be encountered.



The archaeological sensitivity of the Site. The numbered areas relate to the various Historic Environment Character Areas

HECA No.	HECA Name	Sensitivity of Archaeology
01	Newall Green Farm	Low
02	School Playing Field	Low
03	Woodland S of Floats Road	Medium
04	Enclosed Land, W of Playing Field	High
05	Scrubland SW of Newall Green Farm	Medium
06	Scrubland N of Enclosed Land	Medium
07	Scrubland N of Enclosed Land	Medium

Summary of Archaeological Sensitivity

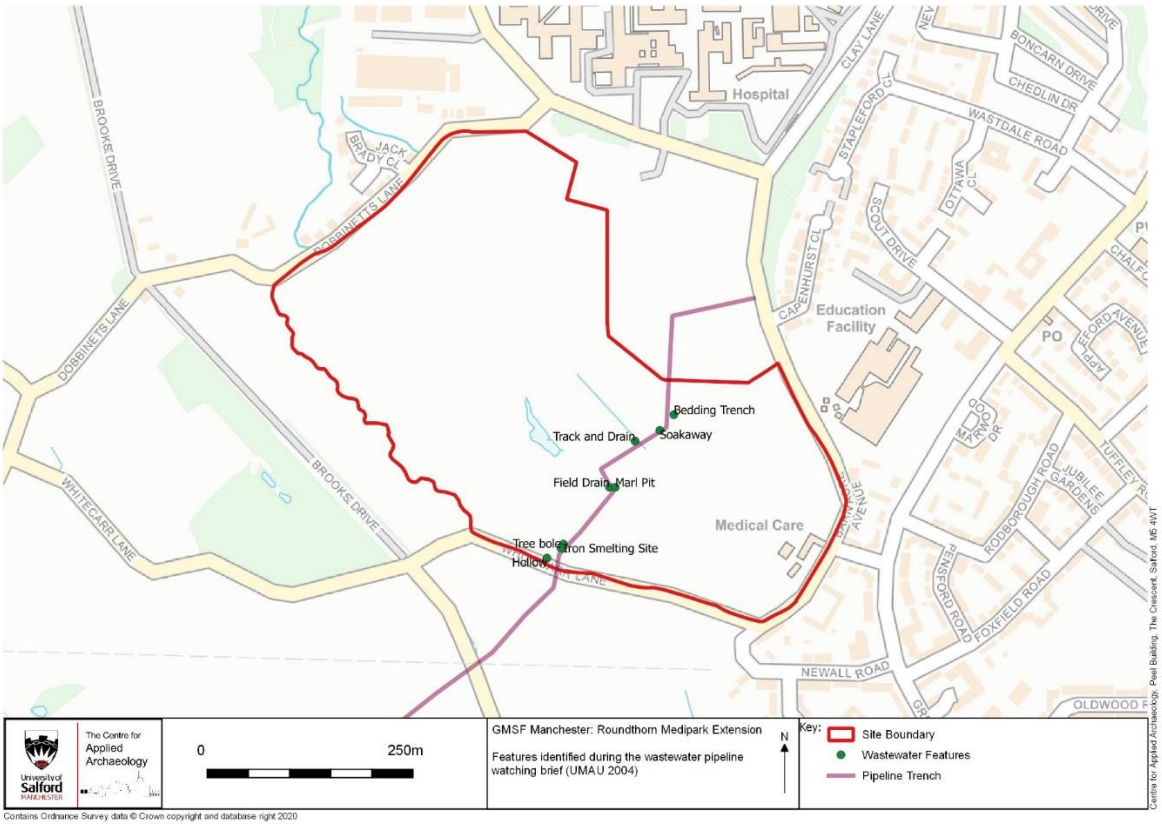
3.3 Identification of Archaeological Features

There is no available borehole data for the Site and there is no evidence for historic landfill areas. Also, due to the general lack of development within the area, there is little geotechnical data to consult from more recent planning applications. This suggests that where there is little evidence for later development on historic maps (medium-high HECAs), there is high potential for archaeological remains to survive due to lack of disturbance. It was noted during the wastewater treatment pipeline excavation that the soils here were sandier, despite the till geology.

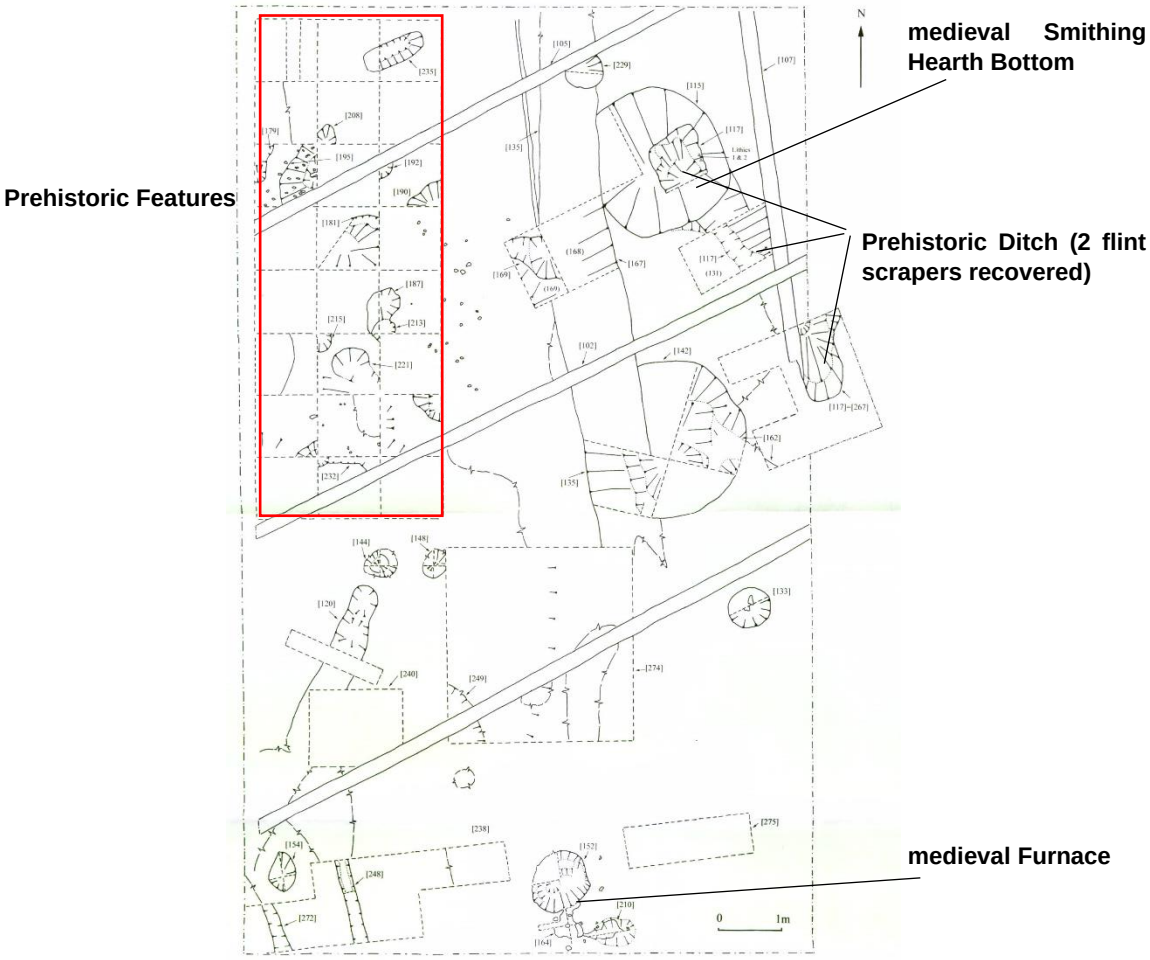
A number of possible archaeological sites were identified through the screening exercise (CfAA 2019), including those investigated within the wastewater treatment pipeline (see below for more detail). This is derived from field name evidence on tithe maps and includes a possible tannery and hunting evidence.

The main source of firm evidence for archaeological remains within the Site, comes from the results of a watching brief carried out along the line of a new wastewater pipeline, running from the Hale Waste Water Treatment Works to Wythenshawe Hospital. This cuts across HECA04, and, as **Error! Reference source not found.** shows this pipeline slices across the landscape and provides a snapshot of the potential archaeology within the Site. A number of features were encountered, although the majority remained undated due to the nature of the archaeological investigation (UMAU 2004).

A total of 9 features were identified during the watching brief and most could be dated with some confidence. Most features identified were mostly agricultural in origin, including possible late 19th century bedding trenches (Feature 72) as well as a soakaway (Feature 71). Earlier agricultural activity was evidenced by a possible field boundary, identified as Feature 68. The most significant remains identified were that of an iron smelting site, dating to the medieval period (Feature 66). This in turn sealed prehistoric features, which had been masked by a layer of hill-washed clay beneath the subsoil (UMAU 2004, 45-48). Due to the significance of these features, they were subject to more detailed excavation (UMAU 2009) and an area measuring 15 x 10m was opened.



Features identified during archaeological work within the Site



Features revealed during the open area excavation, west of the wastewater pipeline easement (UMAU 2009a, 73).

3.3.1 Prehistoric Features

As outlined above, a series of cut features were revealed below a layer of hill-wash clay, which was noted as similar to the natural but with a level of disturbance. There were a number of shallow ditches, pits and postholes revealed within the excavation area (**Error! Reference source not found.** 3), however there was little evidence for phasing or function. The only dating evidence came from one of the ditches and consisted of two late Neolithic/early Bronze Age lithic scrapers. There was evidence for later truncation and medieval activity may have also masked some of this early activity (UMAU 2009a, 7-14; 29).

The types of features encountered during the excavation is characteristic of the settlement evidence known from the lowlands of Greater Manchester. Prehistoric settlement tended to favour lighter, sandier soils and locations near watercourses. This has been shown at sites such as Carrington (WYAS 2019) and Port Salford (CfAA forthcoming), where shallow boundary ditches, pits and postholes have been recorded. Closely dating these sites is difficult due to a distinct lack of artefactual evidence and poor palaeoevironmental potential. Only 6 sherds of Roman pottery were recovered at Carrington (WYAS 2019, 11). Finds were also scant from Port Salford although they included a greater range, including Neolithic flints through to an early Roman glass bead.

Even relative phasing can be difficult and there have been few structures identified, although potential roundhouses were identified at Port Salford. However at Great Woolden Hall, a site located on a sandier high point within surrounding mossland, there were a number of roundhouses excavated and the activity was dated within at least 3 phases between 500BC to AD200 (Nevell 1988).

3.3.2 Medieval Features

The medieval activity within the area is evidenced by the remains of an iron smelting site. This was defined by a smithing hearth base located within the northern part of the excavation area. A possible truncated furnace was identified within the southern part of the excavation area although there was a lack of *in situ* structural remains (see Plate 3). There were other, smaller cut features which were identified as medieval in date, however no function could be ascribed to them. The processes that resulted from the smelting led to the spread of mixed occupational deposits across parts of the excavation area (UMAU 2009a, 29-31).

The evidence suggests that this was a small-scale operation, using the bloomery smelting method. The ore had to be prepared first by roasting, which normally took place in shallow pits using charcoal for fuel (Historic England 2018, 1). Once roasted the iron ore was fed into a free-standing shaft furnace along with charcoal. Bellows were used to pump oxygen into the base of the furnace to raise the temperature for a chemical reaction to take place leaving a pure lump of iron called a bloom, with impurities separated as a slag residue. Evidence of slag deposits were found in pits exposed by the excavation (Redhead pers. comm.). The bloom then had to be worked further within the next stage (UMAU 2009a, 41). There was no evidence for ore roasting having taken place within the Site and it was suggested that this was due to truncation (UMAU 2009a, 30). However only a small area was excavated and it is possible that ore roasting took place nearby.

The next stage involved shaping the iron through smithing or forging, where metal would be heated in a hearth within a furnace until malleable, then hammered into shape on an anvil (Historic England 2018, 1). The bloom would have been hammered into a more consolidated product, by removing the slag and any other impurities to produce a useable billet of wrought iron (UMAU 2009a, 41). The possible furnace from Whitecarr Lane is thought to have been a freestanding cylindrical structure built from clay. This would also have required charcoal or coke for fuel, with beech, alder and oak wood converted into charcoal as these produced the hottest temperatures. Iron ore is found in many forms and is an abundant element (UMAU 2009a, 39-40), however it is not clear where locally the ore would have been sourced from.

It has been suggested that bloomeries would have been housed within some sort of built structure. This would have helped to shelter the furnace from the elements and also control light levels (UMAU 2009a, 42). Although a number of possible structural features such as postholes and pits were ascribed a medieval date, there were not enough to determine if any such structure existed. Either later truncation has removed this evidence or it was only a temporary structure.

Ironworking evidence has been recorded within Greater Manchester, including Castleshaw (GMAU 1996) in the uplands and lowland examples come from Cutacre near Bolton (OAN 2016) and Gadbury Fold near Wigan (UMAU 2006). At Cutacre, for example, two definitive and three possible furnaces were identified as well as a charcoal clamp, ore-roasting pit and a possible reheating hearth. Several phases of activity are represented here, between 12th and 14th centuries (OAN 2016, 33-43). The activity was spread over an area measuring approximately 30 x 30m which shows that there is the potential for further evidence of ironworking to survive within the Site.

This was also the case at Spa Clough and Cudworth Pasture near Castleshaw, where different iron smelting sites were recorded *c.*200m apart. However work has revealed that further activity is spread across the Castleshaw Valley head although the construction of a reservoir has impacted on this visibility (GMAU 1992; 1993; Redhead 1994; 1995; GMAAS 2012).

Overall, evidence for ironworking across Greater Manchester is rare and it has been highlighted as a research priority within the current and revised Research Framework (Newman and Newman 2007; King forthcoming). There are questions to be asked about how big the ironworking site was within the Site, was it seasonally occupied (as suggested for Castleshaw – GMAU 1992; 1993; Redhead 1994; 1995; GMAAS 2012), how was it tied to estate ownership and where was the material was coming from (Newman and Newman 2007, 110). Further work will help contextualise this site and answer some of the questions above.

4. Built Heritage

4.1 Introduction

The Site and its surroundings remained predominantly rural until the early 20th century when the establishment of a large council estate in the 1920s transformed this landscape. The former farm complex at Newall Green is a reflection of how this landscape was occupied from the medieval period onwards.

There are three designated heritage assets within the Site and these have been subject to assessments of significance. No other built heritage assets have been identified within the Site (**Error! Reference source not found.**).

4.2 Summary of Findings

The main issue relates to the development on the rural setting to the west, which has been assessed as making a minor positive contribution to the significance of Newall Green farm. A number of recommendations have been made, which include protection of the former farm and its setting through sympathetic design of the masterplan. Development should be avoided along Newall Road to allow full visual appreciation of this historic farm complex. Opportunities should also be made to enhance this visual appreciation and could include restoring orchards in the area, linking to the farming past. Development within the Site should also respect the rural nature of this landscape and this is reflected in the recommendations.

4.3 Built Heritage Assets with the Site

4.3.1 Designated Heritage Assets

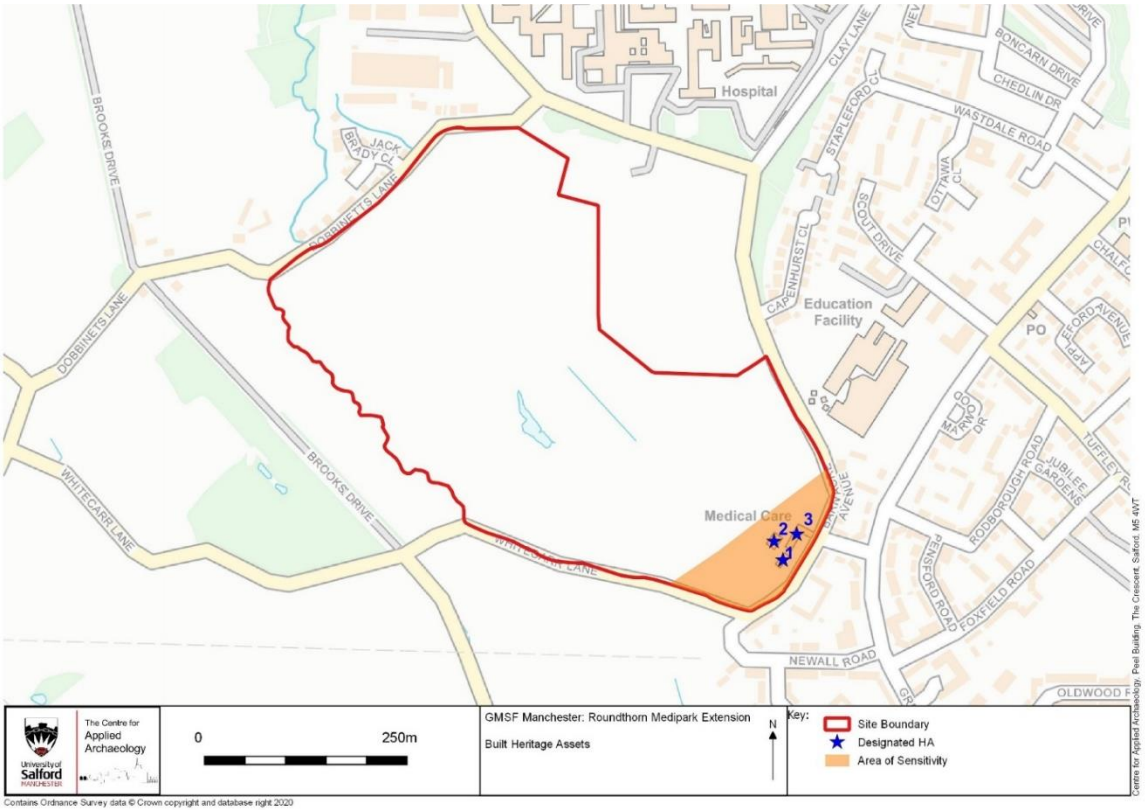
Three designated heritage assets, all Grade II listed, have been identified within the Site boundary. All three of these assets together comprise 'Newell Green Farm'.

Asset number	Asset Name	HER Number	Designation	NHLE Number
1	Newall Green Farmhouse	*8501.1.0*	*Grade II*	*1197897*
2	Outbuilding c.15m NW of Newall Green Farmhouse	*8501.1.2*	*Grade II*	*1291017*
3	Outbuildings to N of Newall Green Farmhouse	*8501.1.1*	*Grade II*	*1220351*

Designated heritage assets identified within the Site boundary

4.3.2 Undesignated Built Heritage Assets

No undesignated built heritage assets have been identified within the Site.



Location of the Built Heritage within the Site

4.4 Newall Green Farm (Grade II listed)

The three buildings which were previously known by the group name Newall Green Farm. Although now converted to residential and within separate ownerships, they are being considered together as they once formed part of the same complex. The farmhouse is the earliest of the three Grade II listed structures, and originated as a timber framed hall in the late 16th century (UMAU 2009b, 19). The current structure mostly dates to the late 17th century (Plate 2). A threshing barn was added to the north in the mid-18th century and was later converted into a shippon for cows. A further outbuilding was added to the north-west in the early 19th century, which functioned as a hay loft and cart shed.

4.4.1 Newall Green Farmhouse

Newall Green Farmhouse is the oldest of the three structures and is a handmade red brick building with yellow sandstone quoins, two storeys high and built on a symmetrical 'E' plan. It has a three-window main range with central porch, projected wings and moulded three-course brick band. The two-storey gabled porch has a basket-arched outer doorway with chamfered surround and a lintel inscribed "1594". Each wing has an oculus within the gable ends and flat arched head window openings. There is also a date of 1734 on the rear entrance. The roof had been rebuilt during the late 19th-mid-20th century although this was completely replaced after a fire in 2014.

The farmhouse is thought to have originated as a two-storey, timber-framed hall with cross wings, dating to the late 16th/early 17th century (UMAU 2009b, 19). Elements of this earlier structure have survived *in situ*, including the ground floor of the porch (built in ashlar stone and contrasting with brick used elsewhere) and other timbers are found reused elsewhere. In the late 17th century, the house was extensively rebuilt in handmade brick and most of the structure and internal features are thought to date from this phase (UMAU 2009b, 19; ARS

2016, 72-73). There is evidence for further, minor alterations throughout the 18th-20th centuries, including the addition of the main staircase, which is of a barley twist style and can be dated to between 1702 and 1714 (UMAU 2009b, 10). A datestone of 1734 on the rear entrance to the farmhouse is also suggests further alterations were made.

Plate 1: Newall Green Farmhouse, with the former shippon to the rear and right

4.4.2 Outbuildings to N of Newall Green Farmhouse

These are described as barns, stables and shippons and are originally mid-18th in date but were altered and added to during the 19th century. They are two-storeys high, constructed of handmade brick and formed of an L-shaped plan with a four-bay main range on a north-south axis and a three-bay wing projecting to the east at the north end. This part also has honeycomb breathers within the elevations. As part of the recent conversion, the building has been reroofed and single storey lean-tos have been restored and extended.

Archaeological survey shows that the southern range is the earliest part of the building and originated as a three-bay threshing barn in the mid-18th century. Prior to 1839, the eastern range was added which comprised stables and a hay barn on the upper floor, built in the 'Dutch Barn' style. The roof was supported by a range of Gothic brick arches and brick trusses. It is during this phase that the threshing barn was then converted into a shippon for cows. Small lean-to structures were added to the original southern range in the mid-19th century; these likely functioned as pig cotes as well as for storage purposes (UMAU 2009b, 21).

Plate 2: Former threshing barn, with the later stables to the right

4.4.3 Outbuilding to NW of Newall Green Farmhouse

This is the latest of the three buildings and was a handmade brick built shippon, two-storeys high and four bays. It is probably early 19th century in date and was constructed with a hay loft and cart shed at the NE end; the arched cart entrance was blocked during the late 19th century and a single storey lean-to was built onto the NE gable. As part of the conversion to residential units, a two-storey extension was added to the rear (western) side of the building.

4.4.4 Significance

The former farm complex at Newall Green derives its significance from a number of heritage values including:

- Historical – it represents the development of a small farming complex from the late 16th century onwards. The farmhouse has higher historic significance as being one of the earliest buildings locally to use brick. It is also illustrative of a period known as The Great Rebuilding, when the layout of larger houses shifted from more open communal spaces to greater privacy (Nevell 1997, 72). It is also associated with the Vaudray family, who were prominent local landowners
- Aesthetic – the whole complex has fortuitous value as a farm complex which developed over several centuries, with specialised buildings. The farmhouse copies contemporary gentry hall style and has attractive architectural details such as a moulded brick string course and sandstone quoins. However each element of the complex also has design value, built specifically for a particular function and has architectural features that reflect this conscientious choice. The early 19th century addition to the northern outbuilding has honeycomb breathers, reflecting its former agricultural use. The outbuilding to the NW of the farmhouse also has an arched cart entrance, reflecting its use as a cart storage shed.
- Evidential – archaeological works on the building has shown that the complex has evidential value. Evidence has been revealed for the origins of the farmhouse as a timber framed building, as well as showing that the north outbuilding was converted from a threshing barn to a cow shippon (UMAU 2009b; ARS 2016).

4.4.5 Contribution of Setting to Significance

The surrounding landscape is relatively flat, although the land gently slopes from north-east to south-west. The area to the east has been densely developed during the 20th century. The former farm complex has a strong association with the area to the west, which remains predominantly rural and was all farmed by the tenants of Newall Green Farm. However there has been some loss of historic field boundaries as well as the insertion of a playing field immediately to the west of the complex. The later insertion of the playing field and more recent tree boundary around this, has interrupted this historical-functional relationship with the wider rural landscape and there is little visual connection. The immediate surroundings have been altered, with new boundary treatments and hardstanding areas for residential conversion. Visually, the buildings are best appreciated from Newall Road to the east and the principal elevation of the farmhouse faces this direction. Current levels of screening mean that the buildings are not visible from further away along Barnacre Avenue and only intermittently visible from Whitecarr Lane. The current level of screening to the west of the former farm means that it is only visible with kinetic views. As the area along the western side of Newall Road has not been developed, the buildings have some prominence locally. The setting therefore makes a **minor positive** contribution to the significance of Newall Green Farm.

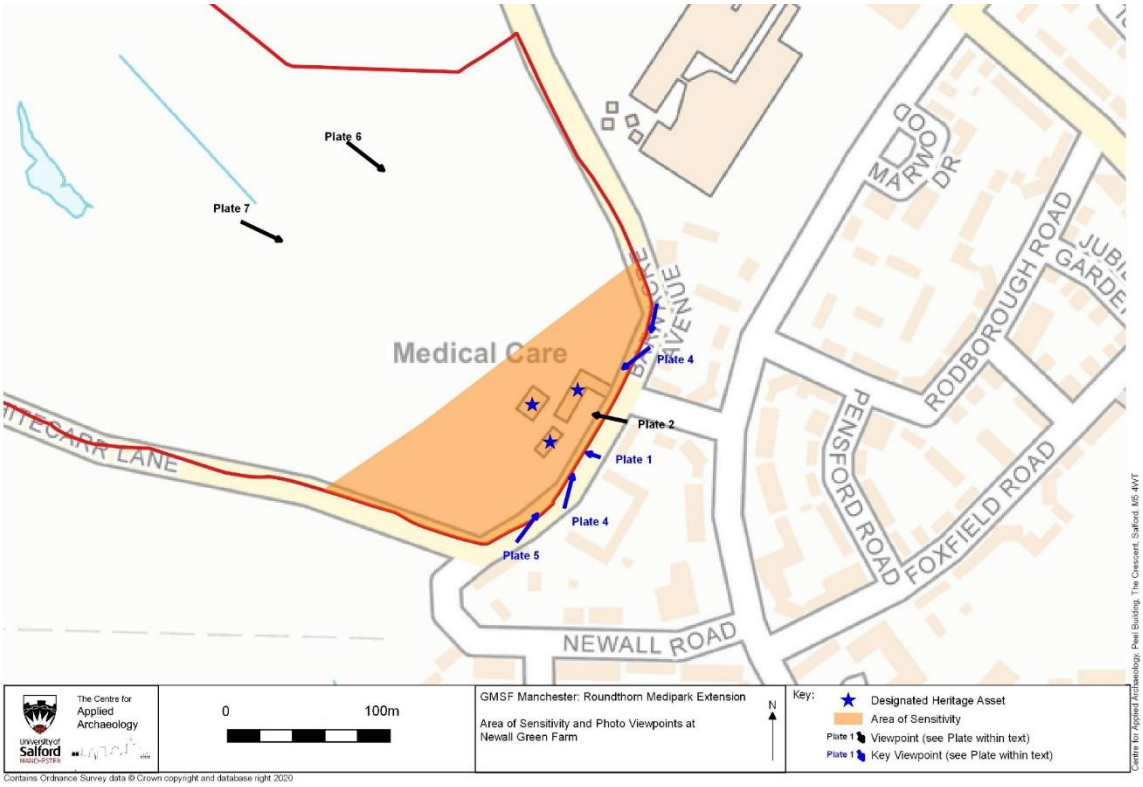
Plate 3: Oblique view of Newall Green Farm, looking south-east. Note the playing field to the NW as well as the unused scrub areas either side of the complex

Plate 4 The north-eastern elevation of the stables. The views of these historic buildings can be appreciated from Barnacre Avenue due to the lack of development on the western side of the road

Plate 5 Looking north towards the farmhouse. The open space allows visual appreciation of these buildings

Plate 6 Long distance view of the farmhouse, looking south-east. The current screening means the former farm can only be experienced in 'kinectic' views.

Plate 7 Looking south-east towards the farm



Newall Green Farm: Area of Sensitivity and Photograph Viewpoints

5. Historic Landscape

5.1 Introduction

The rural landscape reflects past human activity as well as topographical and geographical influences. The landscape of an area has many qualities and values including visual character, biodiversity, recreation and economic value. The Site has a varied historic landscape which reflect different influences and patterns of use.

The landscape across the Site is a mix of rural agricultural land, fringed by the Newall Green Farm complex to the east and scrub woodland to the north. As part of the analysis of the historic landscape, a rapid assessment was carried out on the field boundaries, hedgerows and other visual remnants relating to the historic land use of the Site. This was to characterise the extent of surviving field systems and to analyse the preservation of historic character within the present landscape. Other features highlighted include flooded marl pits.

5.2 Approach to Assessment

The approach included consideration of the following:

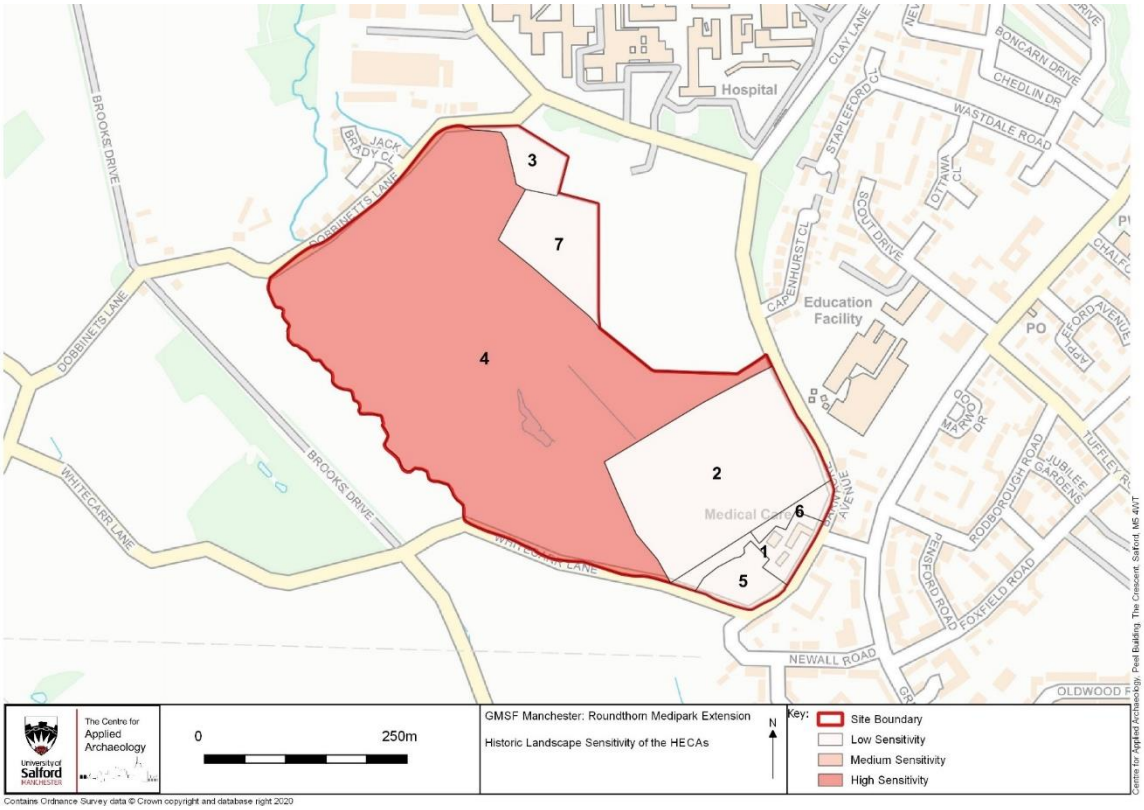
- Overall characterisation: the sensitivity of the historic landscape to change has been assessed and is shown on Figure 3. From this assessment, a number of significant landscape features have been highlighted for further analysis, outlined below;
- Field boundaries/hedgerows: a rapid assessment has been carried out to identify those boundaries depicted on historic mapping and which contribute to the historic character of the Site. These have been digitised and are presented within Figures 4 and 5;
- Historic roads: a rapid assessment has been carried out to identify roads which have survived, either as main roads or tracks/footpaths in the modern landscape;
- Other Features: a number of other features were identified that also contribute to the historic character of the Site. This includes the ponds, which are thought to represent flooded marl pits, identified on historic mapping.

1.3 Broad Description of the Site Landscape

The Site is characterised by gently sloping topography, boulder clay geology and is bordered by Fairywell Brook along the south-western edge. Although a minor and shallow watercourse, this historically formed the township boundary between Hale to the west and Baguley and now forms the district boundary between Manchester and Trafford. This landscape is predominantly pastoral, is largely enclosed and its historic landscape character is predominantly post-medieval in origins. The farm complex at Newall Green was one of a number of dispersed farmsteads established across the landscape during the late medieval/early post-medieval period. The Site now forms one of the last vestiges of rural land within the Wythenshawe environs, which was densely developed during the early-mid-20th century.

This historic landscape character has been retained across some of the Site, with a partially preserved post-medieval field system. There has been some agglomeration during the later 19th century and the south-eastern part of the Site has been altered, with the insertion of a playing field. The conversion of the former Newall Green Farm complex to residential has also meant the loss of connection to the former rural landscape. This has also been eroded at the northern edge of the Site, with the extension of the hospital in the mid-20th century.

Figure 3 shows the sensitivity of the different Historic Environment Character Areas (HECAs) in terms of their historic landscape character and the features that survive within. The sensitivity of each area is summarised below.



The historic landscape sensitivity within the Site

HECA No.	HECA Name	Sensitivity of Historic Landscape
01	Newall Green Farm	Low
02	School Playing Field	Low
03	Woodland S of Floats Road	Low
04	Enclosed Land, W of Playing Field	High
05	Scrubland, SW of Newall Green Farm	Low
06	Scrubland, N of Newall Green Farm	Low
07	Scrubland N of Enclosed Land	Low

The historic landscape sensitivity of the HECAs

1.4 19th Century and Earlier Field Boundaries

The assessment has highlighted those hedgerows which, based on historic map evidence, have 19th century or earlier origins. Such hedgerows are considered to possess some historic and archaeological significance and are worthy of retention as far as possible. The incorporation of 'old' hedgerows within the scheme will help to enhance the time depth and sense of place of the local landscape. It should be noted that the assessment has not attempted to ascertain whether any of the hedgerows located within the Site may be classed as 'Important' according to the Hedgerow Regulations 1997, as this was beyond the agreed scope of the assessment. Therefore, any references within this assessment to 'historic field boundaries', or 'historic hedgerows' relates to any hedgerows that have been attributed a 19th century or earlier date.

Identified hedgerows were broadly divided into those that are likely to be part of parliamentary enclosure (between 1760 and 1820) and those that likely predate this.

The mapping shows the extant field boundaries which appear on the tithe map or the First Edition OS map onwards. There is fragmentary survival within HECA 4 and there is also Fairywell Brook, which forms a natural boundary. In addition, the old township boundary between Baguley and Hale lies partially within the Site; this feature now forms the boundary between Manchester City and Trafford Council areas.

Error! Reference source not found. and **Error! Reference source not found.** show the field boundaries identified that can be seen on tithe maps for Baguley township (published c.1839) and/or the first edition Ordnance Survey map (published 1882). Those hedgerows that are not species rich and/or just consist of hawthorn, are likely to have belonged to the phase of parliamentary/surveyed enclosure, which took place between 1760 and 1820. Those identified with a number of species, including mature trees, are likely to predate this and could be medieval/post-medieval in origins. Field boundaries running along roads and natural features such as Fairywell Brook were hard to define and it is not clear whether these would have been present historically.

2.3 Historic Roads

There are no roads that run through the Site, although it is defined by historic routeways along most of its boundary. The majority of the existing roads are likely to have been in existence since the medieval period. The wastewater treatment pipeline which cut across Whitecarr Lane, revealed a cobbled surface beneath the tarmac one. It was noted that no slag was seen, which was unusual considering the close proximity of the smelting site. It was argued that the road was either constructed before the smelting site (pre 15th century) or after the slag had been removed (UMAU 2004, 43-44). On balance, it is more likely that a formal road surface was constructed in the post-medieval period but that a routeway may have existed along this course much earlier

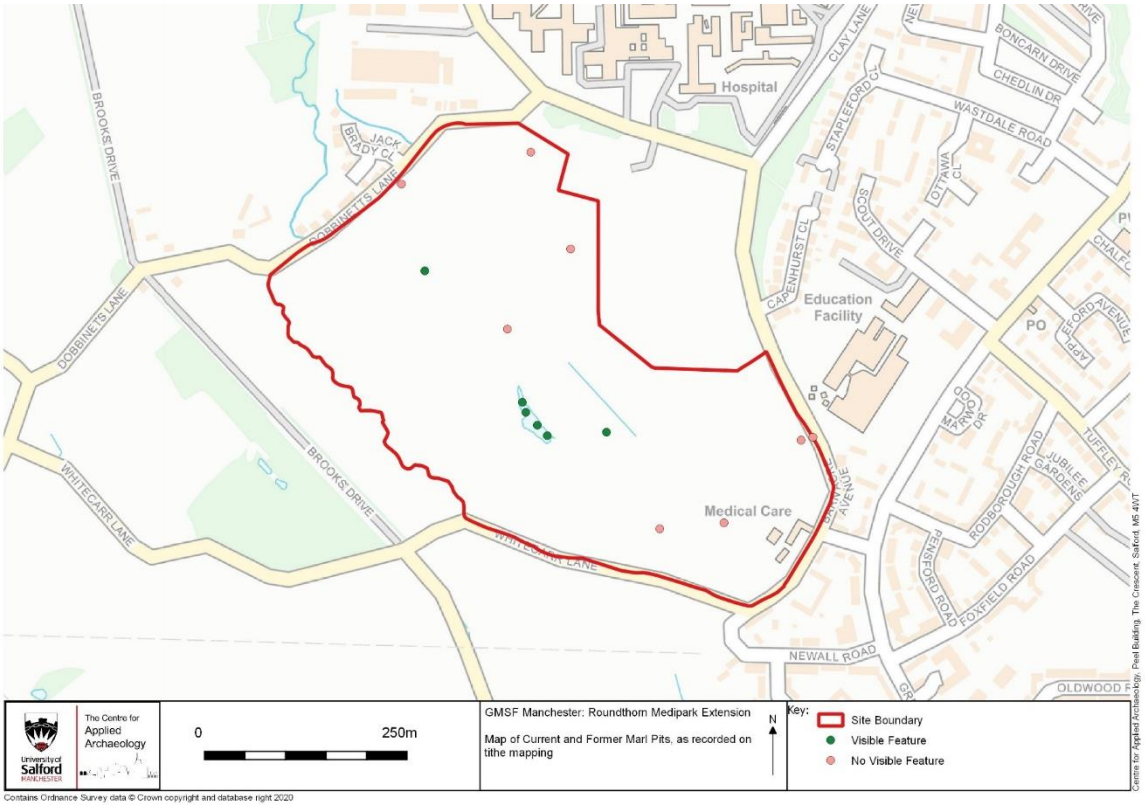
3.1 The Landscape Features of the Site

A number of pond features that form part of the historic landscape have been recorded within the Site, the majority of which are thought to represent flooded marl pits.

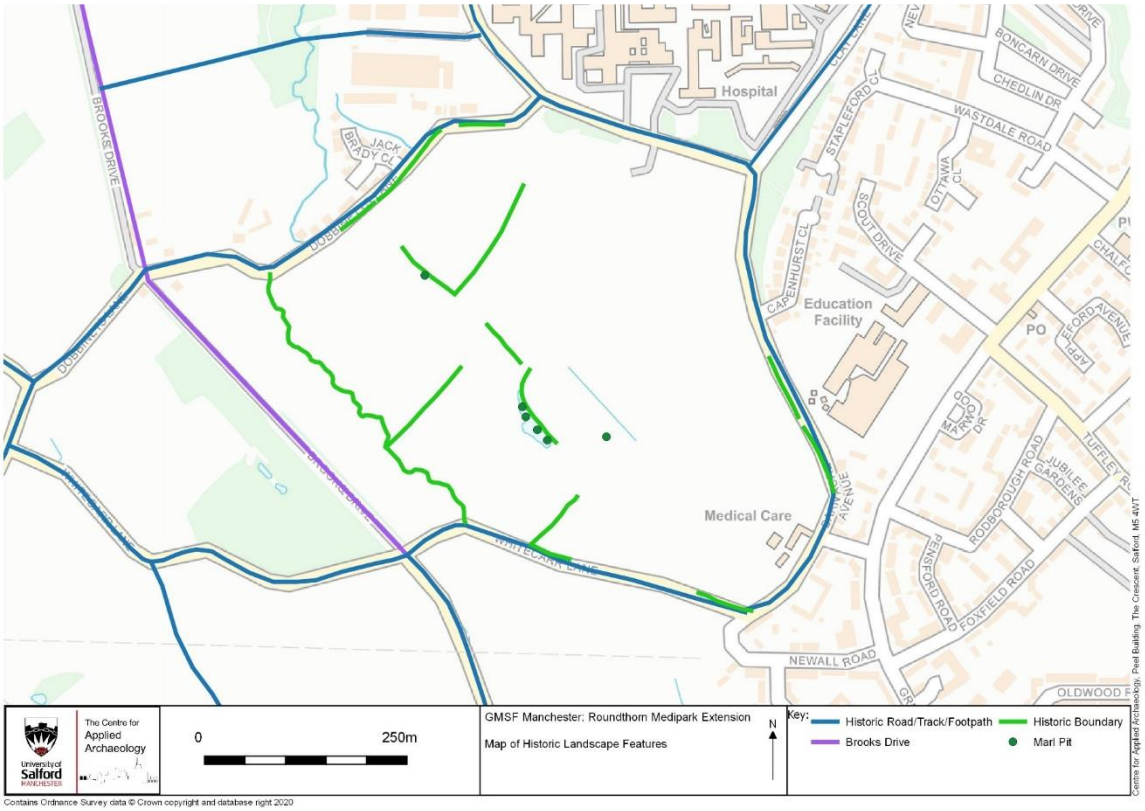
3.1.1 Marl Pits

A number of isolated ponds are scattered across the Site and are shown on the tithe map; some still survive in the landscape, including a cluster around HECA 4 (see also Figure 6). These have been interpreted as flooded marl pits. Marl pits were dug to access lime-rich, lower geological deposits, which could then be spread on agricultural land to improve the soil. The underlying geology of till is generally dominated by heavier soils which are not conducive to arable farming which is why they are prevalent across the landscape.

A typical marl pit is characterised as having one shallow end and one steep rounded end, the shallow end was used to drag the marl out of the pit, which could reach up to 2m in depth. Marl pits would often be abandoned after less than 12 months due to water filling them, therefore several could be dug in a small area. Marling is a practice recorded in Roman times, however they are particularly prevalent from the medieval period onwards. The practice of digging marl pits declined during the 19th century due to increasing availability of alternative fertilisers and because most of the area has predominantly been used for pastoral farming since, very few have been filled in, but were rather seen as useful for providing water for farm animals



Infilled and extant former marl pits within the Site. The extant examples are now ponds.



Historic landscape features in and around the Site

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6. Recommendations

6.1 Recommendations for the Archaeological Resource

Specific recommendations have been provided in the Table below, which provide a guide for the next stages of archaeological investigations in relation to taking the development forward.

This assessment has considered all the land within the red line boundary. However, it may be the case that not all of the land within the red line boundary will be proposed for development and therefore the recommendations are only relevant to those areas which are proposed for development.

The basis for defining the strategy for dealing with the archaeology for the Site is the archaeological sensitivity of different areas of the Site, which have been identified through this assessment (Figure 1).

The recommendations have been split into the following categories

- Areas where the requirement for further work should be set out in the development brief and the work completed pre-application
- Areas where a programme of archaeological works can be secured by planning condition and referenced in the development brief
- Areas where no further archaeological work is anticipated to be required

There are large areas of the Site where the archaeological potential is 'medium', but which is still largely an 'unknown quantity' in terms of its extent, condition and significance, particularly in the case of the potential for hitherto unknown prehistoric remains, which have the potential to be of high local/regional importance.

HECA4 is considered to be the area of highest archaeological sensitivity, with known, excavated prehistoric and medieval remains (UMAU 2004; 2009a). Other areas have been identified with medium sensitivity, where survival of archaeological remains may have been affected. The archaeological resource across large parts of these areas is currently largely unknown.

The areas identified as of High sensitivity (HECA04) (Figure 1) should be subject to a programme of archaeological field investigation pre-application, and ideally will be undertaken at an early enough stage that the results can feed into the emerging masterplan. The benefit of undertaking this work pre-planning is that the results of the field investigation will give a much clearer picture of the archaeological resource within the Site, and this information can then be considered and fed into the designs for the new development and allow for the appropriate treatment for any archaeological remains. This treatment could take the form of *in situ* preservation, where any highly significant buried archaeological remains are incorporated into the 'green infrastructure' of the new development, or, for remains of lesser importance, an archaeological excavation in advance of development, where the buried remains are excavated and recorded prior to their ultimate loss.

The programme of field investigation could most usefully comprise a geophysical survey across the area of Medium and High sensitivity, followed by targeted archaeological evaluation trenching. Geophysical survey has been shown to highlight archaeological features and could also detect areas subject to high heating temperatures and may help determine the extent of ironworking areas. The results of the geophysical survey would then help to pinpoint areas of interest for targeted evaluation trenching, which will also include a focus on the areas

immediately around where the prehistoric features and medieval ironworking site were previously identified.

Those areas defined with 'medium sensitivity' (HECA03, 05, 06 and 07) should be subject to archaeological investigations which can be secured by planning conditions.

HECA	Archaeological Sensitivity	Key Issues	Requirements	Opportunities
01	Low	No known archaeological remains; area subject to extensive landscaping as part of conversion of Newall Green Farm.	No further archaeological work.	-
02	Low	No known archaeological remains; the insertion of the playing field will have affected the survival.	No further archaeological work.	-
03	Medium	Possible remains of a tannery, suggested by field names, however woodland may have affected survival of any remains.	A programme of archaeological works **can be secured by planning conditions** and referenced in the development brief..	-
04	High	Previous excavations identified prehistoric features and a medieval iron smelting site close to Timperley Brook.	A requirement for further work **should be set out in the development brief and be completed pre-application.** This is a large area of archaeological sensitivity where the potential has not been defined. The masterplan should identify broad areas of where development might take place and then archaeological evaluation should be undertaken in the form of geophysics and trenching to establish where especially significant archaeology should be preserved *in situ* through sympathetic planning within those developable areas, and/or where the archaeology can be removed but first of all recorded through a planning condition.	Community archaeological project further work on the medieval occupation of the landscape.
05	Medium	No known archaeological remains. However, the proximity to Fairywell Brook means there is potential for prehistoric remains. Previous earth moving works may have affected the survival	A programme of archaeological works **can be secured by planning conditions** and referenced in the development brief..	-
06	Medium	Possible remains of a 19th century outbuilding related to Newall Green Farm, however 20th century outbuildings and later landscaping may have affected the survival of any remains.	A programme of archaeological works **can be secured by planning conditions** and referenced in the development brief..	-
07	Medium	No known archaeological remains. However, the woodland may have affected the survival of any remains.	A programme of archaeological works **can be secured by planning conditions** and referenced in the development brief..	-

Archaeological recommendations

6.2 Recommendations for the Built Heritage

For the designated built heritage at Newall Green Farm, recommendations have been made to enshrine and emphasise their protection within future policy as well as (where appropriate), the measures to reduce or remove harm particularly where there are potential effects on the setting. Recommendations have also been made to better reveal the significance of these buildings, especially along the frontage of Barnacre Avenue/Newall Road by enhancing the unused green space here. This could include establishing a community orchard and garden, providing a link to the historic use of the area.

6.2.1 Newell Green Farm

It is considered that the area most sensitive to development regarding Newall Green Farm is the residential area and the scrubland either side. Views are interrupted towards the complex because of the boundary treatments around the playing field and the addition of an extension to the former shippon reduces the visual appreciation further. However if these are removed, there is an opportunity to re-establish views in this direction and a sense of openness. The main elevations also face the opposite direction and although the visual link with the wider agricultural landscape has been severed, any development will sever the historical-functional link altogether. Ongoing work such as noise, vibration etc could have a temporary impact on the significance of the farm and there may be secondary effects, such as increased traffic on Newall Road and Whitecarr Lane.

6.2.1.1 Recommendations for Measures to Reduce/Remove Harm

It is recommended that the protection of Newall Green Farm is enshrined within policy/masterplan. The following specific mitigation measures are proposed:

- No development should take place within the above described land parcel.
- In order to mitigate any impact on views towards the former farm complex, visually dominant development should be avoided. Development to the immediate west of Newall Road is not recommended as this will impact upon the visual appreciation of the former farm complex. Should the current plan for employment use be taken forward, consideration should be given to the orientation of any buildings to incorporate a sense of openness in the design and allow for views across the landscape to the west. This should also include a landscape buffer zone to the north-west of the former farm complex in order to retain a sense of the rural landscape
- Consideration should be given to the incorporation of green space, height and density of development, and boundary treatments. This should also consider the transition from the former farm complex to the edge of any developments
- Enhance current boundary treatments. This refers specifically to the scrubland areas either side of the farm complex: the SW and NE sides have a mixture of immature trees with low fences. Whilst these do not have a detrimental impact, they close off unused green spaces and these could be enhanced along with any schemes to use these areas (see also Appendix 4).
- Establishment of community orchard and garden. There is an opportunity to enhance the unused scrubland either side of the farm complex along Newall Road/Barnacre Avenue by reinstating a historic link to a former land use associated with the farm.

6.3 Recommendations for the Historic Landscape

The analysis of the historic landscape character has found that there are a number of surviving features which could be incorporated into any future development to help create a sense of place and maintain a visual and tactile link with the Site's past.

6.3.1 Historic Field Boundaries and Roads

The historic field boundaries highlighted on Figure 4 are recommended for consideration for retention and incorporation into the masterplan as part of the green infrastructure for the scheme. Hedgerows are a rapidly diminishing resource across this area and as well as contributing to the historic and rural character of the area. Some of the hedgerows are also likely to be species-rich features of ecological importance. The natural screening provided by the vegetation along Fairywell Brook is also recommended for retention.

Despite later housing development, many of the roads maintain their narrow country lane character, especially along Whitecarr Lane and the southern part of Dobbinetts Lane. Their character has changed little and these roads contribute to the wider rural landscape setting. Consideration should therefore be given to retaining as much as the historic road pattern as possible.

6.3.2 Marl Pits

6.3.2.1 Enhancements

Analysis has shown that a number of marl pits still survive, with a cluster located within HECA4 (Figure 6). These are still prominent features in the landscape and there is the opportunity to retain and incorporate some of these features within the masterplan to provide a sense of place and historic interest within the development.

6.3.2.2 Opportunities

There is an opportunity to preserve the surviving marl pits within the green infrastructure designs for the development. The Royal Horticulture Society estimates that around 70% of ponds have been lost from the UK countryside, therefore those that survive have increased importance for wildlife (RHS 2020). There is an opportunity to contribute to the ecological heritage and there is also educational potential. Larger ponds also have the potential of being used for fishing purposes. There are examples of projects specifically targeting marl pits within the countryside, such as the Great Twin Pond Dig and others in Norfolk (Sayer *et al* 2013).

6.3.3 Other Features - Opportunities

Historic mapping also shows that there were orchards once located at Newall Green Farm and they were once associated with a number of farms across the landscape. There is an opportunity to re-establish this historic link and establish a community orchard and the scrubland either side of the former farm offers an ideal location for this. There are several examples nationwide and it is a well-established scheme, brining different stakeholders and diverse groups together.

6.3.4 Other Recommendations

Recommendations have been made to reinstate orchards for community use on unused land either side of Newall Green Farm. The farm once had orchards during the 19th century and this would help provide a historic link to the use of the area and serve as a sustainable local food source.

The results of the archaeological mitigation, along with further research and information on the built heritage, can be incorporated into heritage trails across the Site as well as interpretation points. Subjects highlighted include the prehistoric occupation of this landscape, as well as the use of this area during the medieval/post-medieval periods including the

ironworking and establishment of a yeoman's farm at Newall Green. Some of this work could also be published in a popular booklet within the Greater Manchester Past Revealed series.

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Acknowledgements

The Centre for Applied Archaeology would like to thank Karen Findlay at Manchester City Council for commissioning the project. Thanks also goes to Norman Redhead at GMAAS for his support and comments.

The desk-based research, reporting, mapping and illustrations was undertaken by Rachael Reader.

Appendix 1: Figures

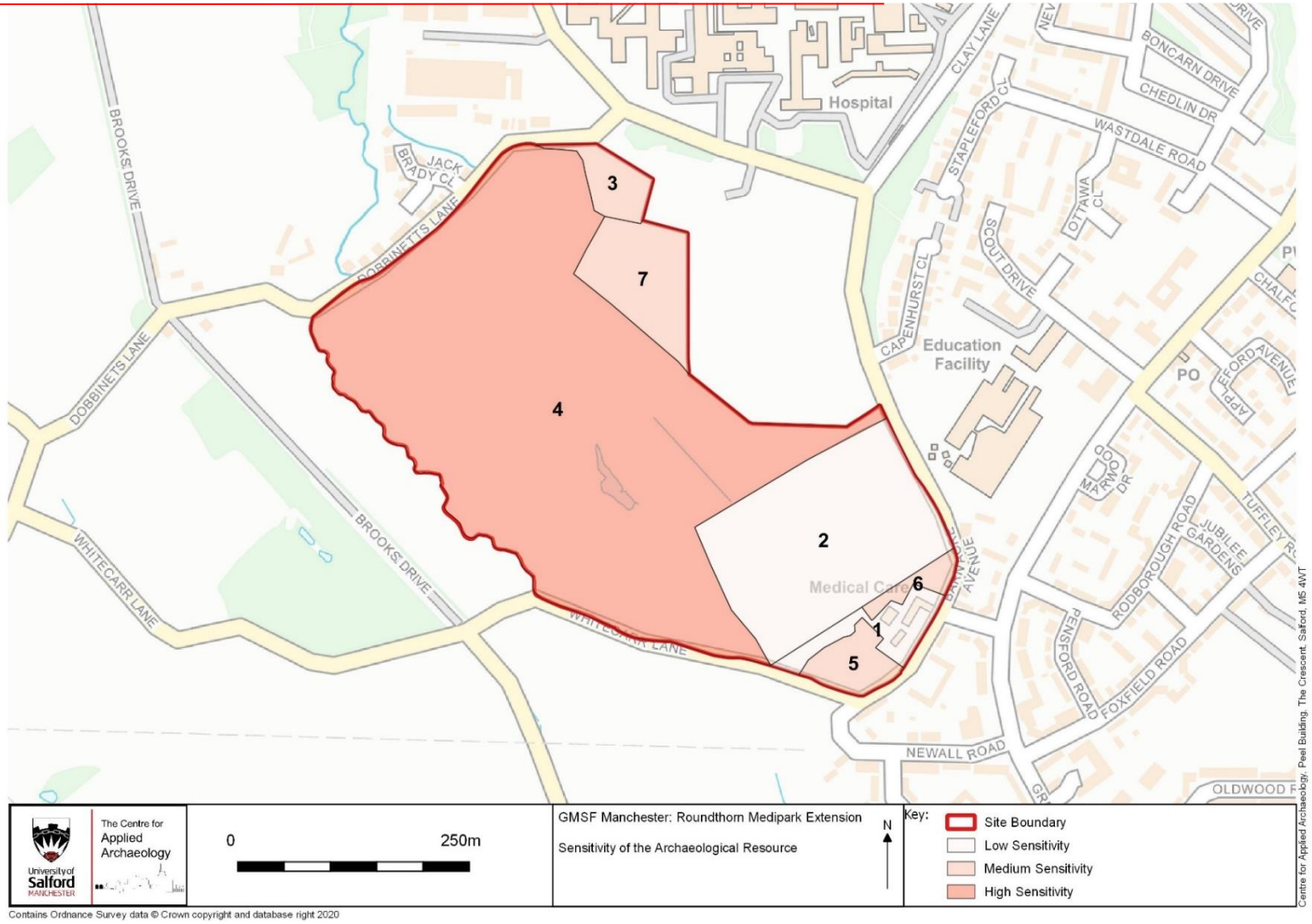

Figure 1: Archaeological Sensitivity within the Site

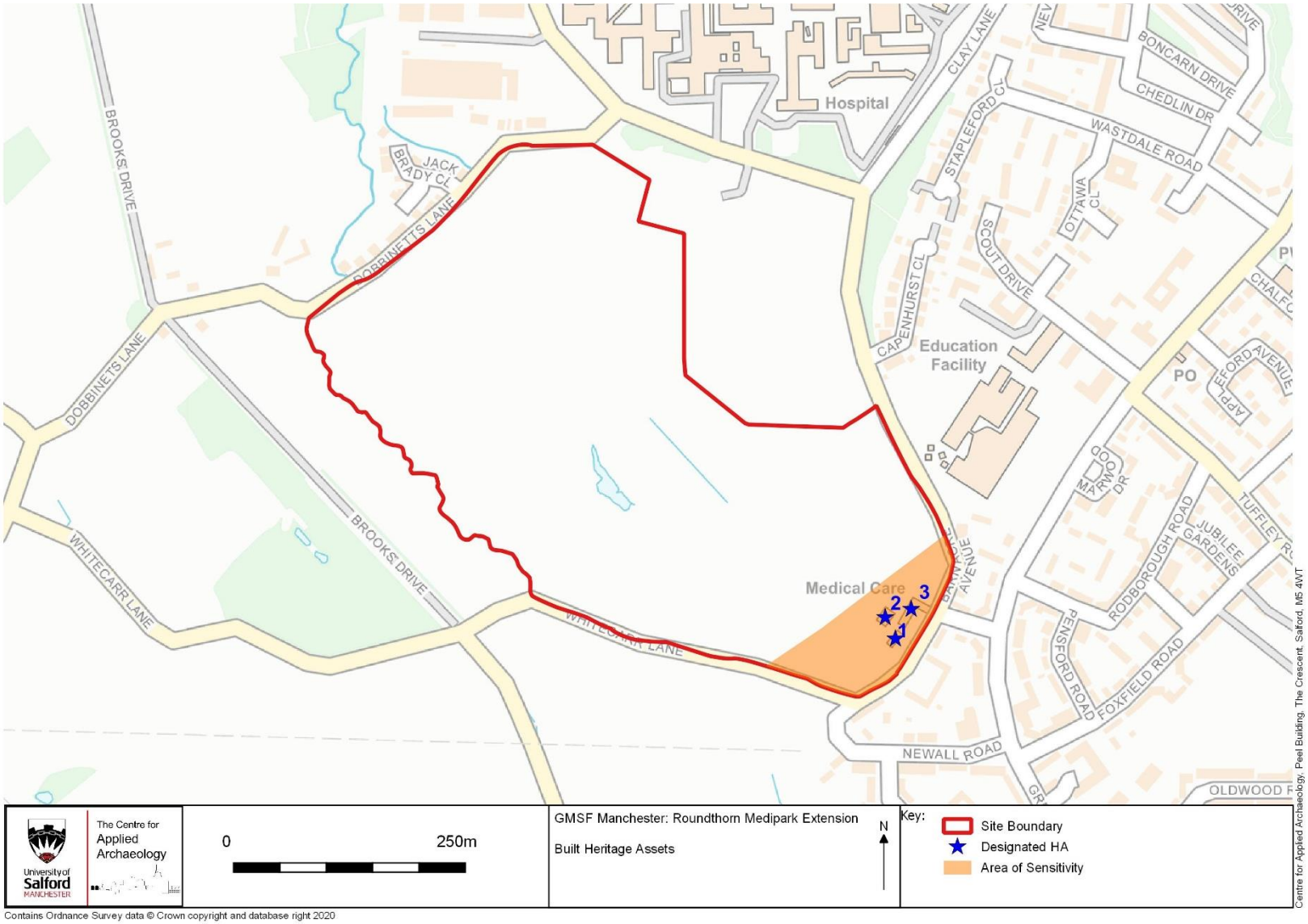

Figure 2: Built Heritage Sensitivity within the Site

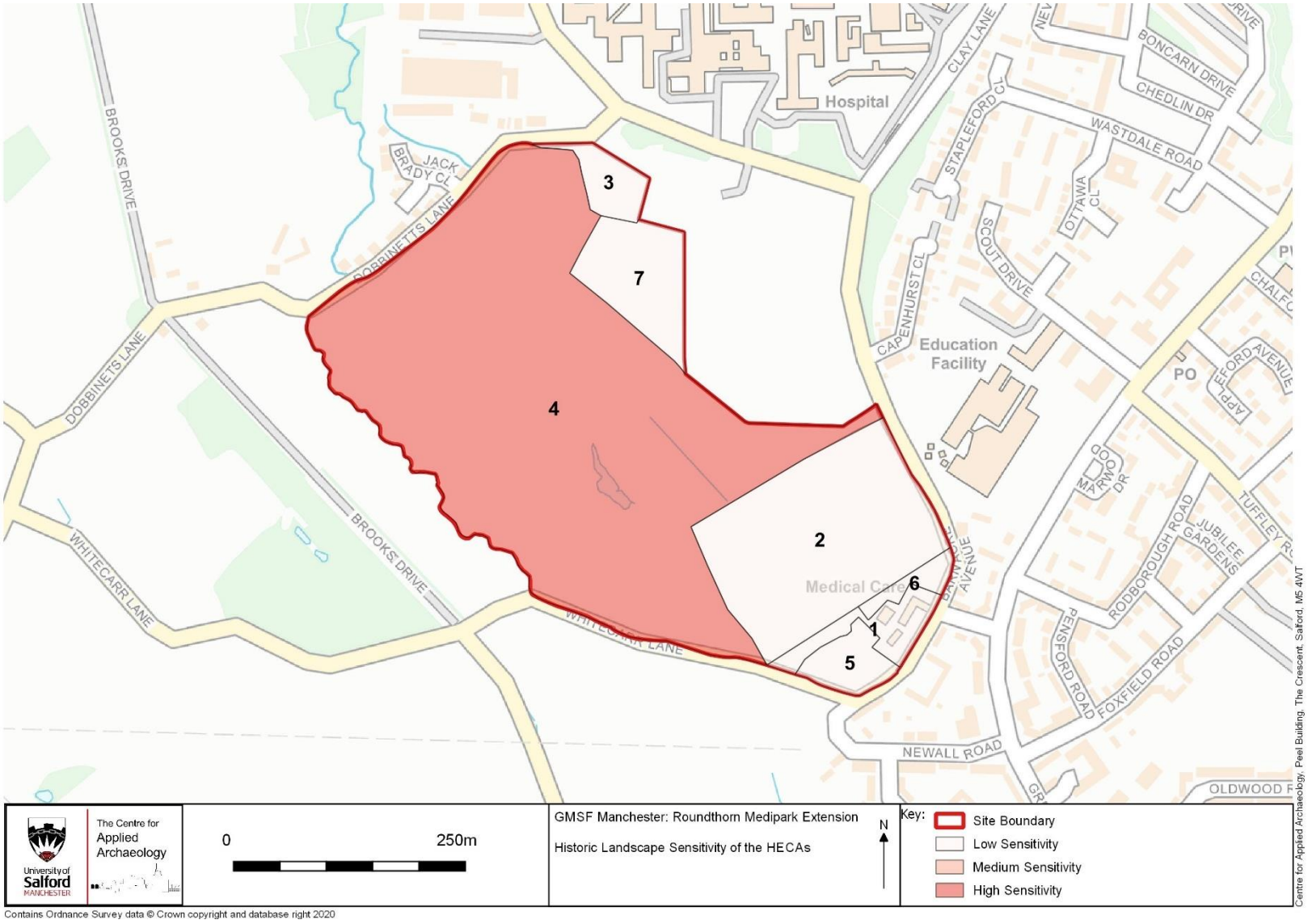

Figure 3: Historic landscape sensitivity within the Site

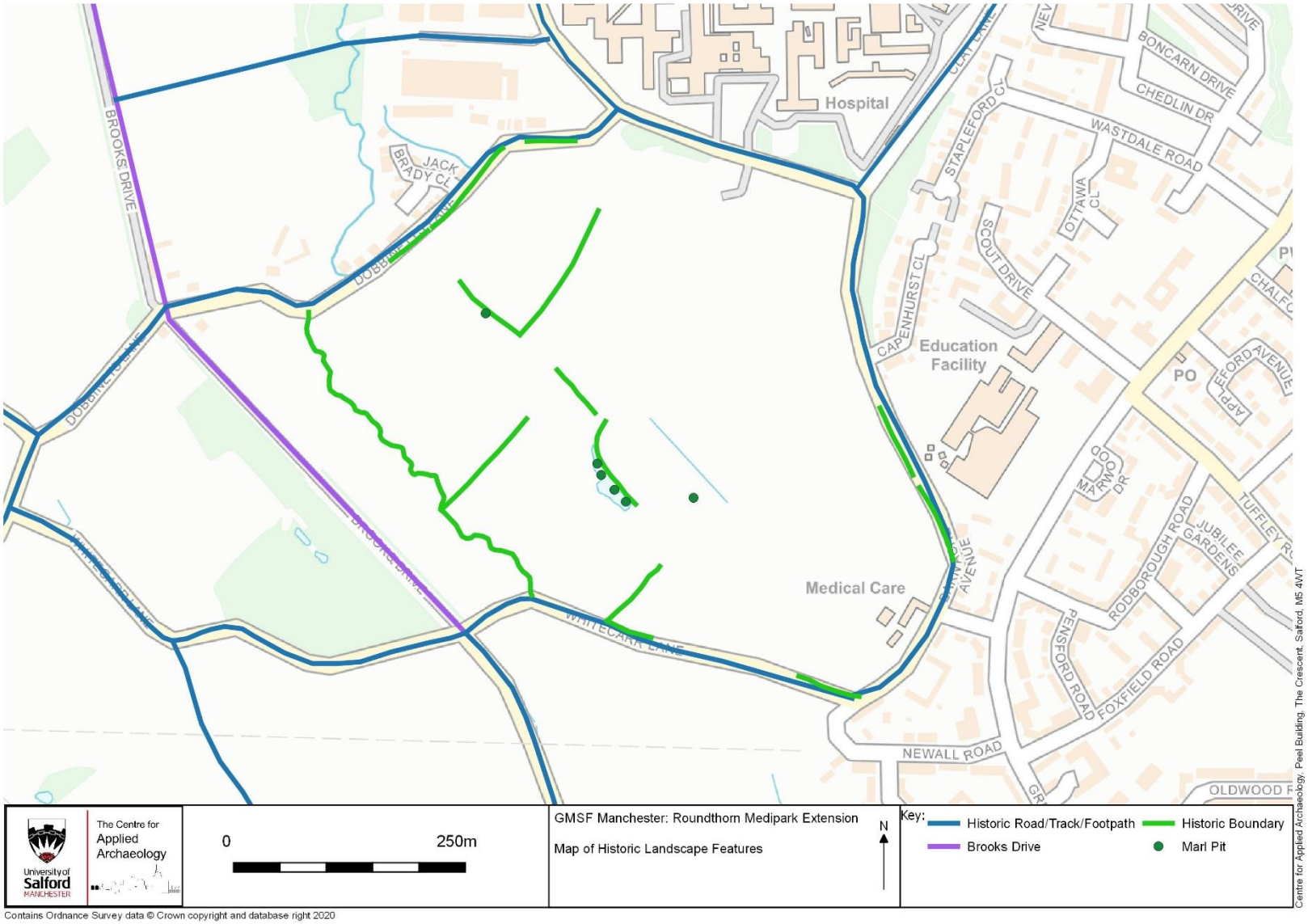

Figure 4: Historic landscape features in and around the Site

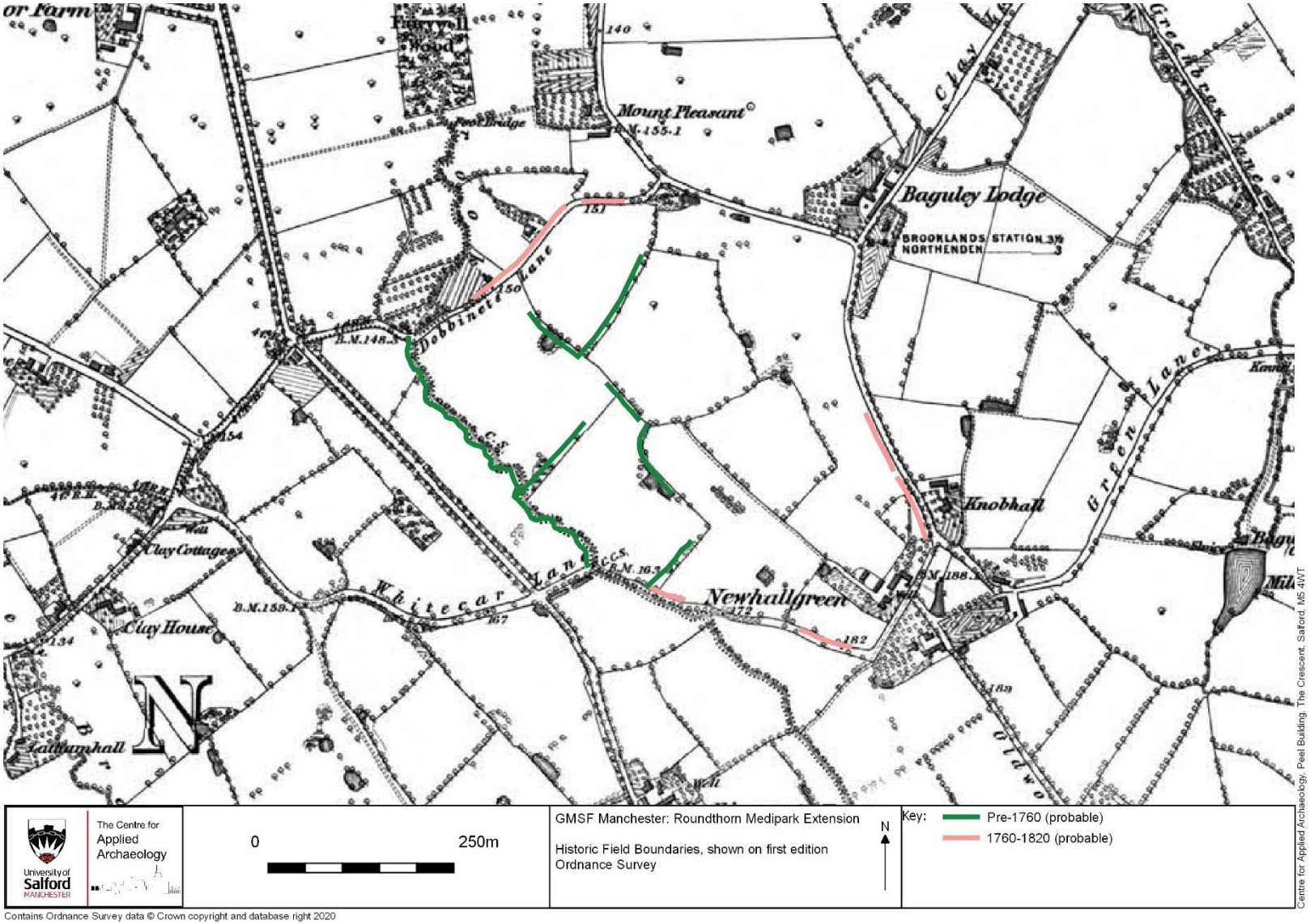

Figure 5: Extant hedgerow boundaries superimposed on the First Edition Ordnance Survey map

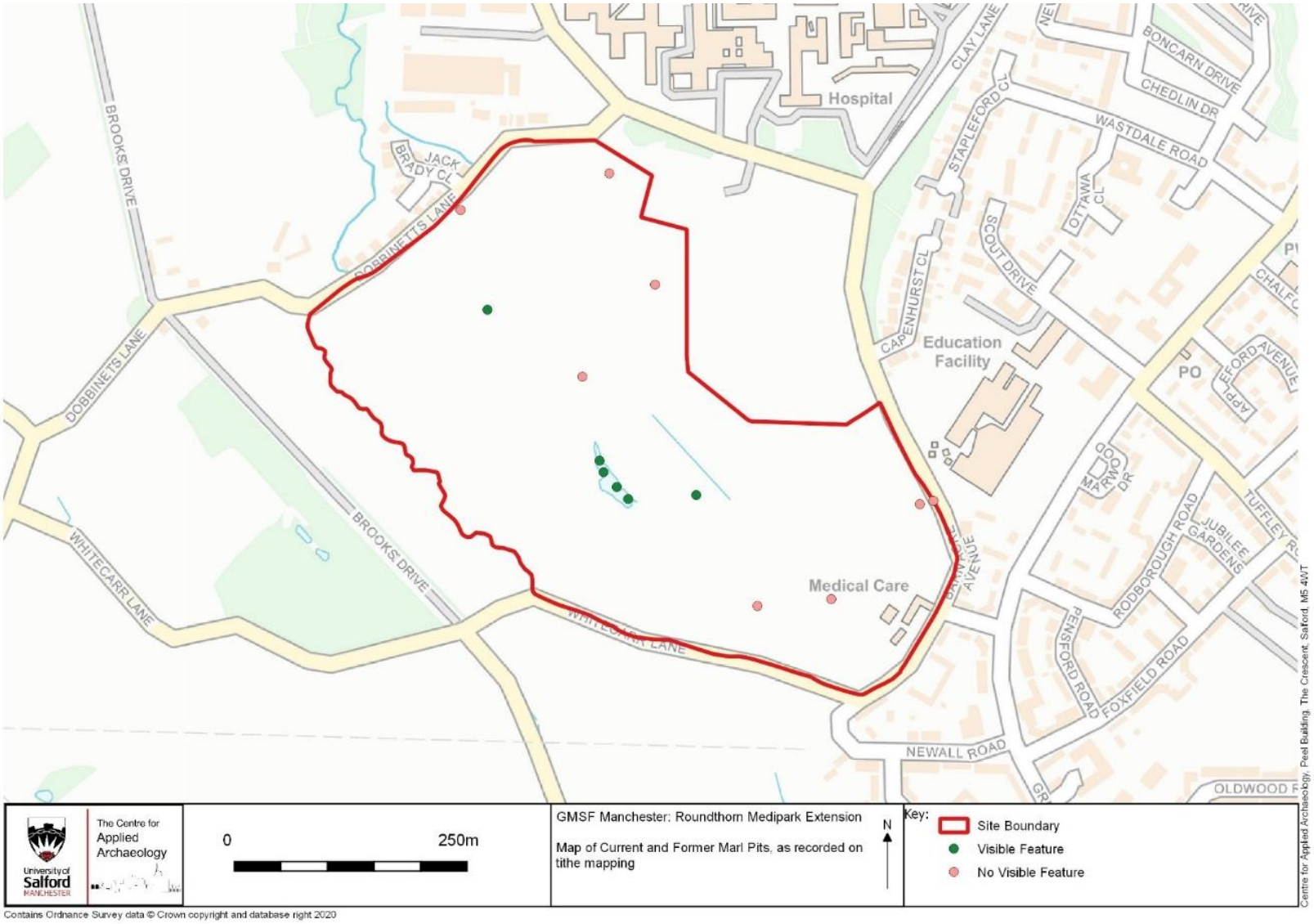

Figure 6: Infilled and extant former marl pits within the Site. The extant examples are now ponds.