

High Speed Rail (Crewe – Manchester)

Background information and data

Historic environment

BID HE-001-0MA07_Part 1

MA07: Davenport Green to Ardwick

Historic environment baseline report -
Part 1 of 2

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Department
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Contents

1	Introduction	3
1.1	Purpose of this report	3
1.2	Data sources	3
1.3	Study area	4
1.4	Surveys undertaken	5
2	Geology, topography and landform	6
2.1	Geology	6
2.2	Topography and landform	6
2.3	Geoarchaeological and palaeoenvironmental background	7
3	Historic landscape character	9
3.1	Introduction	9
4	Archaeological and historic background	11
4.1	Introduction	11
4.2	Prehistoric (1,000,000 BC – 43 AD)	11
4.3	Roman (AD 43 – 410)	15
4.4	Early medieval (AD 410 – 1066)	16
4.5	Medieval (1066 – 1540)	17
4.6	Post-medieval (1540 – 1901)	19
4.7	Modern (1901 – present)	22
5	Built heritage overview	25
5.1	Introduction	25
5.2	Medieval (1066 – 1540)	25
5.3	Post-medieval (1540 – 1901)	26
5.4	Modern (1901 – present)	30
6	Research potential	35
6.1	Introduction	35
6.2	General	35
6.3	Prehistoric, Roman and early medieval	36
6.4	Medieval	36
6.5	Post-medieval	36
6.6	Modern	37
7	List of acronyms	39

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

8	References	40
	Appendix A: Historic environment detailed gazetteer	44
	Tables	
	Table 1: List of acronyms	39

1 Introduction

1.1 Purpose of this report

- 1.1.1 This report presents a summary of the baseline data relating to the historic environment. Baseline data has been collected for the Proposed Scheme in relation to the Davenport Green to Ardwick area (MA07), which lies within the districts of Manchester, Salford, Tameside, Stockport and Trafford District, within Greater Manchester.
- 1.1.2 The purpose of this report is:
- to provide a contextual background narrative for the historic environment, including buried archaeological remains, built heritage and the historic landscape, and to place these in a geological and topographical context;
 - to support the reporting of the predicted effects on historic environment in the Environmental Statement¹; and
 - to present identified research priorities for the historic environment.
- 1.1.3 All identified heritage assets discussed in this report are shown in the Environmental Statement, Volume 5 Map Book, Map Series HE-01² (heritage assets within the 500m study area), HE-02 (designated heritage assets within the 2km study area).
- 1.1.4 The Environmental Statement should be referred to for details of the historic environment impact assessment¹.
- 1.1.5 The detailed gazetteer in Appendix A sets out Unique gazetteer identifier (UID) codes for the heritage assets considered in the impact assessment (e.g. MA07_0001); these UID are used for reference across all the historic environment reports and maps.

1.2 Data sources

- 1.2.1 As set out in the Environmental Impact Assessment Scope and Methodology Report (SMR)³, data reported in this report was obtained from several sources, the main sources comprised:

¹ High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Volume 2 and Volume 5*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

² High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Volume 5 Historic environment Map Book*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

³ High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Environmental Impact Assessment Scope and Methodology Report, Volume 5, Appendix CT-001-00001*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

- the National Heritage List for England (NHLE) for details of designated sites held by Historic England;
- local authority conservation area appraisal and management documents and their mapping;
- historic landscape characterisation (HLC) mapping undertaken by local planning authorities;
- national historic landscape characterisation (NHLC) mapping and data held by the Archaeology Data Service (ADS);
- Historic Environment Record (HER) data, held by local planning authorities or their regional advisory bodies;
- National Record of the Historic Environment (NRHE) held by Historic England;
- historical geological mapping and borehole information as held by the British Geological Survey;
- documentary, cartographic and other resources as deposited within local studies libraries, county and national records libraries and archives, including historic Ordnance Survey maps, tithe, estate and other maps, and other relevant primary sources;
- readily available published and unpublished sources, building surveys and gazetteers;
- data sets held by other bodies, such as Canal & River Trust who have specific data on the assets for which they have a responsibility;
- local authority or ecclesiastic sources such as faculties, historic maps and documentary sources for burial grounds;
- urban characterisation reports, extensive urban surveys (EUS) and urban archaeological databases (UADs) held by Historic England and local planning authorities;
- data from preliminary works such as boreholes or test pits;
- data from previous intrusive studies, for example coring, trial trenching and building survey;
- data in respect of the zone of theoretical visibility (ZTV) as identified by the landscape and visual assessment, where this is available; and
- data obtained through field visits from Public Rights of Way (PRoW), or from private land where access has been previously arranged and approved.

1.3 Study area

1.3.1 Detail regarding study areas used for the identification of baseline conditions are set out in the SMR; these comprise:

- the land required for construction of the Proposed Scheme;
- 500m either side of this land (reduced to 250m in urban areas and 100m in areas of bored or mined tunnels) for all heritage assets (designated and non-designated); and

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

- 2km either side of this land (reduced to 100m in areas of bored or mined tunnels) for all designated heritage assets.

1.4 Surveys undertaken

- 1.4.1 No additional surveys have been undertaken for the Davenport Green to Ardwick area.

2 Geology, topography and landform

2.1 Geology

- 2.1.1 This section provides a summary of the geology (superficial and bedrock units) as identified on the British Geological Survey (BGS)⁴ within the MA07 area. Further detail on the geology of the can be found in Volume 2, Community Area report: Davenport Green to Ardwick area (MA07), Section 10¹.
- 2.1.2 The main bedrock geology of the study area is sandstone and conglomerates of the Sherwood Sandstone Group and Appleby group and Manchester Marls. Sandstone is commonly used as a building material in the study area, with large quantities quarried from the nearby Collyhurst Quarry. The Manchester Marls were utilised for brick making (see Section 5).
- 2.1.3 The bedrock for the majority of the area is overlain by superficial deposits of glacial till (Devensian) which comprises poorly sorted sandy, silty clay but can contain gravel rich or laminated sand layers). Glacial till from south of the M56 Junction 3a to Davenport Green is intermittent; some areas have no recorded superficial deposits. Glaciofluvial deposits, glaciofluvial sheet deposits and river terrace deposits, comprising sand and gravel, are also present throughout the study area. Alluvium variably comprising silty clay, silt, sand and gravel, is present in the area associated with the River Mersey.

2.2 Topography and landform

- 2.2.1 The study area extends from the urban fringes of Manchester, at Davenport Green and Manchester Airport in the south, to Manchester city centre in the north. The area gently slopes from the north and south towards the Mersey Valley, which flows broadly east to west. The area has its highest point at the south end, near Newall Green. The ground falls away along the valley of the River Mersey to Northenden.
- 2.2.2 The gently sloping topography of the study area is interspersed with low hills that have become the focus of settlements, such as Northenden and Didsbury. The River Mersey lies within a generally shallow floodplain. The land occupied by Wythenshawe and Didsbury golf courses rises steeply from the river before becoming more level to the north. There are flood defence banks along parts of the river. From the river moving northwards, the land slopes upwards towards Didsbury and Chorlton-Cum-Hardy, and then falls gently towards Manchester city centre.

⁴ British Geological Survey (2021), *Geology of Britain*. Available online at: <https://www.bgs.ac.uk/>.

2.3 Geoarchaeological and palaeoenvironmental background

- 2.3.1 Geoarchaeology is the study of the formation of the physical landscape through analysis of soils and other materials such as weathered rock. This is complemented by the analysis of floral and faunal remains that indicate environmental conditions and provide a picture of previous environments known as palaeoenvironments.
- 2.3.2 This section presents the known geoarchaeological and palaeoenvironmental baseline resource as identified through a range of sources from historic ground investigation data, such as boreholes, to the results of archaeological surveys and evaluations.
- 2.3.3 As noted above (see Section 2.1), the Davenport Green to Ardwick area is largely underlain by glacial till with pockets of glaciofluvial sands and gravels throughout. There is also alluvium⁵ along the base of river valleys. These deposits all predominantly overlie sandstone bedrock.
- 2.3.4 These superficial geological deposits date from the end of the Pleistocene⁶ during the Devensian glaciation. Ice moving from the Lake District and Western Pennines interacted with an ice stream in the Irish Sea basin along the western and southern fringes of the region, including Cheshire and Greater Manchester. This created thick covers of tills, as well as glacial sands and gravel deposits from glacial outwash and rivers⁷. Till deposits are widely represented in the lowlands of Northern England, including large areas of the Davenport Green to Ardwick area. Any physical evidence of human activity discarded within the limits of the glacier would have become incorporated into the till and glaciofluvial deposits left behind. However, physical evidence of human activity from tills is scarce⁸.
- 2.3.5 Glacial sands and gravels formed due to glaciofluvial activity in the Pleistocene, where glacial meltwater carried large amounts of deposits downstream⁹. Large amounts are found in the Davenport Green to Ardwick area, overlying expanses of glacial till or observed as lenses within the till itself¹⁰.

⁵ Also referred to as alluvial deposits.

⁶ The Pleistocene is the first epoch of the Quaternary period (from 2.5 million years ago to the end of the last glacial period 11,700 years ago). This is related closely to the archaeological Palaeolithic period.

⁷ Porter et al. (2009), *North West Landscape Character Framework, Final Report. Part 2: Regional Landscape Character Types and Areas*, Countryside.

⁸ Wymer, J. (1999), *The Lower Palaeolithic Occupation of Britain, Volume 1*, Wessex Archaeology and English Heritage. Available online at: <https://www.wessexarch.co.uk/our-work/lower-palaeolithic-occupation-britain>.

⁹ Norton, G. E., Bloodworth, A. J., Cameron, D. G., Evans, D. J., Lott, G K., Hobbs, S. F., Spencer, N A. and Highley, D. E. (2005), *Mineral Resource Information in Support of National, Regional and Local Planning – Cheshire (comprising Cheshire, Boroughs of Halton and Warrington)* CR/05/090N, British Geological Survey.

¹⁰ Canti, M. and Corcoan, J. (2015), *Geoarchaeology, Using Earth Sciences to Understand the Archaeological Record*, Historic England. Available online at: <https://historicengland.org.uk/images->

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

- 2.3.6 The start of the geological epoch of the Holocene¹¹ broadly corresponds with the archaeological periods from the Mesolithic to the present day. Geological deposits from this epoch include alluvium and river terrace deposits from Greater Manchester's river systems.
- 2.3.7 River terrace deposits, formed from the Pleistocene onwards, are present around Northenden and West Didsbury. Water courses began to erode the till, and the sands and gravel deposited at the end of the last ice age, depositing blankets of alluvium across the floodplains¹⁰. The alluvium builds up over time and as the river course erodes the sediment, multiple terraces can form. Archaeological sites, materials and land surfaces sealed beneath the alluvium can be preserved through waterlogged conditions, which provide an environment suitable for the preservation of palaeoenvironmental evidence and other organic materials¹². As river valleys have been attractive locations for human habitation, alluvium can contain detailed information about past human settlement, climatic variation and land-use practices. Alluvium is present along the course of the River Mersey and prehistoric flints, including tools have been found within these terraces. Evidence of more transient human activity, limited to scattered finds such as flint tools and waste flakes (see Section 4.2), would be expected. However, archaeological material within river terrace deposits may not be in their original context due to the activity of the river¹³.

[books/publications/geoarchaeology-earth-sciences-to-understand-archaeological-record/heag067-geoarchaeology/](#).

¹¹ The Holocene is the present epoch of the Quaternary period (11,700 years ago to the present day).

¹² Kibblewhite et al. (2015), *Predicting the Preservation of Cultural Artefacts and Buried Materials in Soil*, Science of the Total Environment 529, P249 – 43.

¹³ Fitch et al. (2011), *West Coast Palaeolandscapes Survey (WCPS)*, Institute of Archaeology and Antiquity, University of Birmingham.

3 Historic landscape character

3.1 Introduction

- 3.1.1 The historic environment landscape character assessment is summarised in Environmental Statement, Volume 5, Appendix HE-003-0MA07¹⁴. This section provides an overview of baseline historic landscape characteristics for Davenport Green to Ardwick area (MA07).
- 3.1.2 The following historic landscape character areas (HLCA)
- Levenshulme to Didsbury (MA07_HLCA01);
 - Wythenshawe (MA07_HLCA02);
 - Mersey Corridor (MA07_HLCA03); and
 - Manchester Beswick (MA07_HLCA04).
- 3.1.3 The following HLCAs from adjacent community areas continue into the Davenport Green to Ardwick area:
- the Davenport Green HLCA (MA06_HLCA03) continues from the Hulseheath to Manchester Airport area into the Davenport Green to Ardwick area and is described in more detail in BID HE-001-0MA06; and
 - the River Medlock Urban Green Space HLCA (MA08_HLCA01) and Manchester Piccadilly HLCA (MA08_HLCA02) continues from the Manchester Piccadilly Station area into the Davenport Green to Ardwick area and is described in more detail in BID HE-001-0MA08.
- 3.1.4 The historic landscape character of the study area is largely defined by the residential nature of the Manchester suburbs. Most areas have been subject to modern development. The exceptions are areas around Wythenshawe Hall and the Mersey Valley.
- 3.1.5 The Mersey Corridor HLCA (MA07_HLCA03) traverses through former agricultural land, which is now occupied by the early 20th century golf courses (see below). Alongside some post-medieval woodland plantation, fragments of this agricultural land (largely post-medieval or modern) are still evident in the area. These areas are located around the golf courses and the 19th century field boundaries provide evidence of former agricultural land.
- 3.1.6 During the 18th century it became popular practice for the wealthy to move from the centre of Manchester to large properties in more rural settings. This later resulted in the development of these rural areas surrounding large 18th century properties, into more urban locations. Baguley Hall is a good example of this, having once been in a rural context

¹⁴ High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Davenport Green to Ardwick, Historic landscape character areas*, Volume 5: Appendix HE-003-0MA07. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

and is now surrounded by modern residential properties within Wythenshawe HLCA (MA07_HLCA02).

- 3.1.7 Early to mid-20th century planned estates and social housing developments form the main character of the study area in Levenshulme to Didsbury HLCA (MA07_HLCA01) and Wythenshawe HLCA (MA07_HLCA02). Social reform and public health acts of the late 19th and early 20th centuries required Manchester Corporation to assume responsibility for providing housing for the increasing population. The development of larger roads (such as the A5103 Princess Road from Deansgate to Didsbury) and a lack of available land within the city centre, led to the acquisition of agricultural land for housebuilding. Areas closer to the city centre, such as Beswick HLCA (MA07_HLCA04), were formerly associated with industry, and once this had gone out of use in the 19th century, the council acquired them for housing. Estates were designed to provide all the facilities required by the newly created communities. Roads, churches, parades of shops, public areas, parks, schools and business/industrial parks were an integral part of this design.
- 3.1.8 There are a variety of transport infrastructure systems across the study area, including railways and motorways. Generally, these are aligned north-east to south-west through the study area and include the Styal railway line (MA07_0409), the M56 and the M60. The Styal railway line is a prominent feature that begins at Manchester Piccadilly Station within MA08_HLCA02 and extends south through the eastern extent of Levenshulme to Didsbury HLCA (MA07_HLCA01). This railway line is particularly important as it links the study area to Manchester city centre in the north and to Manchester Airport just south of the study area.

4 Archaeological and historic background

4.1 Introduction

- 4.1.1 This section provides a chronological overview of the archaeological and historic context of the Davenport Green to Ardwick area (MA07). This context supports an understanding of the relative heritage value of assets within the study area and identifies archaeological characteristic and underlying trends contributing to an understanding of the potential for unknown archaeological remains to be present within the study area.

4.2 Prehistoric (1,000,000 BC – 43 AD)

Palaeolithic (1,000 000 – 10,000 BC)

- 4.2.1 During the Palaeolithic period people would have survived through hunting and gathering of natural resources and living in small, probably familial, groups. For a considerable part of this period the region was inhospitable due to glaciation. The region may have been exploited during the interglacial and interstadial periods by gatherers and hunters¹⁵ who lived in temporary, seasonal camp sites. Little evidence is apparent in the archaeological record, which emphasises the importance of the material discovered. Items found, such as stone tools, can indicate changes in tool types and technologies.
- 4.2.2 The earliest evidence of human occupation in north-west England dates to the Late Upper Palaeolithic¹⁶ and represents the final stages of the Devensian glaciation. The archaeological evidence is exceptionally sparse but demonstrates the presence of human groups in the region. The majority of artefactual and faunal evidence in north-west England for this time period comes from upland contexts associated with sealed cave deposits, which do not exist in the study area. An antler found during the construction of a pipeline at Lumb Lane, Audenshaw, approximately 6km east of the study area, has been tentatively dated to the Late Upper Palaeolithic period. The reindeer antler, presumed to have been shed naturally from the animal, was recovered from a depth of four to six metres in glacial till¹⁷.

Mesolithic (10,000 – 4,000 BC)

- 4.2.3 The Mesolithic is generally characterised by nomadic hunter gatherers who lived in temporary, seasonal camp sites. There is little evidence in the archaeological record,

¹⁵ Hodgson, J. and Brennand, M. (2006), *North-West Regional Research Framework: The Prehistoric Resource Assessment*. Available online at: <https://researchframeworks.org/nwrf/>.

¹⁶ Myers, A. and Stallibrass, S. (2021), *North-West Regional Research Framework: Early Prehistory Resource Assessment Update*. Available online at: <https://researchframeworks.org/nwrf/resource-assessments/early-prehistory/early-prehistory/>.

¹⁷ Greater Manchester Archaeological Advisory Service (2018), *Historic Environment Record*.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

emphasising the importance of any material discovered. Items found, such as stone tools, can indicate changes in tool types and technologies¹⁸.

- 4.2.4 Between approximately 7,000 BC – 6,000 BC several wetland plant species began to spread through the region, either as a response to wetter conditions or as a result of animal or human interference¹⁹. Palaeoenvironmental evidence shows that areas of wetland developed in depressions left by the retreat of the ice²⁰. Lindow Moss and Walker's Heath, approximately three miles south of the study area (see BID HE-001-0MA06) have evidence of burnt layers. This corresponds with changes in the pollen diagram which have been interpreted as small-scale clearance. This activity may have been to keep the landscape open, creating habitats attractive to game and grazing animals²¹. The hunter gatherers of this period could have followed herds of deer and aurochs from their winter pastures to their summer grazing areas²².
- 4.2.5 Artefacts found in Greater Manchester indicate the presence of Mesolithic peoples, however, there is no evidence of Mesolithic activity recorded within the study area.

Neolithic (4,000 – 2,200 BC)

- 4.2.6 The Neolithic is regarded as marking a phase of intensified settlement, land-use, tool production and the introduction of social hierarchies²³. This process is subject to regional variation across the UK. The end of the early Neolithic is associated with relatively rapid changes towards more unstable weather conditions, with colder winters and wetter summers. These climatic changes are thought to have affected the viability of agriculture and land use, particularly in poorly drained areas, which could include the study area. In turn, this may have led, indirectly, to changes in settlement patterns or the focus of activity in the area²⁴.
- 4.2.7 There are multiple findspots from this period just outside of the northern extent of the study area. These finds include perforated stone hammers, axes and flint cores. Finds from directly within the study area are two polished stone axes from the Withington area and a perforated stone hammer head found close to Wythenshawe Hall.

¹⁸ Nevell, M. (1997), *The Archaeology of Trafford: A Study of the Origins of Community in North West England before 1900*, Trafford Metropolitan Council.

¹⁹ Chambers, F. M. and Elliot, L. (1989), *Spread and expansion of Alnus Mill in the British Isles: timing, agencies and possible vectors*, *Journal of Biogeography* 16, P541-50.

²⁰ Leah et al. (1997), *North West Wetland Survey 4: The Wetlands of Cheshire*, Lancaster Imprints 5, Lancaster University Archaeological Unit.

²¹ Hall, D. Wells, C. Huckerby, E. Meyer, A. and Cox, C. (1995), *North West Wetlands Survey 2: The Wetlands of Greater Manchester*. Lancaster Imprints 3, Lancaster University Archaeological Unit.

²² Higham, N. J. (1993), *The Origins of Cheshire*, Manchester University Press, Manchester.

²³ Bradley, R and Edmonds, M. (1993), *Interpreting Axe Trade: Production and Exchange in Neolithic Britain*, Cambridge University Press, Cambridge.

²⁴ Hodgson, J. and Brennand, M. (2006), *North-West Regional Research Framework: The Prehistoric Resource Assessment*. Available online at: <https://researchframeworks.org/nwrf/>.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

- 4.2.8 These finds could be representative of activities such as hunting, woodworking and farming, and demonstrate evidence of semi-permanent settlement in the region at this time¹⁷. The distribution of finds probably does not represent a true reflection of Neolithic activity throughout Greater Manchester. The majority of the finds were recorded as a result of antiquarian studies and concentrated only on certain areas. There is therefore a data bias towards these areas and gaps in our understanding of settlement and land use during the Neolithic period.

Bronze Age (2,600 – 700 BC)

- 4.2.9 The Bronze Age is nationally defined by the introduction of bronze metalwork, changes in pottery style and the increase of single burials. At a regional level, broad changes in religious, agricultural and social practices occurred from 2,600 BC, but there is also evidence for continuity from the Neolithic period. Although the appearance of metal marks an important technological development, it does not seem to bring a big change in the way people lived in the earlier part of the Bronze Age²⁵.
- 4.2.10 The woodland clearances that occurred in the Neolithic accelerated in this period, as land was cleared for pastoral farming. In areas of higher rainfall levels and harsher climate such as the Pennine edge, woodland clearance destabilised the soils. The rapid erosion that occurred resulted in larger numbers of rapid streams. The soils were degraded and became incapable of supporting woodland regeneration²⁶.
- 4.2.11 Evidence for the Bronze Age within the study area is limited to findspots. These include: three stone hammer heads, two stone mace heads, a bronze palstave (a type of hafted axe head), and a bronze spearhead. These finds show there was Bronze Age activity within the study area which could include woodworking. The mace head and spearhead could have been used in combat or hunting²⁷. There is also the possibility that these artefacts were lost or deliberately deposited. Individual bronze items, hoards and weapons were deposited in wetlands and rivers during this period. Bronze artefacts tend to be high status objects believed to be indicative of a more hierarchical society and their deposition is believed to be for ritual reasons as opposed to loss²⁸. There is, however, an absence of any identifiable nearby settlement.

²⁵ Nevell, M. (1997), *The Archaeology of Trafford; A Study of the Origins of Community in North West England before 1990*, Trafford Metropolitan Council.

²⁶ Higham, N.J. (1993), *The Origins of Cheshire*, Manchester University Press, Manchester.

²⁷ Hall, D. Wells, C. Huckerby, E. Meyer, A. and Cox, C. (1995), *North West Wetlands Survey 2: The Wetlands of Greater Manchester*. Lancaster Imprints 3, Lancaster University Archaeological Unit.

²⁸ Bradley, R. (2017), *A Geography of Offerings, Deposits of Valuables in the Landscape of Ancient Europe*, Oxbow Books.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Iron Age (800 BC – 43 AD)

- 4.2.12 The Iron Age is characterised nationally by the introduction of iron metalwork including swords, horse equipment and decorative items. However, society appears to have largely continued unchanged from the end of the Bronze Age. The roundhouse persisted into the Iron Age and settlements grew in size. There is evidence for the first time of a hierarchical society forming with distinct territories of people, which grew larger towards the end of the Iron Age. The River Mersey potentially formed a territorial boundary between the Brigantes²⁹ to the north and the Cornovii to the south. However, there is limited contemporary evidence for the names of the Iron Age tribes and tribal distribution across north-west England.
- 4.2.13 After some improvement in the Bronze Age, the climate during the Iron Age became cooler and wetter. This period also saw an expanding population necessitating the intensification of agricultural practices that resulted in large-scale clearance of land³⁰. There are no confirmed Iron Age settlements or finds within the study area. Iron Age pottery was recovered in Castlefield and stone querns and figurines were recorded in Rusholme and Withington, all of which are located on the fringes of the study area.
- 4.2.14 There is evidence for salt production focused on natural brine springs that arose from the salt bearing geology in the valleys of central Cheshire. An indicator of salt-working sites and trade comes in the form of pottery vessels used in salt production, referred to as Very Course Pottery (VCP). VCP is distributed throughout Cheshire, north-west England, north Wales and the English midlands³¹. The pottery has been found at sites in Greater Manchester, such as Mellor to the east and Barton-in-Irwell to the west of the study area. Salt was exported throughout the region in this period, which may have had a significant role in consolidating the social organisation of Iron Age communities in the area³².
- 4.2.15 Higher status settlements emerged in the Iron Age such as hillforts and promontory forts. The closest recorded Iron Age sites to the study area are a hilltop enclosure at Mellor near Stockport, settlements at Rainsough, and at Great Woolden Hall (BID HE-001-0MA04, MA04_0011) near Chat Moss, Salford¹⁷. The typical settlement site from this period was characterised by a ditched enclosure containing timber roundhouses. Several of these have been identified within the Trafford area, from the air, but as of yet no fieldwork has been carried out in order to date them. However, it seems likely that the areas of the middle Mersey and Lower Bollin valleys would have been extensively settled by the time the Romans first entered north-west England²⁵.

²⁹ Tribal names were ascribed by the Romans and did not appear until 2nd century AD.

³⁰ Leah et al. (1997), *North West Wetland Survey 4: The Wetlands of Cheshire*, Lancaster Imprints.

³¹ Morris, E. (1985), *Prehistoric salt distributions; two case studies from western Britain*, Bulletin of the Board for Celtic Studies 32, P336–79.

³² Nevell, M and Redhead, N. (2005), *'Mellor: Living on the Edge, A Regional study of an Iron Age and Romano-British Upland Settlement*. The University of Manchester Unit and the Mellor Archaeological Trust.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

- 4.2.1 There is also evidence for ritual or religious activity within the study area, a stone figurine is known from Rusholme and two stone heads have also been found near Withington. Carved heads are found throughout Europe and more than 2,000 have been identified in the area dominated by the Brigantes tribe. They are hard to date. However, many are attributed to the Iron Age and it is believed that they had a ritual purpose or are a religious form of expression²⁵.

4.3 Roman (AD 43 – 410)

- 4.3.1 The Roman period began in the region with the expansion of Roman occupation north of the midlands from AD 70. Located outside the study area, the Roman fortress of Deva Victrix was established at Chester in AD 74 – AD 75 to enable the control of north Wales and north-west England. It continued to be occupied until the withdrawal of the Roman administration in AD 410.
- 4.3.2 Mamucium, the fort in Manchester, was founded in AD 78 following Gnaeus Julius Agricola's AD 75 defeat of the Brigantes tribe. The Brigantes had controlled the area stretching from northern Cheshire to mid-Northumberland. Their defeat led to new forts and settlements being constructed, including the fort of Mamucium, which was built to control the Pennine region³³. The fort is located just outside of the study area to the west (see BID HE-001-0MA08).
- 4.3.3 A network of roads spread out across north-west England from Chester and comprised two main north/south routes. One extended from Cheshire to Lancaster (Margary 70a-d³⁴) and the other from Manchester to Carlisle (Margary 7b-e). These routes were constructed in order to link the most important military bases across the country. Mamucium seems to have become the hub of a regional transport network. Roman roads have been uncovered extending from Manchester to other settlements including Wigan (Margary 702), Chester (Margary 7a), Glossop (Margary 711), Buxton (Margary 71b), and Ribchester (Margary 7b)¹⁷. As the roads survived long after Roman occupation, they continued to be used and had an influence on later settlement development and the evolution of later transport routes. In the study area, the Roman period is represented by one asset, the Manchester to Buxton Roman Road. The course of the Manchester to Buxton Roman Road (MA07_0234) is now followed by the modern, north to south aligned, A6 Stockport Road.
- 4.3.4 Settlement activity within the study area is indicated by further evidence in the form of Roman coin findspots; in particular, a hoard of over 200 coins dating to the 2nd and 3rd centuries, which was recovered in the 1890s in Rusholme. It is possible, due to the presence

³³ Philpott, R. (2006), *North-West Regional Research Framework: Roman Resource Assessment*. Available online at: <https://researchframeworks.org/nwrf/>.

³⁴ Roman Roads Research Association (2018), *Roman Roads in Cheshire*. Available online at: <http://www.romanroads.org/gazetteer/cheshire/cheshire.html>.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

of the Roman road, that further chance finds, or evidence of occupation, could be located with the study area.

- 4.3.5 Evidence for the indigenous population in the study area is sparse. It is likely that they continued to occupy enclosed settlement sites (see Section 4.2) that originated in the Iron Age.

4.4 Early medieval (AD 410 – 1066)

- 4.4.1 After the withdrawal of Roman rule in the 5th century AD, the region fragmented into small kingdoms. Increasing influence came from the expansion of the Anglo-Saxon kingdoms of Mercia who took control of the region south of the Mersey, and Northumbria who extended their influence from the north. During the 9th century the region was politically unstable, with an increased influence from Scandinavians and the Hiberno-Norse particularly those based in Dublin. By the early 10th century, the expanding Kingdom of Wessex fortified Chester and exerted their influence up to the River Mersey³⁵.
- 4.4.2 Archaeological evidence for the early medieval period in north-west England in general is scant. Much of the evidence comes from documentary sources, such as the Anglo-Saxon Chronicle³⁶. As with other periods within the study area, there is an issue with site visibility, which may stem from the geological complexity of the post-glacial deposits, pastoral land-use in the region³⁷ and settlement shift towards a pattern that may be hidden by later medieval and post-medieval settlement activity.
- 4.4.3 The general pattern of post-Roman settlement in this area has traditionally been predicted by placename studies; however, this has increasingly been shown to be unreliable as an evidence source alone³⁸. The evidence provided by placenames that survive from the medieval period, in general terms, suggests a mixture of native British, Old English and Old Norse speakers. It implies a gradual transition from Iron Age, British speakers to Anglo-Saxon people who spoke Old English. Within the study area, enough place names survive to corroborate early settlement. Former Roman roads and other established communication routes became the focus of early medieval townships or farmsteads ending in -tun or -ton. Away from the main roads, pre-Roman names are more prevalent¹⁷. Early Norse settlements can also be deciphered from place names. For example, the Mersey has origins which translates as 'the river at the boundary'. Patterns of woodland can also be detected in

³⁵ Harris, B. E., and Thacker, A. T. (1987), *The Victoria History of the County of Chester*, (Volume 1: Physique, Prehistory, Roman, Anglo-Saxon, and Domesday), Oxford University Press, Oxford.

³⁶ The Anglo-Saxon Chronicle is a collection of manuscripts recounting the history of the Anglo-Saxons. The documents were mainly produced in the 9th century.

³⁷ Newman, R. (2006), *North-West Regional Research Framework: The Early Medieval Resource Assessment*. Available online at: <https://researchframeworks.org/nwrf/>.

³⁸ Ekwall, E. (1922), *The Place Names of Lancashire*, Chetham Society New Series, Manchester.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

placenames ending in -le or -ley originated from the word -leah, which means clearing in a wood. Baguley and Gateley are two examples of this³⁹.

- 4.4.4 Nico Ditch (MA07_0220) is a rare occurrence of early medieval activity in the study area. Where the asset survives it is visible as a bank and ditch which extends for 135m, measuring about two metres deep and about four metres wide. The entire ditch would have run for six miles in a roughly east/west direction between Ashton Moss and Hough Moss in Chorlton-cum-Hardy. The earliest documented reference to the ditch is in a charter detailing the granting of land in Audenshaw to the monks of the Kersal Cell. In the document, dating from 1190 to 1212, the ditch is referred to as Mykellidiche, and a magnum fossatum, Latin for large ditch. However, it is possible it dates from as early as the 7th century. The ditch may have formed a demarcation between an area of low-lying ground between two mosslands to the east and west of Manchester. It may also have formed part of an ancient frontier or boundary, possibly between the kingdoms of Mercia and Northumbria⁴⁰.

4.5 Medieval (1066 – 1540)

- 4.5.1 The medieval period is taken to begin with the successful invasion of England by William I in 1066. The arrival of the Normans marks a change in the political landscape. The region was subject to repression known as the Harrying of the North. The Domesday Survey of 1086 provides a record of settlement and land use shortly after the Norman Conquest. It records that Cheshire had a population of under 2.5 people per square mile and Cheshire was assessed as one of the poorest shires in the region. Such a small population and the apparent economic hardship may be partly explained by William I's quelling of a series of uprisings in north-west Mercia in 1069–70. Although less well documented than similar campaigns in Yorkshire, it is thought that many of the estates recorded as 'waste' during the Domesday Survey⁴¹ were the result of William's suppression of the area. These wasted estates were particularly common in the north and east of the county, including the study area. However, it is more likely that low population density may also have been influenced by the inhospitable nature of the landscape in this part of Cheshire, as it was isolated from the south and the east by moors and mossland. Much of the area also had poorer soils and a wet climate. Archaeological research into both rural and urban settlement of the medieval period in Manchester has been hampered by the loss of remains during the 19th and 20th century urbanisation and industrialisation.
- 4.5.2 The arrival of the Normans marked a change in the political landscape. A new class of Norman lords emerged, and the Church became an increasingly important landholder. Cheshire was granted Palatine status during the late 11th century. Palatine status applied to

³⁹ Dodgson, J McN. (1970), *The Place-names of Cheshire Part 1: Macclesfield Hundred*, English Place-name Society.

⁴⁰ Nevell, M (1992), *Tameside Before 1066*, Tameside Metropolitan Borough Council.

⁴¹ The Domesday Survey is Britain's earliest public record. It contains the results of a huge survey of land and landholding commissioned by William I in 1085.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

lords who could exercise powers normally reserved for the crown, which gave the Earl of Chester significant autonomy over administration, governance and taxation of the area⁴².

- 4.5.3 The medieval landscape consisted of fields, pasture and meadows as well as large tracts of woodland containing isolated halls and farmsteads⁴³. This settlement pattern was often mixed with the first villages such as Northenden. The only settlements in the study area mentioned in the Domesday Survey conducted in 1086 were Northenden and adjacent Baguley⁴⁴. The distribution of settlement in the area could be due to the opportunity for the extension of agriculture into woodlands and the mosses from the 12th century onwards⁴⁵. In this period the mosses played an important role for seasonal pasture, hunting and peat cutting rights, and were a significant feature in the landscape⁴³.
- 4.5.4 The manorial system was the organizing principle of the study area at this time, where the legal and economic power were vested in a lord of the manor. There are several medieval halls within the study area. These include Ardwick Manor House (MA07_0260), Baguley Hall (MA07_0002), Barlow Hall, Peel Hall Moated Site (MA07_0335), Clayton Hall moated site (MA07_0219) and Withington Hall (MA07_0243). Halls were the nuclei of medieval manors and were often moated. The reason for digging moats is not entirely clear, although in the main it is thought to be for security or to express social standing⁴⁶. However, the prevalence of moated sites in the poorly drained landscape of mosses around Manchester may suggest it was also associated with drainage.
- 4.5.5 One of the best surviving examples of a medieval hall in this area is Wythenshawe Hall (MA07_0203), first noted in early documentary records in 1316⁴⁷. Little is known of the earliest structure, except that it was damaged by fire and replaced by Robert Tatton after 1540, with the timber framing of the building dating from this time. Originally built from timber with wattle and daub, the structure was rebuilt in brick towards the end of the 16th century. The hall still exists to this day and remains surrounded by parkland⁴⁸ (see Section 5.2).
- 4.5.6 Baguley Hall is the earliest timber-framed house in this district having been built during the reign of Edward II by Sir William de Baguley. A settlement at Baguley is mentioned in the

⁴² Lewis, C.P. and Thacker, A.T. (2003), *Early medieval Chester 500-1230*, in Lewis, C. P. and Thacker, A. T. *A History of the County of Chester: Volume 5 Part 1, the City of Chester: General History and Topography*. Available online at: <http://www.british-history.ac.uk/vch/ches/vol5/pt1/>.

⁴³ Greater Manchester Archaeological Unit (2009), *Greater Manchester Urban Historic Landscape Characterisation*, Manchester District Report, Manchester.

⁴⁴ Powell-Smith, A. (2013), *Open Domesday*, <https://opendomesday.org>, based on data created by Palmer, J. J. N. (1990) *Hull Domesday Project*, University of Hull.

⁴⁵ Newman, C. (2006), *North-West Regional Research Framework: The Medieval Period Resource Assessment*. Available online at: <https://researchframeworks.org/nwrf/>.

⁴⁶ Heawood et al. (2004), *Old Abbey Farm, Risley: Building Survey and Excavation at a Medieval Moated Site*, Lancaster Imprints 11, Lancaster.

⁴⁷ Taylor, H. (1837-1916), *Old halls in Lancashire and Cheshire. Including Notes on the Ancient Domestic Architecture of the Counties Palatine*, Manchester.

⁴⁸ City of Manchester (1974), *Local History Factsheet No.4 Wythenshaw Hall*.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Domesday Survey, suggesting that Baguley Hall may have been built on this site of an earlier building. The timber framing was constructed in a unique manner being built with planks, giving the walls a uniform thickness and rigidity. This building style is reminiscent of those employed by the Danes 300 years earlier and it remains one of the last surviving examples of this technique. The hall became a farmhouse in the 1800s and is discussed more fully in the built heritage section below⁴⁹.

- 4.5.7 Another settlement mentioned in the Domesday Survey is Northenden. The Northenden Estate Map of 1830 shows the extent of the medieval settlement at Northenden, south of the River Mersey centred on Palatine Road and Church Lane. The medieval origin of the area is also indicated in the name Northenden, which is thought to mean north enclosure⁵⁰. The Church of St Wilfrid (MA07_0196) was founded in the medieval period. Similarly, a weir at Northenden is first documented in 1539, although it was already described as being of a significant age. Corn Mills are also present during this period in Northenden Conservation Area (MA07_0231) and Withington Conservation Area (MA07_0224).
- 4.5.8 At the end of the medieval period Manchester had become a regional centre for both the spinning and weaving of wool, linen and flax, and was also noted for small wares and silk. At this point, the textile industry in the region was widely dispersed as was the population. Spinning and weaving was intrinsically linked to the agricultural industry and undertaken by a widespread community⁵¹, rather than being concentrated in centres of population as seen later in the post-medieval period. It can be assumed that some part of the rural economy in the Manchester district supplied the needs of the growing textile industry and market economy of Manchester town⁴³. Due to this industrial expansion the town's population doubled in the 1500s, and there was significant expansion of the settlement. This rapid development would be characteristic for the city throughout the post-medieval period⁵¹.

4.6 Post-medieval (1540 – 1901)

- 4.6.1 The post-medieval period witnessed the transformation of north-west England from relatively impoverished and sparsely populated, to a key region in the early stages of Britain's industrialisation and globalisation. The dissolution of the monasteries under Henry VIII saw the transfer of land owned by ecclesiastical institutions to private landowners. Monasteries owned over a quarter of all the cultivated land in England. By destroying the monastic system Henry VIII could acquire all its wealth and property whilst removing its Papist influence, becoming the head of the church in England.
- 4.6.2 A key characteristic of the onset of the period was the extension and intensification of farming. The medieval manorial system of land use was reorganised from the 16th century,

⁴⁹ City of Manchester (1974), *Local History Factsheet No.3 Baguley Hall*.

⁵⁰ University of Nottingham (2020), *Key to English Place-Names: Northenden*, University of Nottingham. Available online at: <http://kepn.nottingham.ac.uk/map/place/Lancashire/Northenden>.

⁵¹ Tupling, G. H. (1935), *Old Manchester*, Journal of Manchester Geographical Society, Manchester.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

leading to the enclosure⁵². This was due to population pressure and technological innovations in agricultural practice. In the early post-medieval the study area mainly consists of hamlets and isolated farmsteads. Some farms were engaged in domestic cloth production and small settlements began to rise in association with these⁵³, with a strong tradition of families working together as one economic unit. For tenants with a weak control over the land, industry was a source of largely untaxed income and innovations were not controlled by a strong local guild or effective national legislation. As agriculture increased in efficiency, freeholders with a strong reliance on farming declined; their replacement was a new kind of freeholder, with an interest not only in agriculture, but also in industry⁵⁴. Moss Nook (site of) (MA07_0319) and possible house and outbuildings (site of) (MA07_0318) are examples within the once more sparsely populated study area. They are located on the outskirts of Manchester in surviving countryside. See Section 5.4, for further discussion on post-medieval settlement.

- 4.6.3 Traditionally cloth production had taken place in the home in villages, hamlets or more isolated farmsteads. In the 17th century there was a decline in the widespread traditional production of woollens in the area, this was gradually replaced by the end of the century by the production of fabrics incorporating imported cotton. Cotton was first used in large amounts in the region to produce cloth made from a mixture of cotton and linen known as 'fustian'. This early transition to cotton-based cloths led to a high-level expertise in the area, allowing Manchester to establish itself as centre of cotton production⁵⁴.
- 4.6.4 The textile and coal industries were the driving force behind this growth and by 1664 Manchester was the largest town in Lancashire. The Bridgewater Canal is recognised as one of the key developments in the industrialisation of Manchester⁵⁵. Named after its owner, Francis Egerton the third Duke of Bridgewater, the Canal was built to transport coal from his mines at Worsley to the industrial areas of Manchester. The canal showed investors that this new infrastructure could develop new industrial urban markets. The completion of the Bridgewater Canal in 1765 enabled Manchester to develop as an inland port. It allowed greater access to raw materials and an increased number of outlets for its products. Many more canals were constructed⁴³. This included the Ashton Canal in the north of the study area which was completed in 1797 to serve the coal industry around Oldham, Ashton and Hyde and to compete with the Worsley mines. The canal was an important link in the cross

⁵² Enclosure was the process of consolidating open field holdings into single ownership and the removal of common rights on areas of waste and their division into enclosed fields.

⁵³ Miller, I. (2021), *North-West Regional Research Framework: Post-Medieval Resource Assessment Update*. Available online at: <https://researchframeworks.org/nwrf/>.

⁵⁴ Nevell, M. (2003), *From Farmer to Factory Owner, Models, Methodology and Industrialisation, The Archaeology of the Industrial Revolution in north-west England*, *Archaeology North-West 6*, Council for British Archaeology, Manchester.

⁵⁵ Nevell, M and Wyke, T. (2012), *Bridgewater 250: The Archaeology of the World's First Industrial Canal*.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Pennine trade between the Manchester and the quarries in the High Peak District until the 1950s⁵⁶.

- 4.6.5 The expansion of industry in Manchester fuelled population growth in the suburbs. In the first half of the 19th century, the population of Manchester grew from 88,000 to over 400,000. This resulted in the widespread expansion of terraces of workers housing, transforming the suburbs, and defining the character of areas such as Ancoats, Hulme, Moss Side, Rusholme, Miles Platting, Ardwick and Longsight. In the now demolished areas around Ardwick Depot, archaeological remains may survive for Buildings on Tempest Street (site of) (MA07_0245), Buildings on Hope Street (site of) (MA07_0274), Buildings on York Street (site of) (MA07_0312), Buildings on Coleman Street (site of) (MA07_0310) and Buildings on Hyde Street (site of) (MA07_0314). There was a densely populated and industrial landscape in this area, where families and industry lived side by side. Within a few streets there are not only the terraces and back-to-back houses mentioned above, but factories, a saw mill (site of) (MA07_0258), and two breweries, Victoria Brewery and Starch Works (site of) (MA07_0313) and Chesters Brewery (site of) (MA07_0242). One of the only remaining extant buildings from this period in this area is the Mineral Water Works (MA07_0394) on Birch street, a street which once also contained terraced houses and a 'Beer House'. Most of these buildings were constructed in brick which was manufactured in the surrounding area. The archaeological evidence for this includes possible remains of a Brick Field (site of) off Gorton Road (MA07_0269), brick field (site of) off Ashton Old Road (MA07_0255) and brick works (site of) off Ashlar Drive (MA07_0257).
- 4.6.6 In order to facilitate the growth in trade and industry, the Liverpool and Manchester Railway opened in 1830. Manchester became the centre of the transport revolution of the 19th century with railways companies investing in new sidings, stations, warehouses and goods yards which are still prominent in the landscape today⁴³. The Manchester to Liverpool Line provided north-west England with the first inter-city passenger railway. Several now demolished railway lines ran around the Ardwick depot area. This included the Ardwick Branch railway, part of which is still present as the disused and partially demolished Ardwick Branch Viaduct (MA07_0390). The Ancoats Good Railway (MA07_0396) and the site of the Ancoats Branch Railway Cutting (MA07_0271) also ran though the Ardwick depot.
- 4.6.7 The railways led to the development of suburbs in the outskirts of Manchester and the expansion of the city as a trade centre. By the end of the 19th century, central Manchester was characterised by numerous elaborate commercial warehouses at its commercial core. New urban centres developed alongside local industry at Gorton and Cheetham Hill. The residential population declined rapidly in the city centre as land became highly valued for commercial use. The workers moved to the outskirts of the city and the suburbs of Manchester developed as the ever-expanding industry in the city fuelled population growth. This led to large-scale developments of terraced workers housing, transforming the suburbs

⁵⁶ Keaveney, E. and Brown, D. L. (1974), *The Ashton Canal: A History of The Manchester To Ashton-under-Lyne Canal*.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

and becoming a main characteristic of the landscape around Ancoats, Hulme, Moss Side, Rusholme, Miles Platting, Ardwick, and Longsight⁴³.

- 4.6.8 Improvements in transport, in particular the rail network, also opened up the outskirts of Manchester as commuter suburbs. Residential and commercial ribbon developments occurred along Rochdale Road, Oldham Road, Ashton Old Road and Wilmslow Road. Chorlton-cum-Hardy, Withington, Levenshulme, Crumpsall and Didsbury became the new villa suburbs.
- 4.6.9 The growth of Manchester, and in particular the cotton industry, had made the owners of businesses wealthy in a short space of time. Those who could afford to do so moved away to outlying areas rural areas, such as Rusholme and in 1837, there was a commission to plan a 70-acre private estate there. By 1845, a dozen houses had been built, nine of which are standing today, within the Victoria Park Conservation Area (MA07_0222). During the second half of the 19th century, the professional classes moved into the estate and a number of the houses came to be associated with prominent politicians and artists. These are further discussed in Section 5.
- 4.6.10 Religious buildings are prominent within the study area as discussed in the Section 5. By the late 18th century churches were constructed in response to the urban growth instigated by industrial growth. Although, the Church of St Silas (MA07_0270) is no longer standing, this was a good example of the development of the urban churches in the 19th century.

4.7 Modern (1901 – present)

- 4.7.1 Outside of Manchester, arable farming in the region continued its expansion, especially with the impacts of the First and Second World Wars. Manchester's expansive growth in the later 19th century had brought about acute problems of refuse disposal. Therefore, in the early 20th century Manchester Corporation acquired both Carrington and Chat Mosses for the dumping of the excess refuse (see BID HE-001-0MA04 for further details). Between 1886 and 1910, the two mosses absorbed 80 percent of all of Manchester's refuse. Once drained, stabilised and fertilised, Chat Moss became prime agricultural land, supplying Manchester with salad and other vegetables. The reclamation of Carrington and Chat Mosses is an example of the influence of towns in the 19th and 20th centuries on the agricultural development of their hinterlands.
- 4.7.2 Through the 20th century, the industry of Manchester saw a phase of decline resulting from economic depression. Textile mills were frequently converted to other industries or abandoned completely. In contrast, this period saw extensive housing development, with improvements in the public transport system and roads influencing the building program outside of the city centre.
- 4.7.3 A shortage of working-class housing in the inter-war period led to the construction of subsidised housing developments. Wythenshawe was incorporated into Manchester in 1931 with the aim of easing the lack of working-class housing by providing a garden city for the workers of Manchester. Large, planned estates were also built on the new city parkways of

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Kingsway and Princess Way, with later development being built in units with their own commercial cores, churches, schools and other public facilities. Examples of this can be observed at Withington, Burnage, Wythenshawe and Sharston. By this time, the earlier developments of industrial housing were considered obsolete, and widespread slum clearance commenced. Beswick, Moss Side and Hulme all underwent redevelopment in this period⁴³.

- 4.7.4 An important industry based in Manchester in the early 20th century and throughout the Second World War was A. V. Roe better known as AVRO. It was founded in 1910 by Alliott Verdon Roe and originally based in Brownsfield Mill on Great Ancoats Street in Manchester. AVRO were responsible for building the Lancaster Bomber, which paid such a vital role in the Second World War. North-west England remains one of the principal centres of the modern British aerospace industry which is one the region's most important surviving manufacturing industry.
- 4.7.5 After the end of the Second World War, there was a need to replace bombed homes and to rehouse working people and returning service personnel. This was again the case after the bombing in 1996 of Central Manchester, which led to further modern redevelopment. For example, the Arndale centre was redeveloped, alongside other large department stores in the centre of Manchester (see BID HE-001-0MA08 for further detail). Better housing and wider environmental improvements through town planning were central to the agenda embarked upon by the government. Wythenshawe, in the study area, provides evidence of this policy approach. In the 1920s there began the construction of large housing estates of predominantly three-bedroom, semi-detached red brick houses. The housing estates continued to grow after the Second World War, until the 1960s. Today, these form one of the largest council estates in Europe. Other large estates of semi-detached houses were built in the areas around Withington and Didsbury, and this style of housing accounts for a large amount of the built heritage in the area.
- 4.7.6 The mid to late 20th century saw major changes as former industrial sites were replaced by residential and office developments. The 20th century also brought further changes to transport links. The construction of Manchester Airport in the 1930s led to the development of new road infrastructure, such as the A555 Manchester Airport Eastern Link Road (See BID HE-001-0MA06 for further details). Due to the increase in housing, the requirement for road transport increased during the 20th century. The M60 was built through Stockport⁴³. In the 1960s and 1970s the motorway network was a driver for change as it allowed many areas to become a commuter belt for the nearby large towns and cities such as Manchester.
- 4.7.7 The canal network has been brought back to life and is predominantly used for leisure pursuits. The Cheshire Ring, which includes sections of six canals in and around Cheshire and Greater Manchester is a modern canal cruising circuit. It includes the Bridgewater Canal and Ashton Canal. The name was first used in the Inland Waterways Association Bulletin in 1965. It was coined as part of a campaign to encourage restoration and use of some disused sections of canal.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

- 4.7.8 The development in transport and transport routes, has possibly been the greatest catalyst for change in the Davenport Green to Ardwick study area. These improvements have allowed for people to live further away from the city centres, while still allowing free access to all the amenities the local city and towns provide. The development is discussed in more detail in Section 5.

5 Built heritage overview

5.1 Introduction

- 5.1.1 This section provides an overview of the built heritage resource within the Davenport Green to Ardwick area (MA07). This overview is intended to assist in understanding the relative heritage value of assets within the study area, by identifying groups and common themes and types of built heritage assets.
- 5.1.2 The area is predominantly urban and suburban in character, including buildings from subsequent phases of residential expansion of Manchester. Nestled within the buildings belonging to later expansion are medieval and early post-medieval buildings which date to a time when settlements such as Northenden, Baguley, Didsbury and Withington were separated from Manchester by an agricultural landscape.

5.2 Medieval (1066 – 1540)

- 5.2.1 No extant buildings predating the medieval period are present within the study area. Higher status medieval buildings are more likely to survive to the present day and subsequently most of the earliest buildings within the study area are manor houses, including Wythenshawe Hall (MA07_0203), Baguley Hall (MA07_0002), Slade Hall (MA07_0200) and Clayton Hall (MA07_0219). Of these, only Clayton Hall is moated (see Section 4.5). These are all good examples of large medieval hall houses and date from the late 14th to the late 16th century. The halls were once set within agricultural landscapes with long range views of surrounding agricultural land. The halls are all constructed in a similar half-timbered, black and white style, with various phases of later alterations⁵⁷. Baguley Hall has an extremely unusual timber frame, comprising massive vertical planks that function as both posts and studs. Medieval hall houses tend to share the same basic form; a large principal room in the form of a ground floor hall open to the roof⁵⁸. Halls were constructed by families of standing within the area, becoming an architectural status symbol of the family and a focus for the daily life of the whole household, particularly meals. The halls all have heritage value derived from their architecture as rare survivals of medieval halls within the local area. They also have heritage value as historical indicators of status and social hierarchy within the region, and due to their archaeological potential for earlier remains of the building to be present.
- 5.2.2 Medieval church buildings also regularly survive to the present day by virtue of their status and the longevity of their building material. However, sometimes only fragments of the original medieval buildings remain, as at the Church of St Wilfrid (MA07_0196). The church is located within the medieval township of Northenden (see Section 4.5) and is the only

⁵⁷ Craven, J. (2019), *The Look of Medieval Half-Timbered Construction*. Available online at: <https://www.thoughtco.com/what-is-half-timbered-construction-177664>.

⁵⁸ Hartwell, C. (2001), *Manchester, Pevsner Architectural Guides*, Penguin Books.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

surviving medieval church within the Davenport Green to Ardwick area. Although the church was substantially rebuilt in the 19th century, it still incorporates the original 15th century sandstone tower and internal medieval painted screens and funerary monuments to the local nobility. The church formed a focal point of the local community for centuries and acts as a physical record of the historical events which shaped that community. Furthermore, it stands as an example of the creative endeavours of multiple generations of craftspeople, architects and designers. As such the building is of great historic, artistic and architectural interest. Evidence of earlier church structures and various phases of rebuilding and reordering also holds archaeological interest. The churchyard setting of the building and its visual relationships with the wider parish contributes to this value by illustrating the historic function and development of the building.

5.3 Post-medieval (1540 – 1901)

- 5.3.1 The post-medieval building stock which survives within the Davenport Green to Ardwick area largely reflects the area's steady urbanisation across the period. At the beginning of the post-medieval period much of the study area consisted of rural land holdings of large country estates that had remained relatively unchanged from the medieval period (see Section 4.5). The lands around the halls were agricultural fields and small hamlets, cultivated and lived by the employees or tenants of the families who owned them (see Section 4.6). The south of Manchester did not have the same industrial development as other areas of the city. Here, the Medlock marked a permanent limit to the spread of factories, and beyond them there were no canals or local coal seams⁵⁹. However, from the 18th century onwards the development of industry and transport within Manchester led to the construction of new suburbs of houses and commercial buildings.
- 5.3.2 Church buildings can often be a marker for demographic and social change. During the 16th century, much of north-west England had only a scattering of parish churches. This was due to the relatively large size of the region's medieval parishes, the low density of the population, and the settlement pattern of small villages, hamlets and isolated farmsteads. The previously mentioned Church of St Wilfrid (MA07_0196) in Northenden is an example of such a church. This picture remained largely unchanged until the later 18th century after a sustained period of very little new church building nationally. By the later 18th century new churches were being built in response to the urban expansion instigated by the industrial growth beginning to occur within Manchester. However, it wasn't until the mid-19th century that parish church building grew exponentially within the study area, instigated by a population explosion, perceived competition from non-conformist denominations and financial stimulus from the government. Between 1840 and 1890 a total of 16 Anglican parish churches were built in the study area. In comparison, only one Anglican church was built in the preceding 50 years: the Church of All Saints (MA07_0339) at Newton Green.

⁵⁹ Rodgers, H. B. (1962), *The Suburban Growth of Victorian Manchester*, North West Geographer Centenary Edition. Available online at: https://www.mangeogsoc.org.uk/pdfs/centenaryedition/Cent_17_Rodgers.pdf.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

- 5.3.3 As the area closest to the urban centre of Manchester, Ardwick was the first place within the study area to be subsumed by the metropolis. Prior to the industrial revolution Ardwick was a small village surrounded by agricultural land. Its proximity to Manchester meant that it soon became home to a number of large houses owned by wealthy industrialists. However, by the mid-19th century Ardwick's wealthy residents had moved further out of the city. The larger houses were replaced by working class terraced houses and industrial buildings spilling out from the centre of Manchester. The particularly fine Grade II* listed Anglican Church of St Benedict (MA07_0212), designed by the celebrated architect of the time J. S. Crowther, who built many churches in Manchester between 1850-1884, (including rebuilding for the Church of St Wilfred (MA07_0196)) is designed and built on a massive scale. It serves to illustrate the size of population within Ardwick at the time. The church very much mirrors the rise and fall of the community of Ardwick as a whole. A once bustling community of terraced housing and busy shops along Hyde Road, then witnessed a subsequent decline in industry, jobs and population⁶⁰.
- 5.3.4 Another church of note in Ardwick is the Church of St Silas and possible graveyard (MA07_0270), which are no longer extant. The church was constructed in 1842 in the Romanesque/Early English style. Located on Ashton Old Road, the Church of St Silas served the community until 1954, and had an associated school building. The building was demolished in 1956 and a modern industrial estate is now located over the site of the church. In an article about the church's demolition in the Croston and Openshaw review of 8 March 1957, cellars existing below the church are mentioned, so there remains the possibility that below ground remains still exist⁶¹. The first edition Ordnance Survey map shows the church and, the word 'graveyard'. However, there is no other evidence and a lack of burial registers suggests it was never used for interment.
- 5.3.5 In the 1820s, places like Fallowfield and Rusholme were still small villages associated with the Worsley family and their family seat of Platt Hall (MA07_0198). The current building dates to 1746 and replaced an earlier medieval timber framed building. Like Ardwick before it, the unspoilt nature of the area attracted Manchester's more prosperous and middle class inhabitants. Families fortunate enough to own land in the city centre, sold it and moved to the outskirts. The turnpiking of the road network resulted in the improvement of the Palatine Road in 1862 and Wilbraham Road in 1869 so that they were suitable for carriages. This allowed people to move out of the industrialised centre of Manchester and initiated more building. As an example of this, in 1861, Alfred Waterhouse, who famously designed Manchester Town Hall, designed his own residence 'Barcombe Cottage' located on Didsbury Road in Fallowfield and set in its own extensive grounds. Despite protests, the house was demolished by the University of Manchester for the building of Owens Park Hall of Residence in 1964-66.

⁶⁰ History Me (2011), *St Benedict's – Bennett St – Ardwick – Manchester – M12 5ND*. Available online at: <https://historyme.wordpress.com/2011/08/29/st-benedicts-bennett-st-ardwick-manchester-m12-5nd/>.

⁶¹ Unknown (1957), *A Church Comes Down, Croston and Openshaw Review*, Held at Manchester Archive, Church of St Silas, Ardwick: Newspaper cuttings, Religion, Churches, Box 500.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

- 5.3.6 Victoria Park Conservation Area (MA07_0222) is another example of how the newly wealthy business classes were changing the landscape in the 19th century. Once a private estate, in the then independent township of Rusholme, it was designed by architect Richard Lane and populated by wealthy mill owners and the professional classes. It contains more than 20 listed buildings. At the time they were built they were large villa type houses set in extensive private gardens. The estate could only be accessed by a paying toll at the park's entrance. Notable amongst these are the Grade II listed Xaverian College (MA07_0015), which encompasses three former houses, Marylands (MA07_0045) and Ward Hall (MA07_0044). No 8 the Firs (listed as Xaverian College, part of, and attached archway, MA07_0015) designed by Alfred Waterhouse. A number of houses within the conservation area later became associated with prominent politicians and artists including Charles Halle, founder of the Halle Orchestra, and the painter Ford Madox Brown who both resided in Addison Terrace; and Richard Cobden, the English manufacturer, Radical and Liberal statesman who lived at Crescent Gate. In the 1890s No. 4 Buckingham Crescent was home to the famous Pankhurst family, who are synonymous with the suffrage struggle.
- 5.3.7 The space and clean air available to the south of the city also attracted educational religious institutions. At Didsbury, the Wesleyan Theological Institute was established in 1842 (now known as Administration Building at Didsbury Campus, Manchester Metropolitan University (original portion only); MA07_0201). A neighbouring Methodist chapel (MA07_0105) was built around the same time. The college followed on from a tradition of religious non-conformity in the Manchester area. The radical teachings of these branches of Christianity appealed to the growing populations of manufacturing workers, who were not imbued with the views of their masters, the landed estate owners. In Britain, the Methodist Church had a major effect in the early decades of the developing working class (1760–1820), as it put emphasis on support for the sick and the poor through works of charity. In turn this form of religion was often encouraged by the leading industrialists of the day, as it was often associated with hard work and temperance. Within the study area, 188, Ladybarn Lane (MA07_0043) and The White House (MA07_0362) both represent former Methodist chapels dating to the mid-19th century; whereas the Unitarian Chapel (Platt Chapel; MA07_0095) became a unitarian chapel in the early 19th century following its construction in 1790. The Grade II listed Didsbury Methodist Church of St Paul (MA07_0078) was completed in 1877. It was built for the Wesleyan Theological Institute and represents a step away from the traditional subdued style of Methodist chapel building. It has a tall tower and gothic design more akin to an Anglican parish church. The building projects the confidence of Methodist church which was now well established.
- 5.3.8 The coming of the railway further aided the development of the suburbs within the study area. The construction of the Midland Railway South District line in 1880 and the Manchester, Sheffield and Lincolnshire Railway in 1892, saw stations located in Didsbury, Albert Park, Fallowfield and Chorlton-cum-Hardy. These were predominantly passenger railways, making these areas more accessible.
- 5.3.9 There was very little in the way of development within Levenshulme until the railway arrived. The area was predominantly farmland, and formed part of the Slade Estate, with the

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

medieval Slade Hall (MA07_0200) being the focal point. Rushford Village, now Rushford Park Conservation Area (MA07_0223), was constructed from 1835 in parallel with the building of the main railway line from Manchester to Crewe. By 1840 the village was served by Rushford Station. Much of the property in the village was developed by the London and North-Western Railway Company, including a school for the education of railway employees' children. Further growth was halted when the station closed in 1854. Levenshulme station was opened in 1843, and as a consequence the focus of development moved there⁶².

- 5.3.10 The conservation areas of Albert Park (MA07_0229), Blackburn Park (MA07_0228) and Ballbrook (MA07_0227) all further illustrate the development of the suburbs through transport improvements. As well as the urban population increase and the desire of the middle classes to move away from the industrialised city centres. The developments consisted principally of large red brick family houses and villas with spacious gardens, arranged along tree-lined roads. Housing of this kind accounts for a large proportion of the listed assets within the study area. The value of these assets lies not only in their design as fine illustrations of Victorian domestic architecture, but also in their historic value with regards to the social development of the Manchester Suburbs. There are several fine examples of this type of housing within Victoria Park Conservation Area (MA07_0222) including the houses Grade II listed Summerville (MA07_0130), and Grade II listed Newbury (MA07_0033). Both these assets are rendered with striking white stucco, which differs from the red brick buildings around them. Similarly, both buildings are set back from the road, down their own private drives and are partially screened by walls and trees. The buildings are now surrounded by modern residential properties in the form of terraces and student halls of residencies.
- 5.3.11 With land at a premium in the city centre, the original working-class dwellings were demolished, and new workers terraced houses were built further out of town. The ability to reach town for a relatively small price, thanks to the railways, made it possible for more people to move out of town. Middle-class suburbs were being surrounded by poorer housing. The open nature of some of these Manchester suburbs allowed for progressive infill with high density housing. By the end of the 19th century red brick terraced housing was a prominent feature in the landscape of Rusholme and Fallowfield.
- 5.3.12 Along with them, a series of new building types emerged, many of which were associated with the development of areas of terraced housing laid out on a grid. The corner shop and urban public house are two distinctive new types of feature in the urban fabric. New churches were also built to service the spiritual needs of these new suburban communities. At Rusholme the Grade II* Church of Holy Trinity (MA07_0199) was built in 1845-6, in a heavily decorated style. The church was large, seating up to 700 people, and used an unusual terracotta construction. For this reason, it was commonly known as a 'pot church'.

⁶² Manchester City Council (2019a), *Rushford Park Conservation Area*. Available online at; https://secure.manchester.gov.uk/info/511/conservation_areas/1106/rushford_park_conservation_area/2.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

- 5.3.13 In Ardwick, in the now demolished areas around Ardwick depot, there was a whole landscape of this type of community, where families and industry lived side by side. This can be seen in the Historic Environment Records which show a mixture of building types within one street, such as the buildings on Chancery Lane (MA07_0316) and buildings on Hyde Street (MA07_0315) which list terraced houses, workshops, public houses and factories all on the same streets. One of the only remaining extant buildings from this period in this area is the Mineral Water Works (MA07_0394) on Birch Street, a street which once also contained terraced houses and a 'Beer House'
- 5.3.14 The high densities of populations that came with terraced housing led to the overcrowding of burial grounds, with concerns that graves were being reused too quickly. The burial act of 1857 made it illegal to disturb a grave without a license from the Secretary of State or permission from the church (on consecrated ground). This was in response to the existing church graveyards becoming full. This in turn led to the development of non-denominational municipal cemeteries. An example within the area is Philips Park Cemetery (MA07_0192). Opened in 1866 it was the first municipal cemetery in Manchester. It contains not only a Church of England and Catholic area within the cemetery, but also Jewish and nonconformist sections. The examination of such municipal cemeteries has the potential to reveal not only information about burial rites and theological beliefs, but the composition and general health of the population and the effects industrialisation had upon it.

5.4 Modern (1901 – present)

- 5.4.1 As more people moved to the new Manchester suburbs, public or commercial buildings grew to keep pace with the new housing within the study area to provide for its needs, predominantly in the early part of the period. The need for civic dignity in towns is often displayed within the architecture of the area within libraries, town halls and banks. Many of which were being built within the study area in places such as Fallowfield, Didsbury and Withington. The display of status formed part of the everyday life of all classes in the early 20th century and the nature of the activities and building types varied across the social classes⁶³. Examples of this can be seen in the Grade II listed National Westminster Bank (MA07_0098) on Wilmslow road, Didsbury Public library (MA07_0080) and Grade I Listed Victoria Baths. Manchester had at that time vast wealth to spend on municipal buildings and a great deal of money was expended on the construction of the baths.
- 5.4.2 In the first half of the 20th century the design of new buildings within the study area came to be stylistically dominated by the influences of the Arts and Crafts movement. The Arts and Crafts movement emerged during the late 19th and early 20th centuries, marking the beginning of a change in the value society placed on how things were made. This was a reaction to not only the damaging effects of industrialisation but also the relatively low status of the decorative arts. The Arts and Crafts movement reformed the design and

⁶³ McNeil, R. and Newman, R. (2006), *North-West Regional Research Framework: The Post Medieval Resource Assessment*. Available online at: <https://researchframeworks.org/nwrf/>.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

manufacture of everything from buildings to jewellery. Good examples of Arts and Crafts style architecture within the study area include the Grade II listed Church of St Mark (MA07_0129) and Grade II Roman Catholic Church of St Joseph (MA07_0055). Another notable example is the Grade I listed Former First Church of Christ, Scientist (also known as the Edgar Wood Centre; MA07_0001) designed by Edgar Wood in the Arts and Craft style with Art Nouveau details. Wood wanted to construct the building in a space-enclosing plan. This is reflected in the two wings that project to the front, with an exceptionally tall, steeply pitched gable. The wings provide the enclosure Wood sought to capture, strengthened by the reduced angle between them, and dramatised by the tall, white gable. The design makes it one of the most original buildings of its period.

- 5.4.3 The industrialisation of Manchester led to an increase in immigration during the 20th century that introduced new cultures to the city. Many Jewish families came to work and live in the area and Manchester contains the second largest Jewish community in the country. As well as their religion they also introduced new architecture to the city. The earliest Jewish synagogues were established in the region's towns from the later 19th century. The synagogue is an important cultural element of the developing 20th century urban landscape. The earliest example in the study area is the synagogue of the Withington Congregation of Spanish and Portuguese Jews (MA07_0051). The synagogue was built in 1925-26 to the designs of Delissa Joseph. The internal treatment is thoroughly neo-classical in style inspired by the 17th century Portuguese Great Synagogue of Amsterdam, the 'mother' congregation of Spanish and Portuguese Jewish communities in England⁶⁴, whereas the exterior makes nods to the Art Deco.
- 5.4.4 The areas between the suburb villages such as Withington and Didsbury soon became infilled with more housing, taking advantage of the new amenities these centres could offer. Old Broadway Conservation Area was entirely built in 1911-1913, as a single street on previously undeveloped land off Wilmslow Road in Withington. The Avenue and the properties were designed as a complete entity by Emmanuel Nove. Each house has a different appearance, but there is a certain continuity brought about by features and details common to the period. Most of the houses are in an Accrington red brick, with steeply pitched roofs in a plain red tile. The distinctive character of the buildings is partly created by the shapes of the gables, bays, projecting windows, balconies, roofs and stained glass with Arts and Crafts and Art Nouveau flourishes. It is the relationship of the properties to each other and to the garden walls, pavement, road and central, grass verge which creates a cohesive whole, giving the conservation area its special character⁶⁵.
- 5.4.5 A way to retain some of the rural feel of the suburbs as the city encroached on them was the construction of municipal parks. They were not simply the 'green lungs' of industrialised urban areas but were also sites of civic display, where many of the features of private elite

⁶⁴ Kadish, Sharman (2006), *Jewish Heritage in England*, English Heritage.

⁶⁵ Manchester City Council (2019b), *Old Broadway Conservation Area*. Available online at: https://secure.manchester.gov.uk/info/511/conservation_areas/1218/old_broadway_conservation_area/2.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

display were adopted for public pleasure and the celebration of municipal success⁶⁶. Platt fields park was established in 1910, after the Worsley Family of Platt hall put the house and lands up for sale. The estate was originally offered in individual plots, but after a fierce campaign the Manchester Corporation were pressed to buy the whole estate for public use. More than 700 men were given work to lay out the park and construct a lake with an island. A paddling pool was also constructed, along with tennis courts, pitch and putt and a model railway. During the First World War, Platt Fields, and Platt Hall were both made use of. The 17th Royal Field Artillery were based at Platt fields from August 1914. Wythenshawe Park (MA07_0191) is another example of this within the study area. It was laid out in 1830 and incorporates elements of a 17th century landscape. The hall and parkland were bought in 1926 by Lord and Lady Simon at a time when Manchester City Council was developing Wythenshawe as 'The Garden City', providing new housing for families being moved out of the then deprived areas of the city. It was given to the city, 'to be kept forever as an open space for the people of Manchester,' and was intended for the recreational use of people living on the newly built Wythenshawe housing estate⁶⁶.

- 5.4.6 As more working-class families moved into areas such as Fallowfield and Withington, many of the wealthy moved further away. As a result many of the larger villas were split up into flats, with very few, apart from the smaller ones, now being used for single families. Hotels and university halls were other uses for these large buildings. Rusholme and Fallowfield today are vibrant suburbs where thousands of students live happily alongside permanent residents. The university has a long history with the area, since 1910 when Ashburne Hall moved into "The Oaks" from its original home in Victoria Park, renaming it as Ashburne Hall. In 1932 the University inherited the Firs, which was used as the vice-chancellor's residence until 1991. There are several halls of residence within Fallowfield today including Owens Park, Richmond Park and Unsworth Park.
- 5.4.7 The end of the First World War saw the first concentrated nationwide effort for house construction. It was felt there was a shortage of housing for the returning soldiers and the need to replace old, designated slum areas of city. Within the study area this can be seen in Wythenshawe, which was identified as the most suitable undeveloped land for a housing estate close to the city⁶⁷. In the 1920s construction of a large housing estate of predominantly three-bedroom, semi-detached red brick houses, was begun. The housing estate continued to grow after the Second World War, until the 1960s. Today it is one of the largest council estates in Europe.
- 5.4.8 The end of the First World War also hailed the construction of another group of assets within the study area; war memorials. These were constructed in the 1920s, across the United Kingdom. The scale of the loss of those serving within the military during the world wars

⁶⁶ Manchester City Council (2019c), *Wythenshawe Park*. Available online at: https://secure.manchester.gov.uk/info/200073/parks_playgrounds_and_open_spaces/2242/wythenshawe_park.

⁶⁷ John-Baptiste, A. (2019), *When council estates were a dream*. Available online at: https://www.bbc.co.uk/news/extra/iZKMPd0wjP/council_housing.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

resulted in the presence of a public memorial in most towns or villages, the official policy of not repatriating the dead, meant that such memorials provided a focus for the grief felt at this great loss⁶⁸. War memorials can differ significantly in type and composition but often take the form of a plain classical monument or statue, which is the case of the war memorials within the study area. War memorials often serve as a meeting place for commemorative services and as such, they are often found near the centre of town like the War Memorial (MA07_0049) in Northenden and Didsbury War Memorial (MA07_0100) or contained in a park or central cemetery as in the Fallowfield War Memorial (MA07_0162) which allows for easy public access.

- 5.4.9 Immediately after the Second World War, there was a great urgency to replace bombed homes and to rehouse working people and returning service personnel. Better housing and wider environmental improvements through town planning were central to the agenda embarked upon by the government. Wythenshawe, in the study area, provides evidence of this policy approach. The peak of construction was reached in 1954 when some 350,000 dwellings were completed. In the City of Manchester Plan (1945), it was asked if Manchester was prepared to give the country a bold lead “by adopting standards of reconstruction that will secure to every citizen the enjoyment of fresh air, of a reasonable ration of daylight, and of some relief from the barren bleakness of bricks and mortar⁶⁹. The housing estates continued to grow after the Second World War, until the 1960s. Today, within Wythenshawe, these form one of the largest council estates in Europe. Other large estates of semi-detached houses were built in the areas around Withington and Didsbury, and this style of housing accounts for a large amount of the built heritage in the area today.
- 5.4.10 Space for community facilities were integrated into the plan of these estates from their conception, including shops, schools and places of worship. At Wythenshawe this gave an opportunity for the Anglican and Roman Catholic Church to explore new technology and liturgical arrangements for church buildings. Both churches employed large open plan spaces enabled by the varied use of portal frames, steel and concrete. The William Temple Memorial Church (MA07_0169) was completed in 1965 and was designed by G.G. Pace. The church has a striking modern design with a low profile which blends into the surrounding estate. Contrastingly, the Roman Catholic Church of St Anthony (MA07_0170), which was completed in 1960 to the design of Adrian Gilbert Scott, is large and imposing, dominating the surrounding streetscape.
- 5.4.11 Where and how people live in Manchester has continued to change. The selling of many council houses through Margaret Thatcher’s reforms in the 1980s changed the nature of many municipal estates. The emergence of many sympathetically converted mills has meant a return to city living (see HE-001-0MA08). Manchester is booming, and a marked population

⁶⁸ Historic England (2016), *Fallowfield War Memorial*, Historic England. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1433240>.

⁶⁹ Dodge, M. (2001) *Mapping the geographies of Manchester’s housing problems and the twentieth century solutions*, Manchester Geographies 3, Manchester Geographical Society. Available online at: https://www.mangeogsoc.org.uk/pdfs/manchestergeographies/Manchester_Geographies_3_Dodge.pdf.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

growth has meant pressures on housing within the suburbs too. In the 21st century the construction of new housing continues to be a priority as developers seek new, attractive areas for housing estates, continuing the urban sprawl ever further from the city.

6 Research potential

6.1 Introduction

- 6.1.1 The North West England Regional Research Framework (RRF)⁷⁰ provides an introduction to the key research themes in the region by period. A focus for further research-led investigation in the Davenport Green to Ardwick (MA07) could be provided by reflecting on the known and potential historic environment interest of the land required for the construction of the Proposed Scheme and drawing on the general themes identified in the regional research framework.
- 6.1.2 Research themes for further investigation will be set out more fully in a Historic Environment Research and Delivery Strategy (HERDS), which will be produced post-deposition of the hybrid Bill. The HERDS cover all aspects of the historic environment including built heritage, archaeology and the historic landscape.

6.2 General

- 6.2.1 Linear schemes present the opportunity to provide a representative sample of material from a variety of topographic and geographical zones. They also allow techniques of archaeological investigation to be tested over different areas and geological substrates. HS2 presents the opportunity to:
- seek to improve archaeological evaluation techniques, particularly using targeted evaluation, as appropriate based on a wider landscape assessment including Historic Landscape Characterisation;
 - undertake scientific techniques to provide an improved chronology of archaeological remains with a focus on the prehistoric period and the early medieval period where the understanding of settlement in Greater Manchester is poor;
 - investigate the archaeological, geoarchaeological, and palaeoenvironmental research potential of alluvium deposits associated with the River Mersey;
 - utilise surviving organic remains including pollen, plant remains, insect remains to help understand the past environment and landscape in Greater Manchester over a long chronological period;
 - understand and identify changes in the landscape that relate to climate change; and
 - combine historic landscape characterisation, documentary, and topographical studies of landscape to understand how settlement developed from the end of the Roman period to the modern period.

⁷⁰ Research Frameworks (2021), *The North West England Regional Research Framework*. Available online at: <https://researchframeworks.org/nwrf/>.

6.3 Prehistoric, Roman and early medieval

6.3.1 The prehistoric period includes remains from the Palaeolithic to the Iron Age. The general pattern within the Davenport Green to Ardwick area reflects seasonal movement, with communities exploiting natural resources adjacent to the River Mersey. Outside of Manchester city centre there is little evidence of Roman occupation. Evidence for the early medieval period is confined to documentary sources. HS2 represents the opportunity to investigate:

- how can we enhance existing data sets for Prehistoric and Roman periods in the study area, and how can pre-existing data be re-examined?;
- the Roman road - Manchester to Buxton (MA07_0234) to understand how the potential for roadside settlements and help understand the development of Roman road systems?;
- areas such as the Mersey flood plain and Withington golf course to understand prehistoric, Roman and early medieval activity in the only relatively undeveloped areas within the study area; and
- river basins and valley bottoms to investigate erosion sequences potentially associated with the intake of fields and woodland clearance.

6.4 Medieval

6.4.1 Medieval settlement consisted of isolated halls and farmsteads associated with open fields, pasture meadows and woodland in the Davenport Green to Ardwick area. HS2 represents the opportunity to investigate:

- the distribution of medieval settlement in Greater Manchester in particular the smaller settlements beyond the villages of Northenden and Baguley;
- the distribution of manorial sites and early manors; and
- the changes in holdings, from medieval land owned by the lords of the manors to the freeholders who later created the industrial revolution. How do these large domestic buildings relate to their wider social context, for example, what was the relationship of country houses to local rural villages?

6.5 Post-medieval

6.5.1 During the post-medieval period industry began to develop within the Davenport Green to Ardwick area. In particular, the transport system was developed to the north, in Manchester. HS2 represents the opportunity to investigate:

- where do 16th and 17th century structures survive and how does this inform our understanding of the chronology and evolution of brickwork during this period? Where

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

sites of well-preserved houses remain, and their surrounding areas should be assessed, with particular attention paid to the brickwork;

- where does pre-18th century enclosure survive in the region? This can be addressed using the Historic Landscape Characterisation of the Davenport Green to Ardwick area;
- what roles have different transport systems played in the development of industry, commerce, agriculture and settlement? This can be assessed by looking at the development of the turnpike roads, the canal systems and the railways in the area;
- how did industrial period towns affect the pre-existing historic landscape? Examine how industrialisation drove urban growth and new towns;
- what can archaeological studies tell us about commodity storage and exchange buildings? Build upon the archaeological investigation of warehousing buildings undertaken thus far in the region;
- how well studied and understood are the back yards of workers' housing and what is their significance? The HER for the north of the area around Ardwick, mentions many types of workers houses, any archaeological investigation in this area, could be focused to address this question;
- how well understood and recorded are the canals, waterways and basins of north-west England? Particular focus should be placed on the canalised River Mersey and Ashton Canal which lie within the study area;
- how do cemeteries evolve during the post-medieval period? This can be assessed by looking at the people who were buried in the study area. A comparison could be made with other burial grounds including the burial grounds at St James' Gardens, Euston, London and Park Street, Birmingham (HS2, Phase 1) to understand regional variations in the demography of the population;
- there are many large country houses surviving in the area, can we use them to help understand the role of country houses and estates as innovators and consumers of technology during this period?; and
- how do planned and new settlements evolve at this time and how did industrial period towns affect the pre-existing historic landscape? The Davenport Green to Ardwick area, contains large areas of development throughout this period. It is touched upon within this report, however, further study of the area could give us a wealth of information regarding this subject.

6.6 Modern

6.6.1 The modern period, within the Davenport Green to Ardwick area, saw the continued expansion of housing and industry within Manchester. HS2 represents the opportunity to investigate:

- where are the best-preserved examples of industrial townscapes and how well protected is their value? This can be addressed with updates of the Historic Landscape Characterisation of the Davenport Green to Ardwick area;

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

- the changes to the rail transport system during the 20th century. In particular can we understand the changing function of the Ardwick depot and its impact on freight rail transport in and out of the city centre;
- study the impact of industrialisation on the working classes, urban public health and their living conditions? The Davenport Green to Ardwick area has examples of the working classes being moved from the industrial town centres to the suburbs, through slum clearances of the 1930s and the of construction of subsidised housing development, such as in Wythenshaw; and
- the development of the Manchester suburbs due to urban masterplanning for the Manchester Corporation devised by Edgar Wood utilising radial plans and how this influenced the housing estates in south Manchester in areas such as Withington and Burnage.

7 List of acronyms

Table 1: List of acronyms

Acronym	Meaning
ACA	Archaeological Character Areas
ADS	Archaeological Data Service
AOD	Above Ordnance Datum
ASZ	Archaeological Sub Zones
BID	Background Information and Data
CA	Community Area
ES	Environmental Statement
EUS	Extensive Urban Survey
GWSI	Generic Written Scheme of Investigation
HER	Historic Environment Record
HERDS	Historic Environment Research and Delivery Strategy
HLC	Historic Landscape Characterisation
HLCA	Historic Landscape Character Areas
LiDAR	Light Detection and Ranging
NHLE	National Heritage List for England
NHLC	National Historic Landscape Character/Characterisation
NGR	National Grid Reference
NRHE	National Record of the Historic Environment
PRoW	Public Right of Way
SMR	Scope and Methodology Report
UAD	Urban Archaeological Database
ZTV	Zone of Theoretical Visibility

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

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Historic environment

BID HE-001-0MA07

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Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

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Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

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Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Appendix A: Historic environment detailed gazetteer

Unique Gazetteer ID (UID): MA07_0001

Asset name: Former First Church of Christ, Scientist (now The Edgar Wood Centre)

Designation and grade: Listed building Grade I

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385729 395702

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197770
HER: 1236.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0137 Arched Gateway to Edgar Wood Centre

MA07_0222 Victoria Park Conservation Area

Description and sources

Full asset description:

"This asset was constructed in 1903 and was designed by Edgar Wood. It has a squat round tower on the right of the building with a conical roof. It has a deeply recessed round-arched door in a brick archway with high dormer windows that are partly concealed beneath open roof trusses. The tower to the right of the entrance contains the gallery staircase. The building is Y-shaped in plan and formed by a very tall and narrow main range which is set back and at right-angles to the street. There are low splayed wings projected to the front, and a cylindrical turret clasped in the angle between the gable of the main range and the right wing." [1]

Setting description:

The building is set within its own grounds, surrounded by brick ivy clad walls and a large brick lynch gate (also listed). The grounds consist of well maintained lawn areas surrounded by large mature trees, with mature planting to the rear. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, gaining value from its unusual Expressionist style and Art Nouveau detailing, as well as association with prominent architect Edgar Wood. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: High

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197770>

Unique Gazetteer ID (UID): MA07_0002

Asset name: Baguley Hall

Designation and grade: Listed building Grade I
Scheduled monument

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 381620 388736

Asset class/type and dates

Monument class/type: Domestic
Manor house
Period(s): Medieval

References

References: NHLE: 1291962
HER: 34.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"Baguley Hall is one of the oldest and best surviving medieval timber-framed halls in north-west England. The standing remains comprise an open timber framed hall dating approximately to the 14th century. There have been later alterations to the building including a 16th century porch, a late 17th or early 18th century south wing and a late medieval north wing which was remodelled in the 17th century. The hall is a single storey high with a two storey porch and two-and-a-half storey wings. The building is now a farmhouse, having previously served as a manor house." [1]

Setting description:

The asset retains a small amount of its original grounds, with modern houses enclosing it to the north, south, east, and west. This modern encroachment has greatly reduced the original setting of the Hall, has left it isolated, and reduced the visibility of the asset. However, the edges of the grounds have boundary treatments of mature trees which partially screen the asset from the modern encroachment, particularly to the north. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural and historical interest, as one of the oldest and best surviving medieval timber-framed halls in north-west England.

Heritage value: High

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291962>

Unique Gazetteer ID (UID): MA07_0003

Asset name: Appleby Lodge

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385550 394692

Asset class/type and dates

Monument class/type: Domestic
Flats
Period(s): Modern

References

References: NHLE: 1096151
HER: 15536.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A block of Grade II listed flats constructed between 1936-1939 and designed by Gunton and Gunton in association with Peter Cummings. The flats are built from red brick in an English bond with a textured finish, and has steel-framed windows and balcony doors. There is a flat roof behind a brick parapet. The complex is three storeys high in a 'modern' style with three ranges arranged in a u-shape and a perambulatory driveway and courtyard. The flat complex was completed in 1939 with 100 apartments of four kinds (studios, one bedrooms, two bedrooms, and two bedrooms with two bathrooms). They are built for well-heeled Mancunians. Some well-known residents have included John Barbarelli, who is honoured in a Manchester Civic Society plaque from 2002." [1]

Setting description:

The asset is set in a modern residential development, although contained within its own grounds, which consists of well maintained and designed lawn areas with mature planting. The block of flats is surrounded by a low brick wall and hedging. The brick wall to the east of the asset is much higher. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due its architectural interest through its 'moderne' design, possibly Manchester's first Moderne apartment block. The asset also has historical value though its architect Peter Cumming and resident Sir John Barbarolli, conductor of the Hallé Orchestra. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1096151>

Unique Gazetteer ID (UID): MA07_0004

**Asset name: Pair of stone piers to forecourt of Number 494
Cine City**

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384885 392995

Asset class/type and dates

Monument class/type: Monument
Gate pier
Period(s): Post-medieval

References

References: NHLE: 1119715
HER: 16280.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0088	Withington Ale House
MA07_0090	Two pairs of stone piers to forecourt of Number 496 (Withington Ale House)
MA07_0224	Withington Conservation Area

Description and sources

Full asset description:

"A Grade II listed pair of gate piers on a continuous dwarf wall, formerly for railings. It was likely constructed in 1881, of dressed colourwashed stone. It has broad cylindrical piers on the base with an upper band, chamfered tops and ball finials. The dwarf wall has chamfered angles. This asset forms a group with number 496 and two pairs of piers to its forecourt." [1]

Setting description:

The original setting of the asset has been lost, as they have become isolated from their original association with No 496 (MA07_0090), through subdivision of the original plot and modern development. The setting makes a negative contribution to the heritage value of the asset.

Asset value assessment:

The asset has group value though its relationship with the Withington Ale House and the associated pairs of stone piers to the forecourt of the Ale house.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1119715>

Unique Gazetteer ID (UID): MA07_0005

Asset name: Hollings Building at Manchester Metropolitan University

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385650 394516

Asset class/type and dates

Monument class/type: Education
College

Period(s): Modern

References

References: NHLE: 1119722
HER: 12165.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A Grade II listed educational building formerly known as Hollings college and designed by Leonard C. Howitt. It was constructed between 1957-60 with a concrete frame and a brick infill to the tower and restaurant block, with glass curtain walling to the workshop block. The structure has a seven storey range and a two-storey semi-circular restaurant block. The centre of the building has a recent extra storey. A distinctive and memorable building which demonstrates this architect's love of structural gymnastics in a dramatic way. It epitomises the popular values of the Festival of Britain, as disseminated into regional architecture." [1]

Setting description:

The asset retains an enclosed urban setting, as was intended originally. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset is architectural, as a distinctive and memorable building which demonstrates the architect's love of structural gymnastics in a dramatic way. It epitomises the popular values of the Festival of Britain, as disseminated into regional architecture. It also has Historical value through its association with the architect Leonard C. Howitt, who was Manchester City Council's chief architect from 1946 until he retired in 1961. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1119722>

Unique Gazetteer ID (UID): MA07_0006

Asset name: Church of St John Chrysostom

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385594 395658

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197763
HER: 8344.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0032	Dalton Hall with attached forecourt walls
MA07_0222	Victoria Park Conservation Area

Description and sources

Full asset description:

"This church was built between 1874-77 by G.T. Redmayne. It is built from coursed sandstone rubble, with slate roofs and red cockscomb ridging tiles in the Early English style. The nave and chancel are in one and oriented north-west to south-east. There is a chancel at the south end, east and west aisles, a small tower on the east aisle, a porch at the north end of the west aisle, and a chapel attached to the west side of the chancel. The north gable has buttresses flanking a shallow gabled porch with a two-centred arch. The nave has buttresses breaking through the roof of the aisles, and the gabled porch on the west side has a two-centred arched doorway. The chapel is two bays and is parallel to the chancel. The south-east tower has a buttressed octagonal belfry stage, and a short spire." [1]

Setting description:

The church is set on a busy crossroads adjacent to the A34 Anson Road in an urban residential area. It is a prominent feature of the location and a focal point for the local community. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical and architectural interest. This is due to the Early English style and its association with architect G. T. Redmayne who designed numerous buildings within Manchester many of which are now Grade II listed. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197763>

Unique Gazetteer ID (UID): MA07_0007

Asset name: Buckingham Crescent (108-112 Daisy Bank Road)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385710 395794

Asset class/type and dates

Monument class/type: Domestic
Residential building

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197769
HER: 8364.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0035	Buckingham Crescent (114 and 116, Daisy Bank Road)
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MA07_0127	Buckingham Crescent (115 and 120, Daisy Bank Road)
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MA07_0222	Victoria Park Conservation Area
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Description and sources

Full asset description:

"A block of three houses constructed in the mid-19th century with later alterations, and built of brick with roughcast render with a slate roof. It is two storeys high with one windowed projecting bays at each site with parapeted gables and canted bay windows to the ground storey, each with original sashes. There are also three modern sash windows to the centre, and a central doorway in a pointed arched reveal with a hood mould, a plain rectangular fanlight and a half-glazed divided door. The returned sides each have a doorway with a gabled porch, and there are moulded wood eaves with slates. Building Number 108 to the east of the set has some 20th century additions." [1].

Setting description:

The houses are set back within the road, and contained in their own grounds by a low wall. The grounds would have consisted of an extensive lawn area but are now mostly formed by a car park, which has somewhat negatively affected the setting. Views to the south of the asset have been blocked by the construction of The Edgar Wood Centre (MA07_0001) in 1903. Tightly grained residential development has enclosed the asset to the north. The setting of the asset makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The value of these assets is derived from their architecture, as well as their relationships to other assets and their setting. This asset forms a group with 114 and 116 Daisy Bank Road (MA07_0035), and 115 and 120 Daisy Bank Road (MA07_0127).

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197769>

Unique Gazetteer ID (UID): MA07_0008

Asset name: Barlow Hall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 382250 392050

Asset class/type and dates

Monument class/type: Domestic
Manor house
Period(s): Medieval, and
Post-medieval.

References

References: NHLE: 1197800
HER: 39.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A Grade II listed manor house constructed in the 16th century and displaying 18th and 19th century alterations. However, a building has likely existed at this site since the 13th century. The earliest parts of the current building date to the 16th and 17th centuries, with some 16th century timbering in the courtyard, a bay window to the original hall, stone mullions and some 16th century glass. The house also includes a gabled upper room and a sundial dated to 1574, which marks renovations to the building. The west wing of the house was almost completely destroyed by fire in 1879. The hall has been a golf clubhouse since 1905 and is two storeys tall with a courtyard plan and original dripstones. Only a small part of the moat remains, with a pond on the south side thought to be a portion of the moat." [1]

Setting description:

The setting of the asset includes a large golf course to the west and south, and is surrounded by large mature trees to the north and south. The setting to the east has been affected by the construction of a car park, and the construction of a large school. The asset is somewhat isolated from view, but the presence of the wide green spaces of the golf course allow for a peaceful setting. The setting makes a positive contribution to the heritage value of the asset, despite the construction of the carpark and school.

Asset value assessment:

The asset has value due to its architectural interest as a rare example of a 16th century timber-framed building, with elements still extant. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197800>

Unique Gazetteer ID (UID): MA07_0009

Asset name: The Woodstock Arms (formerly The British Council)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-309b

National Grid Reference: 383770 391686

Asset class/type and dates

Monument class/type: Domestic
Manor house

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197801
HER: 8285.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A Grade II listed 19th century large detached house, now British Council Offices. It is square in plan with a large porch-cum-staircase on the north side, and is constructed of red brick with a red tile roof in the Queen Anne style. It is two storeys high over cellars, with a string course, deeply coved plastered eaves and steeply pitched roofs. The entrance front is dominated by a large central stair-turret which has a full-width balcony on large stone brackets, and with wrought-iron railings. The east front has a round-headed archway in the centre and a small first floor oriel to the right. The south front has a two storey canted bay to the right with cross-windows and a parapet." [1]

Setting description:

The asset is set well back from the busy Barlow Moor Road, within its own grounds, which includes a beer garden. There is a low wall with mature planting and a private drive, which secludes it from the road and allows for a more peaceful setting. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of this asset is derived from its notable architectural interest, including its red brick with red tiles in the Queen Anne style. The asset is set within its own enclosed grounds, which makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197801>

Unique Gazetteer ID (UID): MA07_0010

Asset name: Alcock Monument in centre of Manchester Southern Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 382830 392461

Asset class/type and dates

Monument class/type: Commemorative
Commemorative monument
Period(s): Modern

References

References: NHLE: 1197802
HER: 11667.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0194	Manchester Southern Cemetery

Description and sources

Full asset description:

"A Grade II listed cemetery monument, erected in 1920 and built of white marble in the form of a tall Celtic cross on a pedestal. It is within a rectangular enclosure which also contains a marble rock with a propeller. The monument commemorates Flight Commander Sir John W. Alcock K. B. E., D. S. C., who died in 1919. The cross has a stepped base with raised lettering which reads "Alcock" on the second step, and a lettered pedestal recording the death in an accident. The low surround to the enclosure has lettering recording details of Alcock's transatlantic flight in 1919." [1]

Setting description:

The setting is within Manchester Southern Cemetery, with this asset holding a prominent location which allows it visibility from all directions. The quiet and peaceful setting of the cemetery extends to this asset. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical and architectural interest, which is derived from the quality of the monument and the historical figure and events it represents. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197802>

Unique Gazetteer ID (UID): MA07_0011

Asset name: Registrar's Office at Manchester Southern Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 382732 392380

Asset class/type and dates

Monument class/type: Civil
Register office

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197803
HER: 11664.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0027	Gateway at entrance to Manchester Southern Cemetery
MA07_0128	Entrance Lodge to Manchester Southern Cemetery
MA07_0194	Manchester Southern Cemetery

Description and sources

Full asset description:

"A Grade II listed registrar's office to Manchester Southern Cemetery, built in 1879 of coursed sandstone rubble with ashlar dressing, and slate roofs with red cockscorn ridge tiles. The office has an irregular plan with a rectangular main block, a set-back east wing and a tower in an angle. It is built in a Gothic style, and has two storeys with a one storey wing and a three stage tower. The main block has two gabled formers and a gabled wing to the right, whereas a tower projecting from the right-hand return wall has two-centred arched doorway and low buttress at the ground floor. There is also a single storey east wing to the read, containing an office, with a canted bay window to a gable end. It forms a group with the entrance gateway and lodge to the east." [1]

Setting description:

The asset is set within Manchester Southern Cemetery. It is mostly screened from the busy road by mature trees and the wall surrounding the cemetery, and the peaceful character the cemetery. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from its Gothic style of architecture.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197803>

Unique Gazetteer ID (UID): MA07_0012

Asset name: Emmanuel Vicarage

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384590 391333

Asset class/type and dates

Monument class/type: Domestic
Vicarage

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197804
HER: 11659.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0029	Church of Emmanuel
MA07_0228	Blackburn Park Conservation Area

Description and sources

Full asset description:

"A Grade II listed vicarage to the church of Emmanuel, which is now a parish office and vicarage. It was probably built in 1858 and later enlarged in the late 19th century, and is built in red brick with sandstone dressings and a graduated green slate roof. It is built in a Gothic style, and has two storeys over a cellar, an asymmetrical three-window façade with a large gable to the left, a small gable to the right, and a narrow bay between these with a gabled porch overlapping to both sides. The porch, which is up six steps, has a moulded four-centred arched outer doorway with a hoodmold, and a steeply-pitched coped gable." [1]

Setting description:

This asset is set back from the busy main road, and is directly adjacent to the Church of Emmanuel. It is mostly screened from the road by mature planting and trees, and a stone wall. The setting to the rear has been impacted somewhat by the construction of a car park and a supermarket slightly further to the north. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due its architectural interest, which is derived from its Gothic architecture. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197804>

Unique Gazetteer ID (UID): MA07_0013

Asset name: The Rampant Lion Public House and attached screen wall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385773 395565

Asset class/type and dates

Monument class/type: Commercial
Public house

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197827
HER: 8273.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0222	Victoria Park Conservation Area

Description and sources

Full asset description:

"A Grade II listed Victorian Gothic Villa, constructed in the mid 19th century of red brick with stone dressings. The villa is two storeys, with an attic, with a slightly projecting gabled bay to the left. The windows have stone surrounds with pointed arched traceried heads. There are modern additions on the left hand side of the building, which are mostly in keeping with the original style." [1]

Setting description:

This asset is set on a busy road, and surrounded by commercial and residential buildings. It once contained within its own grounds, but these have now been opened up to make a carpark. The setting has been impacted by the development of the busy and noisy A34 to the front, as well as the construction of more modern commercial and residential developments. The setting makes a negative contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from its Victorian Gothic architecture.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197827>

Unique Gazetteer ID (UID): MA07_0014

Asset name: Entrance lodges, piers, screens and gates to Withington Hospital

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 383582 392283

Asset class/type and dates

Monument class/type: Domestic
Lodge

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197895
HER: 8497.1.1
NMR n/a

Associated assets

Asset UID Asset name

MA07_0048 Withington Hospital (Principal Administrative Block)

Description and sources

Full asset description:

"A pair of Grade II listed entrance lodges to Withington Hospital, with linking screens, gate piers and gates. They were constructed in 1854 and designed by Hayley, Son and Hall, and built of red brick with sandstone dressings and hipped slate roofs. Each lodge has a tripartite plan consisting of a tall rectangular centre flanked by lower square wings in an Italianate style. Both lodges have a three-storey one-bay centre and two-storey one-bay wing in a symmetrical composition. The west lodge also has a two-storey expansion to the left. The linking screens have cast-iron open-work piers, bar railings, mid and tops bands, and three pairs of cast-iron gates. This asset forms a groups with Withington Hospital principle administrative block." [1]

Setting description:

It is set within the grounds of Withington hospital, and is surrounded by iron railings and mature hedges which screen it from the road somewhat. It is a highly dominant asset within its own setting. The setting has been enclosed somewhat by modern housing developments to the west, and has been affected by the development of Nell Lane. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from its Italianate architecture. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1197895>

Unique Gazetteer ID (UID): MA07_0015

Asset name: Xaverian College, part of, and attached archway

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385350 395433

Asset class/type and dates

Monument class/type: Domestic
Villa

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197923
HER: 8471.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0044	Ward Hall
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MA07_0222	Victoria Park Conservation Area
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Description and sources

Full asset description:

"A Grade II listed former villa constructed between 1874-75 and designed by Alfred Waterhouse. It is built of red and blue brick, is two storeys high with sash windows and gables. The roof has shaped tiles and hipped dormers. To the north is a single storeyed wood porch, behind which is a small rectangular tower with a hipped roof and square bay windows. The villa is now part of a sixth form college, and the modern wings at the sides and rear are not included in the listing." [1]

Setting description:

This asset is set amongst other educational buildings, within its own grounds and set back from the busy road. The grounds consist of well maintained and designed lawn areas with straight pathways. The asset is mostly screened from the busy road by mature trees. Modern building developments directly adjacent to the south have enclosed the asset within its setting somewhat. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, as it was designed by the notable architect Alfred Waterhouse. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197923>

Unique Gazetteer ID (UID): MA07_0016

Asset name: 15 and 17, Millgate Lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384876 390210

Asset class/type and dates

Monument class/type: Domestic
Cottage home

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197925
HER: 12076.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0131 7-13 Millgate Lane

MA07_0230 Didsbury St James Conservation Area

Description and sources

Full asset description:

"A pair of Grade II listed, late 18th century adjoining cottages built of brown brick with slate roofs. The building is rectangular and double-depth in plan but unequally divided between the two, with Number 17 being much wider than Number 15. The cottages are two storeys high, with chimneys at both gables and another on the ridge. A 20th century garage is attached to the right of Number 17." [1]

Setting description:

These assets are situated on a quiet side street. To the front (west) of the cottages, lies Fletcher Moss, with 20th century housing to the rear (east). Originally the assets would have had a much more rural setting, though they do retain this slightly due to Fletcher Moss. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The assets have value due to their historical interest, as they are good examples of 18th century cottages. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197925>

Unique Gazetteer ID (UID): MA07_0017

Asset name: 5 and 7, Moon Grove

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385575 395021

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197927
HER: 8482.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0046	4, Moon Grove
MA07_0047	6, Moon Grove

Description and sources

Full asset description:

"A pair of Grade II listed 19th century houses, built between 1833-40 in red brick in Flemish bond with a slate roof. The building is double-depth in plan, with each house having single-fronted halls adjoining, two storeys and a cellar. There are three windows at the first floor, round-headed doorways with panelled doors and fanlights with radiating glazing bars, and gable chimneys. This asset forms a group with No.4 and No.6." [1]

Setting description:

These houses form a group with No .4 and No. 6 Moon Grove. The assets are situated on a cobbled side street, which has maintained much of its original character, amongst other houses of very similar size and design. The setting includes tightly grained residential housing, which has enclosed the street but has not greatly impacted on the assets. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The assets have value due to their historical interest, as they were part of a speculative development by a flour dealer who acquired the site in 1833. They are have group value with No.4 and No.6 Moon Grove. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197927>

Unique Gazetteer ID (UID): MA07_0018

Asset name: St Anselm Hall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 385937 395326

Asset class/type and dates

Monument class/type: Domestic
Villa
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1197934
HER: 8436.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0222	Victoria Park Conservation Area

Description and sources

Full asset description:

"A former villa, now a part of a hall of residence, constructed in 1840 and subsequently altered and enlarged. It is constructed of white-painted stucco on brick with a hipped slate roof. The building was originally L-plan, and has two storeys and a cellar. The façade of the projecting wing to the left is symmetrical, with a high plinth, plain frieze and a prominent bracketed cornice. There is a flight of steps up to a square-headed doorway with a raised moulded surround. The set-back range to the right has a shallow rectangular bay window at ground floor and two cross-window casements above. The building also has 20th century additions to the left." [1]

Setting description:

This former villa is set back from the street, behind a high set of iron railings with some mature trees. The street on which it is situated is a quiet private road with little traffic. Views to the front of the building (north) have been obscured by the modern halls of residence. Modern buildings have been built to the west, which have enclosed this asset somewhat. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest, as it is a good example of a 19th century villa in this area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197934>

Unique Gazetteer ID (UID): MA07_0019

Asset name: Rose Cottages

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385797 393570

Asset class/type and dates

Monument class/type: Domestic
Cottage home

Period(s): Post-medieval

References

References: NHLE: 1197942
HER: 8449.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"A row of five small 18th century cottages, in a small enclave set back from the road. They are constructed of brick, mostly painted white, have slate roofs, and are two storeys high. The cottages are rectangular in a single-depth plan, with each cottage having a double-front and virtually blind-backed, mostly with external privies attached to the front wall. Ridge chimneys and gable chimneys are also present on the cottages. A stone plaque attached to the right-hand corner of No. 9 is inscribed "ROSE COTTAGES". [1]

Setting description:

The setting of these assets includes the large amounts of 19th century terraced residential housing, which have surrounded Rose Cottages on three sides. There is an open 'courtyard' to the front with mature trees, surrounded by 20th century houses. The setting has been impacted by later developments, but the cottage can still be appreciated. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The cottages have value due to their historical interest as surviving examples of early industrial dwellings.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197942>

Unique Gazetteer ID (UID): MA07_0020

Asset name: 180, Ladybarn Lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385887 393306

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE: 1197943
HER: 8454.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A small two-storey mid 19th century house built of red brick in Flemish bond, with a slate roof. The house is double-depth and double-fronted in plan, with a gable to the road. It has a square flat-roofed porch, which has probably been added, with a round-headed doorway in front and round-headed blank arch in each side. It also has gable chimneys." [1]

Setting description:

The setting of the asset is the surrounding domestic urban environment, and the busy road to the front. The asset still has its own grounds, formed by a small garden. The urbanisation of the area has meant the loss of some of the historic context, although the asset is still recognisable as a 19th century house with a garden. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset's value is derived from historical interest as one of the few examples of a detached 19th century house in this area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197943>

Unique Gazetteer ID (UID): MA07_0021

Asset name: Former Mercantile Bank of Lancashire

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384145 392303

Asset class/type and dates

Monument class/type: Commercial
Bank (financial)

Period(s): Modern

References

References: NHLE: 1200800
HER: 8456.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0229	Albert Park Conservation Area

Description and sources

Full asset description:

"A Grade II Listed former bank, which was constructed in 1903 and designed by Joseph Swarbrick. It is built of red brick, with red and yellow terracotta detailing and a hipped red tile roof. The bank is one storey high in an L-shaped plan. The long range contains a banking hall and an office, with vaults below served by stairs at either end. The small range has a low roof with an entrance and a former managers office. The name of the bank is in terracotta above the entrance to the building, with the entrance also having double doors with raised panels. The interior of the building has mahogany doors and a mosaic floor." [1]

Setting description:

Set back from the road within the Village of Didsbury, it is opposite a row of shops of similar age. The asset is otherwise surrounded by housing, also of a similar age. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, as it was designed by the architect Joseph Swarbrick.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1200800>

Unique Gazetteer ID (UID): MA07_0022

Asset name: 23 Ford Lane, Cottage attached to West end of Northen House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-309b

National Grid Reference: 383217 390087

Asset class/type and dates

Monument class/type: Domestic
Cottage home

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1200833
HER: 11641.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0135	Northen House
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MA07_0231	Northenden Conservation Area
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Description and sources

Full asset description:

"Grade II listed late 18th century cottage built of hand-made brick in a Flemish bond with a slate roof. The cottage has a double-depth two unit plan, with a back extension, and is two storeys high with a low cellar, a two-window range and a segmental-headed doorway. It has a chimney on the left gable. This building forms a group with No. 25." [1]

Setting description:

This asset forms a group with No.25 (Northen House) (MA07_0135) attached at right-hand end. The asset is within Northenden Conservation area (MA07_0231) which is centred on the Church of St Wilfrid, opposite the asset. The cottage is built directly onto the pavement and has an enclosed garden with mature planting to the rear. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a rare surviving late 18th century cottage within the area. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1200833>

Unique Gazetteer ID (UID): MA07_0023

Asset name: Former Church of St James

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385853 394786

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1200848
HER: 8372.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A Grade II listed church constructed between 1845-46 in the Gothic style, and designed by John Macduff Derick. Derick was an Irish architect who was well known for his work on ecclesiastical buildings [1]. It is built of stone with a slate roof, and has a nave, aisles, chancel and a south-west tower with broach spire. It was built to replace Birch Chapel which was previously on this site, and is sited 20 yards to the east. This church was closed in 1979 and has since been converted into a domestic dwelling." [2]

Setting description:

Situated in Rusholme, the asset is set within its own grounds and surrounded by mature woodland. The grounds are formed by well maintained and designed lawn areas with large trees, which screen the asset from the road. The church has managed to maintain a peaceful setting due to the large trees that surround it. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which includes the Gothic architecture designed by J. M. Derick. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

- 1 <http://www.ilam.org.uk/assets/john%20macduff%20derick.pdf>
- 2 <https://historicengland.org.uk/listing/the-list/list-entry/1200848>

Unique Gazetteer ID (UID): MA07_0024

Asset name: Park End House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384942 390748

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1200856
HER: 8389.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A mid to late 19th century Grade II listed house built of red brick in a Flemish bond, with sandstone dressing and a slate roof. It is double-depth with a double-fronted plan, and is two storeys high with five symmetrical bays. The centre bay breaks forward slightly, and has a stone plinth, pilastered corners and prominent bracketed eaves. The house also has gable chimneys." [1]

Setting description:

The asset is situated on a quiet lane in Didsbury and contained within it's own grounds with a brick wall bordering the road. The grounds within which it is set consist of a large lawn to the rear, a large driveway to the front, and a large amount of mature trees to the front. The trees provide screening from the road, and allow it a more peaceful setting. Didsbury Park is to the north and suburban housing elsewhere. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as an attractive example of a detached 19th century house within the area. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1200856>

Unique Gazetteer ID (UID): MA07_0025

Asset name: Eaglesfield

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385690 395532

Asset class/type and dates

Monument class/type: Domestic
Villa

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1207528
HER: 8272.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0222 Victoria Park Conservation Area

Description and sources

Full asset description:

"An early-mid 19th century Villa, which is now a hall of residence. It is built of red brick in a Flemish bond with sandstone dressings and a hipped slate roof. It is three storeys high in a square plan with three symmetrical bays, large rusticated quoins and deep sill-bands to all floors. There is a square flat-roofed porch with corner pilasters, cornice and blocking course, and a round-headed doorway. The villa has two ridge chimneys, and the left return side has a matching fenestration." [1]

Setting description:

This asset is set back from the road in its own grounds, but is highly visible and open, and not at all enclosed. The buildings surrounding the asset now are 20th century, flat complexes/halls of residences and suburban housing elsewhere. The asset is now isolated within its own setting. The setting makes a negative contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from its notable architecture. The architecture is distinctive compared to other buildings in the area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207528>

Unique Gazetteer ID (UID): MA07_0026

Asset name: Church of England Chapel in Manchester Southern Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 382887 392559

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Cemetery chapel

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1207857
HER: 11661.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0028	Roman Catholic Chapel in Manchester Southern Cemetery
MA07_0119	Nonconformist chapel in Manchester Southern Cemetery
MA07_0194	Manchester Southern Cemetery

Description and sources

Full asset description:

"A Grade II listed cemetery chapel constructed in 1879 of coursed sandstone rubble with slate roofs and recockscomb ridge tiles. It is constructed in the Gothic style. There is a nave on a north-south axis with the north chancel, a south-west tower which incorporates a porch and a north-west vestry. The short nave has angled buttresses, and there is a two-centred arched doorway with moulded surround. Alongside a Nonconformist chapel and a Roman Catholic chapel it forms part of an intact set of three cemetery chapels, of varied form but in a matching style." [1]

Setting description:

With the Nonconformist chapel (MA07_0119) and Roman Catholic chapel (MA07_0028), it forms part of intact set of three cemetery chapels, of varied form but matching style. The setting of the asset includes its position within the Manchester Southern Cemetery. It is set close to the centre, in a peaceful area of well planned lawn areas and paths, with large mature trees. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of the asset comes from its architecture, which matches the two other chapels in the cemetery but

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

differs in form, and its grouping with the other chapels. The setting also contributes to the asset value, as it is a large cemetery which this chapel once served. It also holds historical value as part of the original development of the Victorian cemetery.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207857>

Unique Gazetteer ID (UID): MA07_0027

Asset name: Gateway at entrance to Manchester Southern Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 382738 392351

Asset class/type and dates

Monument class/type: Monument
Gate pier
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1207869
HER: 11665.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0011	Registrar's Office at Manchester Southern Cemetery
MA07_0128	Entrance Lodge to Manchester Southern Cemetery
MA07_0194	Manchester Southern Cemetery

Description and sources

Full asset description:

"A set of six gatepiers, with gates, at the entrance to Manchester Southern Cemetery constructed in 1879. It is comprised of sandstone ashlar piers with wrought-iron gates, and is built in a Gothic style. It has an inner and an outer pair of gatepiers with the inner pair being taller. All of the gatepiers have chamfered bases, broach stops to recessed corners, traceried gablets, and short octagonal spirelets with cusped panels. There are double gates to the centre and single gates to the pedestrian gateways, all of which have wrought-iron open-work including trefoil tracery and quatrefoil panels. It forms a group with the associated Registrar's Office to the west and the lodge to the east." [1]

Setting description:

This asset forms a group with the associated Registrar's Office (MA07_0011) to the west and lodge to the east. Its setting is the entranceway to Manchester Southern Cemetery. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from its gothic style architecture, as well as its grouping with the adjacent registrar's office. The setting makes a positive contribution to the

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207869>

Unique Gazetteer ID (UID): MA07_0028

Asset name: Roman Catholic Chapel in Manchester Southern Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-309b

National Grid Reference: 382964 392384

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Roman Catholic chapel

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1207899
HER: 11662.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0026	Church of England Chapel in Manchester Southern Cemetery
MA07_0119	Nonconformist chapel in Manchester Southern Cemetery
MA07_0194	Manchester Southern Cemetery

Description and sources

Full asset description:

"A Grade II listed 19th century cemetery chapel constructed in 1879 of coursed sandstone rubble with and including a slate roof with red cockscomb ridge tiles. The building has a short nave with a north-west tower and a south-west porch, with the nave displaying angled-buttresses, two lancets in the south gable wall and an oculus above. There is a four stage tower to the left, the stages of which are successively set back with an octagonal top stage. The tower has clasping buttresses, a two-centred arched doorway in the south side, a cusped lancet in the west side, an octagonal belfry with small louvred windows, and a short spire. This forms a group with the Church of England chapel and the Nonconformist chapel, a set of three intact chapels of varied forms but similar styles." [1]

Setting description:

With the Non conformist chapel (MA07_0119) and the Church of England chapel (MA07_0026), it forms part of intact set of three cemetery chapels, of varied form but matching style. The setting of the asset includes its position within the Manchester Southern Cemetery. It is set close to the centre, in a peaceful area of well planned lawn areas and paths, with large mature trees. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset has value due to its architectural interest, which is similar to the two other chapels in the cemetery, making a cohesive group. It also has historical value as part of the original development of the Victorian cemetery. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207899>

Unique Gazetteer ID (UID): MA07_0029

Asset name: Church of Emmanuel

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384609 391302

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1207907
HER: 11660.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0012	Emmanuel Vicarage
MA07_0228	Blackburn Park Conservation Area

Description and sources

Full asset description:

"A Grade II listed rectangular church constructed in 1858 and designed by Starkey and Cuffley. It is built of coursed sandstone rubble with graduated green slate roofs, and there have been late 20th century additions and internal alterations. There is a porch on the south and west gable. The church has a tower, aisles and an apse, as well as an associated rectory. There is a nave with north and south aisles under parallel roofs, a small octagonal steeple attached to the west end of the south aisle which is splay-footed from a square base, with a continuous arcade of tall cusped and louvred belfry windows round the base of the spire. The three-bay south aisle and four-bay north aisle are buttressed." [1]

Setting description:

The asset is slightly set back from the road and holds a prominent position on one of Didsbury's main shopping streets. It sits opposite a long row of shops, which appear to be of a similar age. The church is screened somewhat from the road by some mature trees, which encloses it slightly. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, as it is a good example of work by the architects Starkey and Cuffley. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207907>

Unique Gazetteer ID (UID): MA07_0030

Asset name: Church of St Luke the Physician

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-309b

National Grid Reference: 383103 388101

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church

Period(s): Modern

References

References: NHLE: 1208220
HER: 8300.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"A Grade II listed church constructed between 1938-39, designed by Taylor and Young and built in a compromise style between Functionalist and Neo-medieval brick. It has a squat west tower the width of the nave but less than half this in depth. It has slant walls that flank a central door and the corners of the tower, the face of which is plain except for a large clock face. There is a very steep hipped tiled roof. The interior has a basilican character with low passage-aisles, a projecting chancel and a chapel and vestry on each side." [1]

Setting description:

This asset sits alongside a busy main road among modern housing estates and high rise flat complexes. It is set within its own grounds, which consist of well maintained lawn areas with some limited mature trees. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which comes from its notable and distinctive architecture. It holds historical value due to being designed by the architects Taylor and Young.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208220>

Unique Gazetteer ID (UID): MA07_0031

Asset name: 2, Conyngham Road

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385565 395567

Asset class/type and dates

Monument class/type: Domestic
Villa

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1208850
HER: 8346.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0222	Victoria Park Conservation Area
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Description and sources

Full asset description:

"A Grade II listed former villa, now an office, constructed in 1840 probably by Richard Lane and in a late Georgian classical style. It is built of white-painted render, with some original stucco still present, and has a hipped slate roof. The building is roughly rectangular in plan on an east-west axis, with a short service wing at the west end, and is two storeys high with three symmetrical bays. In the centre of the building is a rectangular pilastered porch with Ionic columns, one tall 15-pane sashed window to each side at the ground floor, and three 12-pane windows at the first floor. The three-bay left return wall has similar fenestrations to the front, whereas the rear of the building has tripartite sashed windows on both floors." [1]

Setting description:

The asset is set back from the road in its own grounds behind low brick walls, but is fairly open. The grounds within which it is set consist of flat lawn areas with mature tree. It is also screen the asset from view of the street. It is situated opposite Dalton Hall (MA07_0032), with modern residential apartment blocks surrounding it. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which features late Georgian classical architecture that allows it to stand out in the local area. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208850>

Unique Gazetteer ID (UID): MA07_0032

Asset name: Dalton Hall with attached forecourt walls

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 385611 395593

Asset class/type and dates

Monument class/type: Domestic
Hall of residence
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1208904
HER: 8345.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0006	Church of St John Chrysostom
MA07_0222	Victoria Park Conservation Area

Description and sources

Full asset description:

"Dalton Hall is a Grade II listed hall constructed between 1881-82 of stock brick, red brick and stone dressings. The architect of the building was G. T. Redmayne. The hall is three storeys with a basement, and has projected gabled bays to the right and left-hand sides with the front of the building having eight gables overall. The right-hand bay has a pointed arched doorway with steps leading up. Other features of the building include moulded brick sill bands, sprocket eaves and a slate roof. The brick wall to the forecourt extending over the frontage has raised piers with wrought-iron railings between. Dalton Hall forms a group with the Church of St Chrysostom." [1]

Setting description:

The building is set on Conyngham Road, and is surrounded by a low brick wall. The asset is set within limited grounds, which consist of a well maintained lawn area with some mature trees. Any views from the front of the building (the west) have been screened by trees on the opposite side of the road. Many of the nearby buildings are contemporary, but to the rear (the east) are now modern halls of residence buildings which have enclosed the asset within its setting. The setting makes a neutral contribution to the heritage value of the asset,

Asset value assessment:

The asset has value due to its architectural interest, as it was designed by G. T. Redmayne and is unique compared to other buildings in this area.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1208904>

Unique Gazetteer ID (UID): MA07_0033

Asset name: Newbury

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385867 395805

Asset class/type and dates

Monument class/type: Domestic
Villa

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1209522
HER: 8362.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0222 Victoria Park Conservation Area

Description and sources

Full asset description:

"Newbury is a mid 19th century Grade II listed Villa built of stucco with a slate roof. It is two storeys with a rectangular projecting bay on the left and a canted bay on the right, which are tiered over two storeys with both having open pediments. The front has seven windows with semi-circular heads, with some having moulded architraves. The former arched central doorway has an inserted window, a later doorway on the right-hand side and a plain stuccoed porch. Nos. 80-120 form a group." [1]

Setting description:

This asset is set within its own grounds, with it's own private driveway. The bulk of the grounds consist of a large lawn area to the front of the house. Mature planting screens the asset from the road, with the distance from the road reducing noise levels. To the north of the house the setting has been enclosed somewhat by rows of terraced houses. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, as it is a notable surviving example of a 19th century Villa. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209522>

Unique Gazetteer ID (UID): MA07_0034

Asset name: Addison Terrace

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385784 395778

Asset class/type and dates

Monument class/type: Domestic
Terraced house

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1209530
HER: 8363.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0222 Victoria Park Conservation Area

Description and sources

Full asset description:

"Addison Terrace consists of 12 houses constructed dated 1848 of stucco, with each house having two storeys and an attic. The houses are built in the Gothic style and are double depth, single-fronted, in halls-adjointing pairs with coupled back extensions. There are 10 gables which all lead to projecting bays except on Nos. 88 and 90, Nos. 100 and 102 which have a central niche at the first storey with a pointed arched head, a hood mould, figurehead labels and contain a statue. Each house has a rectangular bay window to the ground storey and coupled Tudor-arched doorways with chamfered surrounds and recessed doors." [1]

Setting description:

These houses are garden fronted and set back from the road, with many of the other properties on the road being of a similar style and age. Modern developments to the north and south have impacted on views away from the assets somewhat, although the developments to the south are partially screened. The setting has remained mostly intact, however the modern developments have restricted views from the asset. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The assets have value due to their architectural interest, which is derived from the unusual Gothic style of architecture. They also have historical interest though the notable historic figures Charles Halle and Ford Madox Brown who lived in them. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209530>

Unique Gazetteer ID (UID): MA07_0035

Asset name: Buckingham Crescent (114 and 116, Daisy Bank Road)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385670 395784

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1209544
HER: 8365.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0007	Buckingham Crescent (108-112 Daisy Bank Road)
MA07_0127	Buckingham Crescent (115 and 120, Daisy Bank Road)
MA07_0222	Victoria Park Conservation Area

Description and sources

Full asset description:

"A pair of houses constructed in 1845, and built of stucco and roughcast on brick with a slate roof. The building is in an H-plan and is two storeys with gabled projecting wings, a first-floor band, canted bay windows to the ground floor of the wings, and large French windows to the ground floor of the main range. The canted bay windows at No. 116 are sashed, whereas the French doors at the same house are slightly damaged. The returned sides have small rectangular porches, projected side wings and similar fenestration. No. 114 was home, in around 1890, to Sylvia Pankhurst the suffragette leader." [1]

Setting description:

This asset is back from the road and is set within its own grounds, which consists of a lawn area and private driveways. The asset is surrounded by mature planting, which partially screen the asset from the road and allow for a greater sense of peacefulness. These houses are adjacent to houses of a similar style and age, and add a sense of uniformity to the buildings. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The value of this asset comes from its architectural style, which is identical to a number of related assets within the setting. The uniformity of the buildings and their relationship to each other greatly adds to the asset value. Furthermore, the asset is of historical interest as No. 114 was once the home to suffragette

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

leader Sylvia Pankhurst. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209544>

Unique Gazetteer ID (UID): MA07_0036

Asset name: Nazarene Theological College

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02--309b

National Grid Reference: 384047 391057

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Modern

References

References: NHLE: 1217813
HER: 11658.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0123	Walls and steps to Garden to south and west of Nazarene Theological College
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Description and sources

Full asset description:

"The Nazarene Theological College is a former private house built in 1914 and designed by Mark and Dunkerley in the Vernacular Revival style. It is built of pink brick with some timber framing and plaster infill, with a graduated stone slate roof. The main block is an H-plan and is two storeys high with attics. The building has symmetrical windows with projecting gabled crosswings and has a long service wing attached to the front of the left wing. The front of the building has a central two-storey timber framed porch, which is open at the ground floor. The left wing also has a single storey range attached, with the right wing of the building also having a single storey projection. There are also various tall chimneys on the building. The interior has good plasterwork, segmental barrel vaulted ceilings and an open staircase." [1]

Setting description:

The asset is set within its own grounds, which comprise of well maintained lawn area and mature planting. However, more modern college buildings have since been built within these grounds. The setting of the asset to the north includes a 20th century housing estate, which gives the asset a suburban feel. The main gardens to the south have a more peaceful and enclosed feeling. The setting makes a positive contribution to the heritage value of the asset

Asset value assessment:

The asset has value due to its architectural interest, as it is an excellent example of a building designed in the Vernacular Revival style. It also has historical value as it was designed by the notable architects Mark and Dunkerley. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1217813>

Unique Gazetteer ID (UID): MA07_0037

Asset name: Denison House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385562 395326

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1217825
HER: 8387.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0222	Victoria Park Conservation Area
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Description and sources

Full asset description:

"A Grade II listed former villa, which is now a consulate, built in 1862 in the gothic style. The villa is constructed of coursed sandstone rubble with ashlar dressings, with steeply pitched slate roofs. It is two storeys high with cellars and an attic. It has three slightly projecting gabled bays, and various windows generally of two lights with mullions and transoms. The left of the building has a one-window gabled wing and a two-window side wing." [1]

Setting description:

This asset is set well back from the road in quite extensive grounds, which consist of large open lawn areas and large mature trees. It is surrounded by low stone walls, fences and mature planting, which screens most of the building from the road. Many of the nearby buildings are of a similar style, adding a sense of uniformity to the setting. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due its architectural interest, which is derived from its notable Gothic architecture. The architecture is made particularly striking by the buildings size. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1217825>

Unique Gazetteer ID (UID): MA07_0038

Asset name: Church of England Girls School

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 384762 391035

Asset class/type and dates

Monument class/type: Education
School

Period(s): Modern

References

References: NHLE: 1217872
HER: 8393.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"A Grade II listed school, dated to 1910 and built of red brick with sandstone ashlar dressings and red tiled roofs in the Arts and Crafts style. It is in an irregular plan with a lower entrance range to the right, a lower range to the left, with a tower at the rear right-hand corner of the hall and classroom block. The building is one to two storeys tall. The entrance range has a round-headed arch with a stone surround including a parapet with the lettering "CHURCH OF ENGLAND GIRLS' SCHOOL"." [1]

Setting description:

The asset was constructed directly onto the pavement of a quiet side street, with an enclosed playground to the south. It is partially contained within its own setting by a low brick wall. Twentieth century housing has enclosed the setting of the asset to the north and south. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, as it is an excellent example of the notable Arts and Crafts style and a rare example for the area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1217872>

Unique Gazetteer ID (UID): MA07_0039

Asset name: Churchyard wall with gateways to Church of St Wilfrid

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 383211 390051

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Churchyard
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1218115
HER: 8400.3.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0121	Sundial in Churchyard of Church of St Wilfrid
MA07_0196	Church of St Wilfrid
MA07_0231	Northenden Conservation Area

Description and sources

Full asset description:

"An 18th century churchyard wall constructed of coursed sandstone blocks, and including ashlar gate piers with a wrought-iron overthrow. It bounds the north, west and east sides of the churchyard with the gateway in the west side. The square gate piers have a banded rustication and moulded caps, with an ogee-shaped overthrow and square lamp-holder." [1]

Setting description:

The setting of this asset includes its association with the Church of St Wilfrid and the churchyard which the wall surrounds. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its association with the Church of St Wilfrid and the associated graveyard. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218115>

Unique Gazetteer ID (UID): MA07_0040

Asset name: The Old Rectory

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 383344 390108

Asset class/type and dates

Monument class/type: Domestic
Vicarage
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1218122
HER: 8399.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0231	Northenden Conservation Area

Description and sources

Full asset description:

"A mid to late 18th century rectory, now a private house, which was extended in the early 19th century and stands in its own garden to the east of the church. It is constructed of brown brick in a Flemish bond, with an addition in an English garden wall bond, and a slate roof. The earlier three-storey range has a three-window main range with 16-pane sashed windows on the first and ground floors, and eight-pane sashed windows on the second floor. The added two-storey wing has one tall 15-pane sash on the ground floor and a nine-pane sash above. It also has a square flat-roofed porch to the right. There are chimneys at both gables of the earlier portion, and another to the wing." [1]

Setting description:

The asset is located down a quiet suburban lane with an area of mature trees to the north, and residential properties to east, south and west. The asset is screened from the road by large trees, and is set within its own grounds consisting of a lawn area with a private driveway. This allows for a peaceful immediate setting. The setting includes Northenden conservation area (MA07_0231). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as a surviving late Georgian house, which is unusual in the area. It also has historical interest through its former life as a rectory. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218122>

Unique Gazetteer ID (UID): MA07_0041

Asset name: 96 and 98, Ladybarn Lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385849 393572

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE: 1219280
HER: 8450.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A pair of small houses constructed in either the late 18th century or the early 19th century. They are both built of red brick in a Flemish bond, with No. 96 being cement-washed and painted white, and both have a 20th century pantile roof. Both are double-depth in plan, and each house is single-fronted with back extensions including various 20th century additions to the rear. The cottages are two storeys with cellars, and each has a doorway to the right with a 20th century door and a small porch. Both cottages display a Gothic style in some details." [1]

Setting description:

This asset is set back from Ladybarn Lane and is within a large residential area. Both houses are almost entirely screened from the road by long gardens with mature trees within them, which allows a sense of peacefulness. These assets have been enclosed to the north, south, and west by later residential developments. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as they are good examples of small late Georgian houses which display Gothic stylings. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219280>

Unique Gazetteer ID (UID): MA07_0042

Asset name: Ladybarn Cottage

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385899 393463

Asset class/type and dates

Monument class/type: Domestic
Cottage home

Period(s): Post-medieval

References

References: NHLE: 1219295
HER: 8429.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0124	132 Ladybarn Lane

Description and sources

Full asset description:

"An early to mid 19th century cottage and workshop, which are now separate properties, built in red brick in a stretcher bond with a three-span slate roof. The buildings are rectangular in plan and at right-angles to the street. They are two-storeys high with a three-bay front range and two asymmetrical first floor windows. There is a round-headed central doorway with renewed wooden pilasters and a panelled door, and one 16-pane sashed window above the doorway with one 12-pane sash on each floor to the left. There is a chimney at the left gable, and a right-hand return side formed by three gabled ends. This listing also includes No. 16 Royle Street, Withington." [1]

Setting description:

This asset is set in a residential area, on the edge of a busy main road, with a small garden on the north side. There are high noise levels from the main road, and the more modern houses surrounding this asset have enclosed it. However, the asset can still be appreciated from an architectural perspective. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset derives value from its architecture interest, which is similar to other buildings in this area and allows for a sense of uniformity.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219295>

Unique Gazetteer ID (UID): MA07_0043

Asset name: 188, Ladybarn Lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385869 393282

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Methodist chapel
Period(s): Post-medieval

References

References: NHLE: 1219314
HER: 8455.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A former Methodist chapel, which is now a timber store and joiner's workshop. The buildings dates to 1862 and built of red brick in an English garden wall bond with sandstone dressings and a slate roof. It is rectangular in plan, three storeys high with a gabled three-window façade. The doorway is central square-headed with fluted pilasters, a frieze with triglyphs and metopes, and a cornice. There are two large round-headed windows at the ground floor, three similar windows at the first floor and three small but similar windows at the second floor. A stone plaque over the central first floor window is inscribed "MOUNT PLEASANT/1862". There are chimneys on the ridge, on the left slope of the roof, and at the rear but on another slope. The right hand return wall has large round-headed windows, whereas the left return wall has segmental-headed windows. It forms a group with No. 180, Nos. 174 to 178, and Nos. 166 and 168." [1]

Setting description:

This asset is set within a largely residential area, on the edge of a busy main road. The immediate setting of the asset comprises 19th and 20th century housing, which would have been part of the community the chapel once served. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

This asset holds value through its distinct architecture which differs from the other buildings on the street. Although most of the buildings in this area are constructed from a similar red brick, the asset is still prominent as it is much larger than the others. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219314>

Unique Gazetteer ID (UID): MA07_0044

Asset name: Ward Hall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385411 395578

Asset class/type and dates

Monument class/type: Domestic
Villa
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1219770
HER: 8470.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0015	Xaverian College, part of, and attached archway
MA07_0222	Victoria Park Conservation Area

Description and sources

Full asset description:

"A former villa, which is now an annex to the Xaverian College, constructed in 1840 of stucco on brick with sandstone dressings and a hipped slate roof. It is roughly rectangular in plan and formed by a double-depth block with back extensions. The villa is two storeys high over a basement with three symmetrical bays, a narrow pedimented centre breaking forward and a high stone plinth with keyed segmental-arched basement windows. There is also a 20th century single-storey addition covering the rear range. The asset is located in Victoria Park Conservation Area, once an area of 12 large houses, nine of which survive. These houses were predominantly owned by Manchester's wealthy factory owners. The large gardens of these buildings are seen by some as lucrative sites for new building, as is the case with this asset." [1]

Setting description:

The asset is set back from the road in its own grounds, which now consists mostly of a car park. It is partially screened from the road by some mature trees. The original setting of Ward Hall is no longer present as the asset now serves Xaverian College, rather than as a residential house. The setting comprises Victoria Park conservation area (MA07_0222), once an area of 12 large houses, nine of which survive. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is drawn from the striking white colour of the building and allows it to stand out amongst the other yellow brick buildings in the area. It also derives value from its context within Victoria Park Conservation area (MA07_0222).

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219770>

Unique Gazetteer ID (UID): MA07_0045

Asset name: Marylands

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385338 395522

Asset class/type and dates

Monument class/type: Domestic
Villa

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1219785
HER: 12073.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0222 Victoria Park Conservation Area

Description and sources

Full asset description:

"A former villa, now an annex to a sixth form college, constructed between 1870-80 of grey and yellow brick with dressings of sandstone ashlar and some red brick. The villa has steeply pitched slate roofs with red cockscomb ridge tiles. It is I-shaped in plan and in the Gothic style, with two storeys over an attic, three asymmetrical bays with a gabled bay to the left and a larger gabled bay to the right. There are red brick bands on these levels which are parallel to the gables and stylised Lombard friezes. The centre of the building has an elaborate arched doorway to the left, with set-in shafts and two-centred arch broken by the lintel. Above this, is a half-dormer with two narrow sashed windows and a half-hipped roof, and to the right is a mullioned two-light stair window with a segmental-headed sashed lights and a deep stone lintel with small multifoil lights. The gabled bay to the left has a two-light bay window with sashes and coupled segmental-headed sashes at the first floor. The wider bay to the right has a large segmental three-light bow window at the ground floor. There is a south front of four bays in a similar style, with unequal gables to the first and third bays, and large half-dormer windows to the second and fourth bays with hipped roofs. There are also large tall ridge chimneys." [1]

Setting description:

The asset is set back from the road in its own grounds, which consist of large playing fields. The asset is partially screened from the road by mature trees. Modern development to the east has obscured some views, and development of the Xaverian college has altered the original setting. The setting comprises Victoria Park Conservation Area (MA07_0222), once an area of 12 large houses, nine of which survive. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The value of this asset is derived from its striking Gothic architecture, which is similar to that of Park House to the north. It also derives value from its context within Victoria Park Conservation area (MA07_0222).

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219785>

Unique Gazetteer ID (UID): MA07_0046

Asset name: 4, Moon Grove

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385532 395014

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1219999
HER: 8480.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0017	5 and 7, Moon Grove
MA07_0047	6, Moon Grove

Description and sources

Full asset description:

"A late 20th century house, built between 1833-36 of brown and grey brick in a Flemish bond with a slate roof. It is double-depth in plan with a back extension, is two storeys high over cellars, and has three symmetrical windows. There are steps up to a round-headed doorway with a panelled door and a fanlight with later leaded tracery and 12-pane sashed windows. The interior has a stick-balustered staircase, an original fireplace in the front right room consisting of pale mottled marble with a semi-circular arched opening, a keystone and panelled spandrels. The interior also has a decorated cast-iron grate. This house forms a group with Nos. 5 and 7, and No. 6." [1]

Setting description:

The asset is situated on a cobbled side street, and contained with its own garden plots. The assets on Moon Grove stand out amongst other residential properties due to their large gardens (which are still extant) and the trees and greenery surrounding them. The setting comprises streets of 19th century housing and commercial properties. The setting makes a positive contribution to the heritage value of the asset, as it is still located on a cobbled side street amongst other similar properties.

Asset value assessment:

The assets on Moon Grove hold architectural value as they stand out amongst the other residential properties in the area. These cottages also derive significance from their relationships with the other similarly styled cottages on Moon Grove. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219999>

Unique Gazetteer ID (UID): MA07_0047

Asset name: 6, Moon Grove

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385547 394990

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1220030
HER: 8481.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0017	5 and 7, Moon Grove
MA07_0046	4, Moon Grove

Description and sources

Full asset description:

"A Grade II listed house constructed between 1833-36 and built of brown and grey brick in a Flemish bond with a slate roof. It is double-depth and double-fronted in plan and two storeys high over cellars with three symmetrical windows. There are steps up to a round-headed doorway with a panelled door, and a fanlight with radial geometrical tracery. The building also has 16-pane sashed windows and gable chimneys. It forms a group with No. 4 Moon Grove and Nos. 5 and 7." [1]

Setting description:

The asset is situated on a cobbled side street, and contained with its own garden plots. The assets on Moon Grove stand out amongst other residential properties due to their large gardens (which are still extant) and the trees and greenery surrounding them. The setting comprises streets of 19th century housing and commercial properties. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The assets on Moon Grove hold architectural value as they stand out amongst the other residential properties in the area. These cottages also derive interest from their relationships with the other similarly styled cottages on Moon Grove. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219999>

Unique Gazetteer ID (UID): MA07_0048

Asset name: Withington Hospital (Principal Administrative Block)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 383630 392311

Asset class/type and dates

Monument class/type: Health and welfare
Infirmary

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1220295
HER: 8497.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0014	Entrance lodges, piers, screens and gates to Withington Hospital
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Description and sources

Full asset description:

"A Grade II listed hospital building constructed in 1854, and designed by Hayley, Son and Hall for the Chorlton Union. It is built of red brick with sandstone dressings with slate roofs, in a cruciform plan with long wings to the left and right. There is a chapel projecting forward at the centre with a tower at the junction, and a rear wing. The chapel is a tall single-story seven-bay range of brick, with a three-bay entrance front built of sandstone ashlar. The east and west wings are both three-storey 18-window ranges. The wings have stone plinths, string-courses over the top floor windows, bracketed eaves and hipped roofs with cut-down ridge chimneys. The inner bays and outer three bays break forwards slightly. The inner bay has one, three-light mullioned window, on each floor and the outer bay has stone architraves to all the windows. The long intermediate ranges have segmental-headed windows and doors at the ground floor, 12 and nine-pane sashes at the first and second floors with flat-arched heads and keystones. The rear wing of the building is two storeys with a basement, and has a 10-bay range." [1]

Setting description:

The asset retains its historic relationship with the Grade II listed pair of entrance lodges. The asset is partially screened from Nell Lane by the two entrance lodges. The group of assets are prominent features along Nell Lane. The broader setting comprises the suburb of Withington and the residential properties which surround the asset. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

This asset has group value from its relationship with the Pair of Entrance Lodges to the Hospital

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

(MA07_0014), which is still extant. The hospital also holds architectural value through its cruciform plan which is unique in the area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1220295>

Unique Gazetteer ID (UID): MA07_0049

Asset name: War Memorial

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-309b

National Grid Reference: 384466 388466

Asset class/type and dates

Monument class/type: Commemorative
War memorial

Period(s): Modern

References

References: NHLE: 1241800
HER: 11394.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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Description and sources

Full asset description:

"A Grade II listed war memorial, which was unveiled on the 6th march, 1921. It is built of ashlar, and is a tapering square shaft of two stages with a stone plinth and a dentilled cornice to the lower stage. There are clock faces with hoodmoulds to the upper, and the bronze roll of honour has been removed." [1]

Setting description:

The war memorial is located in a prominent position on the crossroads at the centre of the village of Gately Green. Although the crossroads are much busier, the asset still retains its prominence in the centre of the village. The setting makes a positive contribution to the heritage value of the asset as it promotes the asset as a prominent feature within the village.

Asset value assessment:

The asset has value due to its artistic and historical interest due to the aesthetic quality of the monument and of the historical event it represents. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1241800>

Unique Gazetteer ID (UID): MA07_0050

Asset name: Behrens Hall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385693 394420

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE: 1246273
HER: 8489.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0144 Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge

Description and sources

Full asset description:

"A Grade II listed house, which is now a university hall of residence, constructed between 1835-38. It was designed by Robert Ogden in the Classical style, and built of scored stucco on brick with sandstone ashlar dressings and a hipped slate roof. It is in a deep rectangular plan, with two storeys over cellars, three symmetrical bays with a stone plinth, and broad pilasters to the outer bays forming segmental-headed blank arches. The ground floor has a pedimented stone porch with four Ionic columns raised on a plinth, a moulded frieze, and a pediment with an apex acroterion. This protects a wide square-headed doorway which has double doors, an overlight with fan-pattern tracery, round-headed side windows, and two sashed windows. The first floor has three 12-pane sashed windows, and the long return walls have various sashed windows. The interior has an entrance lobby screen which has double doors and side windows, all with round-headed glazing. The entrance hall is pilastered, and has a fine imperial staircase with elaborately decorated cast-iron balusters and wreathed mahogany handrails. There are panelled mahogany doors and architraves, and some moulded plaster friezes and original fireplaces." [1]

Setting description:

Behrens Hall is currently located within a complex of buildings associated with the University of Manchester. The asset is located slightly east off the busy A6010 Wilmslow Road, however a plot of trees is successful in screening views from the asset to the road. The original function of the asset as a private house is lost, however green space is still present to the south east of the building. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset has value due to its architectural interest which is derived from its classical design and striking white colour of the building allowing it to stand out amongst the other red brick buildings in the area. It also holds historical value due to its association with the architect Robert Ogden. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246273>

Unique Gazetteer ID (UID): MA07_0051

Asset name: Synagogue

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 384090 391915

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Synagogue

Period(s): Modern

References

References: NHLE: 1246274
HER: 15859.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0229	Albert Park Conservation Area

Description and sources

Full asset description:

"A Grade II Listed Synagogue built between 1925-26 of red brick with some Portland stone dressings, and designed by Delissa Joseph under the supervision of Joseph Sunlight. It is built in a rectangular plan with projecting wings and a porch. The Synagogue is two storeys high and is symmetrical with a central porch of white stone that has pilasters, cornice, a parapet, and a recessed doorway with a geometrical overlight. It is flanked by large rectangular two-storey wings, with stair turrets, each of which has a raised centre panel with a white stone doorway at the ground floor. At the first floor is a round-headed window with radiating glazing bars and margin panes, a brick cornice, a parapet with upstands, and similar windows in the return sides. A two-storey narthex links these three elements to the main building, which has pilastered three-bay side walls with three windows on each floor of each bay. The interior displays a narthex element with an entrance vestibule flanked by cloakrooms and stairs. There is an impressive main vessel with Ionic columns rising through galleries and supporting an entablature which returns to form an arch over the Ark. There are polished white marble steps and parapet leading to the Ark, and a tebah made of the same material. There are also Austrian oak furnishings." [1]

Setting description:

The synagogue is located within West Didsbury, surrounded by residential properties. Residential properties, of a similar age, building material and style, form the asset's immediate setting. A low hedge and wall form the asset's boundaries. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as it was designed by the architect Delissa Joseph, under the supervision of Joseph Sunlight. The unusual interior, constructed of white marble and Austrian

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Oak, is impressive and also contributes to the architectural interest.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246274>

Unique Gazetteer ID (UID): MA07_0052

Asset name: Vicarage of Church of St Michael and All Angels

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 381336 390354

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church
Period(s): Modern

References

References: NHLE: 1246281
HER: 8509.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0206	Church of St Michael and All Angels

Description and sources

Full asset description:

"A Grade II Listed Vicarage constructed in 1937, probably by N. F. Cachemaille-Day. It is built from red brick in a header bond with concrete slab roofs in a Muted Modern style, and is two storeys high. The front of the house is three-bays to the right, with a 4.5 bay link block to the left. The central entrance is recessed and flanked by three light windows with two light windows to either corner. There are flat band forming lintels to the door and the windows, with three two-light windows above with expressed lintel, a sill and a plain parapet. The link block as three windows with a door below, and five windows above. All of the windows on the building have steel casements. The roof is not visible, but there are projecting roof-slabs at the eaves. There is also a single-storey garage to the right, which is part of the original design. The east front of the building is stepped forward from left to right in four bays. There are three, four, five and six light windows, some of these being curved at the corners. The interior of the building has not been inspected." [1]

Setting description:

The setting of the vicarage comprises the grounds of the Grade II* listed Church of St Michael and all the angels (MA07_0206). The asset is set within a quiet residential area within a suburb of Manchester. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as it has highly distinctive architecture in a Muted Modern style. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246281>

Unique Gazetteer ID (UID): MA07_0053

Asset name: Hulme Hall, Hall of Residence, University of Manchester (Original portion)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385258 395609

Asset class/type and dates

Monument class/type: Domestic
Hall of residence

Period(s): Modern

References

References: NHLE: 1246448
HER: 8510.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0222	Victoria Park Conservation Area

Description and sources

Full asset description:

"A Grade II listed Hall of residence built in 1910, and designed by the architect Percy Worthington. It is built of brick with sandstone dressings with green slate roofs, in the Arts and Crafts style. The building has long wings ranged around the north, east and west sides of a quadrangle with a wing extending to the north. The building is comprised of two-storeys, with a short three-storey tower at the junction of the wings. The windows are generally six-light mullion-and-transom casements, with those of the upper floors in coupled gables. The east range has a five-bay arcade of four-centred arches at the ground floor, and to the right of this are three bays of stone oriels of two-storeys each. The squat tower in the south-east corner has an embattled stone parapet and an octagonal stair-turret to the left with a pattered lead roof." [1]

Setting description:

The setting of Hulme Hall is within a complex of buildings associated with the University of Manchester. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as it is built in the distinctive Arts and Crafts style and is associated with the renowned architect Percy Worthington. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246448>

Unique Gazetteer ID (UID): MA07_0054

Asset name: Church of St Aiden

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384165 391739

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church

Period(s): Modern

References

References: NHLE: 1246658
HER: 8527.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0228	Blackburn Park Conservation Area

Description and sources

Full asset description:

"A Grade II Listed Methodist Church, which was constructed in 1901 of red brick, with terracotta dressing and a green slate roof in the Late Gothic manner. There is a four-bay nave with transepts and a chancel, and a porch at the west gable end, with flying buttresses rising to flank the west window. The west window has three lancets in a moulded blank arch. The church has coupled lancet windows in the sides, a tall fleche on the roof, coupled two-light traceried windows to the transepts and a chancel with a two-light Y-traceried east window. The interior displays fine Art Nouveau stained glass by Walter J. Pearce." [1]

Setting description:

The Church is located off the B5167 Palatine Road in the suburb of Didsbury. The immediate setting comprises tall trees and a hedge line, which define the boundaries of the asset. The hedge is low to the front of the church, allowing for views east over Palatine Road from the asset. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which it gains from the aesthetic quality of the Gothic architecture and the stained glass by Walter J. Pearce.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246658>

Unique Gazetteer ID (UID): MA07_0055

Asset name: Roman Catholic Church of St Joseph

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 386002 396036

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church
Period(s): Modern

References

References: NHLE: 1246949
HER: 12097.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A Grade II Listed Roman Catholic Church, constructed between 1914-15 by Lowther and Rigby and built of red glazed brick in a Flemish bond with red sandstone dressings and a slate roof. It is built in the Arts and Crafts style. The church has a five bay nave on the north-south axis, with a north porch, a north-east tower, aisles, and a south-chancel. The gabled north entrance front has a projected single-storey porch/narthex with a plinth and a stylised embattled parapet, with cusped lancets flanking a wide splayed entrance arch of sandstone with a cyma-arched head and a hoodmould. There are also two-centred inner arch containing a pair of doormats which have shaped lintels and wooden-mullioned doors with glazed panels and ornamental L-hinges. Above this is a carved plaque with a lamb-and-flag emblem. The gable of the nave has buttresses, a tall segmental-pointed three-light window with chamfered mullions, and a coupled gable with kneelers. To the left is a short five-sided stair-turret to the tower, which is tall and square with plain diagonal buttresses and a steeply pitched roof with swept eaves, stone gargoyles and turrets at the corners. There is also a segmental-pointed doorway in the left side with a gable, a statue in a niche, and a large two-light belfry louvres with weathered sills. The aisles and nave have pilaster buttresses and two-light mullioned windows, those to the aisle have Art Nouveau cusping and those to the nave are very tall with tracery in the heads and small-paned coloured glazing. The interior was not inspected." [1]

Setting description:

The setting comprises the residential properties surrounding the asset and the parish that it serves. The asset is located off the A5184 Plymouth Grove, on its own, clearly defined, plot of land. The building surrounding the church are all of a similar style and age. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset has value due to its architectural interest, which it gains from the aesthetic quality of the Arts and Crafts style and its association with architects Lowther and Rigby. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246949>

Unique Gazetteer ID (UID): MA07_0056

Asset name: 66 Platt Lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385114 394933

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval

References

References: NHLE: 1246986
HER: 8552.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0116	68, Platt Lane

Description and sources

Full asset description:

"A Grade II listed detached house built in 1835 out of red brick in a Flemish bond with a slate roof in the Georgian style. The house is rectangular in a double-depth double-fronted plan. It is two-storeys high with a basement, an attic and three windows. There is a stucco plinth with a central doorway up some steps, an Ionic pilaster doorcase, a six-panel door and a rectangular overlight. The windows are 12-pane sashes with flat-arched heads, and there are also two added flat-roofed dormers in the roof. The right-hand return wall has a pedimented gable containing a window with a pedimented architrave. The rear of the building has a round-headed stair window with early 20th Century stained glass. It forms a group with No. 68 on the left, which is similar." [1]

Setting description:

The house is well set back from the road, within its own gardens. One of several houses of the same style and age along this road, such as Number 68 (MA07_0116), which is next door to the asset. The house has open views of Platt park and the Grade II* listed church of the holy Trinity (MA07_0199) to the front. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is drawn from its distinctive Georgian style. It also has group value due its association with the Grade II listed building 68 Platt Lane (MA07_0116). The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1246986>

Unique Gazetteer ID (UID): MA07_0057

Asset name: Ukrainian Club

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 386118 396206

Asset class/type and dates

Monument class/type: Domestic
Villa
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1247017
HER: 12098.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A Grade II Listed former villa, which is now a club. It was built in the early 19th Century out of red brick on stone plinth, with a slate roof. The building is in a double-depth, double-fronted plan. It is two storeys high, including a cellar, and has three symmetrical bays with the centre bay breaking forwards slightly. The front has a plinth, pilastered corners, first floor sill-bands to the outer bays, and a string course. There is a central doorway with a doorcase of Ionic semi-columns, entablature and cornice. At the ground floor are tall sashed windows with panelled sills and flat-arched heads. There are also 12-pane sashes at the first floor, with flat-arched heads." [1]

Setting description:

The former villa is located off Plymouth Grove West, and is the last remaining villa of its type on the street, others having been replaced by 20th century residential housing and commercial properties. The setting makes a negative contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical and architectural interest as the last remaining example of a 19th century villa of its type on Plymouth Grove west.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247017>

Unique Gazetteer ID (UID): MA07_0058

Asset name: Christ Church

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 383040 391883

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1247379
HER: 8566.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A church built between 1881-82 by Henry Littler. It is built of sandstone rubble with ashlar dressing in the Gothic style. It has a nave with north and south aisles, a west tower and a chancel. There is a three-stage tower with angle buttresses, a moulded plinth, two string courses, a plain parapet and a shallow west porch with an arched doorway. There are also coupled two-centred arched west windows, each with two cusped lights and a square clock-face above these. The south side has a two-light window at the ground floor and a square window to the second stage. The six-bay nave has square-headed windows of two cusped lights and parapets with ridged coping. The aisles have buttresses and two-centred two-light traceried windows. There is also a two-bay chancel. The interior has conventional aisle arcades of two-centred arched on octagonal piers." [1]

Setting description:

The setting of Christ Church is the parish that it presides over, once a country parish. The church now stands next to the very busy Princess Road. Almost directly opposite is the, more modern, Roman Catholic church of St Ambrose. The asset is within its own churchyard, with a low stone wall. To the east of the asset is a residential area. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from its Gothic architecture and association with the architect Henry Littler.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1247379>

Unique Gazetteer ID (UID): MA07_0059

Asset name: Church of St John

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 386620 395599

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church
Period(s): Post-medieval

References

References: NHLE: 1254469
HER: 8597.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A Grade II Listed church built by architect J. E. Gregan in the Early English style between 1845-46. It is built of snecked yellow sandstone rubble with gritstone dressing with steeply pitched slate roofs. The church has a nave with a south-west spire, north and south aisles, a south porch and north and south transepts. There is also a chancel with a north vestry. The three-stage tower has diagonal buttresses and a canted north-west stair turret, cusped lancets to the first and second stages, two-centred arched two-light belfry windows and broach spire with lucarnes on two levels. The gabled south porch has a two-centred arched doorway with shafts and moulded surround, a hoodmold, and double doors with strap hinges in the Celtic style. The three-bay nave has coupled windows and a large west window. The aisles display buttresses and lancet windows, and the one-bay chancel has a large east window. There is a gabled vestry to the east side of the north transept with a moulded two-centred arched doorway. The interior was not inspected." [1]

Setting description:

The Church is located off St John's Road A6010 within Longsight, south of Manchester city centre. The asset is contained by a small wall and some trees to the east partially screen the church from the road. The setting comprises residential properties within Longsight. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural and historical interest, which is derived from its Early English style architecture and its association with the architect J. E. Gregan.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254469>

Unique Gazetteer ID (UID): MA07_0060

Asset name: Church of St Agnes

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 386959 394860

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254653
HER: 12133.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A Grade II listed church built between 1884-85 by Medland and Henry Taylor, and later altered in 1895. It is built of speckled brick in an English bond, with red brick dressing and a steeply-pitched red tiled roof. It is in the Arts and Crafts style. It has a nave with a south porch, a north aisle with an apsidal west end and a two-storey transept at the east end. There is also a south chapel in the form of coupled transepts to the nave and chancel, a chancel with a triangular apse, and a roof bellcote. The nave has a gabled porch with a steeply-pitched roof down to low eaves. The west end of the building is asymmetrical, with a tall canted bay to the nave. The north side of the aisle has three three-light windows under tall gables, with a large red-brick gabled dormer beyond these. The triangular apse to the chancel has a foundation stone dated to July 1884. The interior has a three-bay aisle arcade, and an aisle with exposed wooden gable roofs." [1]

Setting description:

The setting of St Agnes Church is the parish which it served. The asset is contained within its own grounds which contain large mature trees. The surrounding area comprises mainly 19th-century housing, of a similar age and style to the church. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural and historical interest which is derived from its Arts and Crafts style as well as its association with the architects Medland and Henry Taylor. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254653>

Unique Gazetteer ID (UID): MA07_0061

Asset name: 18 and 20, Stenner Lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384580 390424

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1254680
HER: 8624.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A pair of Grade II listed houses originally built in the 18th century of red brick in a Flemish bond with some sandstone dressings and a slate roof. They are rectangular and double-depth in a plan of three elements. Number 18 is a later double-fronted house to the right with an early one-bay addition to the left of this, and Number 20 is a 19th century double-fronted house added on. They are both two-storeys high. The original house was formerly symmetrical with a central doorway with two three-light casements on each floor. Number 20 has a central doorway with a gabled porch of wooden open-work, two four-pane sashes on each floor, a chimney to the junction on the right, and a cut-down gable chimney. The rear and interior were not inspected." [1]

Setting description:

These garden fronted properties, once a farmhouse and cottage, are situated on a quiet lane within the Didsbury St James conservation area (MA07_0230). The assets are surrounded by the fields to which they were once functionally linked. The area still retains a rural feel even though the built-up area of Didsbury is quite close. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a surviving example of an 18th century cottage and farmhouse, few of which remain in this area. The area still retains a rural feel and the setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254680>

Unique Gazetteer ID (UID): MA07_0062

Asset name: Sundial approximately two metres from south wall of Church of St James

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384694 390367

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Sundial

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254681
HER: 8625.2.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0205	Church of St James
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MA07_0230	Didsbury St James Conservation Area
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Description and sources

Full asset description:

"A Grade II listed sundial, probably built in the 18th century. It is constructed of sandstone, and has a square base, a columnar pedestal with a square foot, and a moulded annular cap. The plate and gnomon are missing." [1]

Setting description:

The setting of the sundial is its position within the churchyard of St James's Church (MA07_0205). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a partially surviving example of an 18th century sundial. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254681>

Unique Gazetteer ID (UID): MA07_0063

Asset name: Fletcher Moss Art Gallery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384697 390446

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1254682
HER: 8626.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0113	Entrance Gateway of Fletcher Moss Art Gallery
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MA07_0230	Didsbury St James Conservation Area
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Description and sources

Full asset description:

"A Grade II listed former house and now art gallery, which was probably built in the early 19th century and later enlarged and altered. It is built of roughcast on brick with slate roofs on three levels. It is in a double-depth linear plan on an east-west axis, comprised of a long main range with end-bays treated as crosswings, and an addition to the east end. The building is two storeys high with eight windows, with the end bays being higher. The entrance, which is offset left of the centre, has a wrought-iron porch with a swept lead roof. The ground floor has three wooden canted bay windows, and the first floor has sashed windows. There are hipped roofs to the end bays, with projecting eaves and various tall chimneys." [1]

Setting description:

The asset is set within its own extensive gardens with mature planting. The asset is also within the Didsbury St James conservation area (MA07_0230). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as the former home of Alderman Fletcher Moss, J. P., a local historian and connoisseur. His collection of water colour paintings (including many by Turner) formed the nucleus of the gallery's collection. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254682>

Unique Gazetteer ID (UID): MA07_0064

Asset name: Church of St Peter

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 387419 394359

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254684
HER: 9762.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A Grade II listed church built in 1860 from coursed sandstone rubble, with dressed sandstone decoration, and a steeply pitched slate roof in the Early English style. The church has a nave, a south-west steeple and a north porch, and a chancel with a north vestry. The tower has buttresses, a two-centred arched west doorway, a small two-light window, a clock-face and a broach spire with two ornamented bands. The west gable of the nave has a large arched window, and the west end of the aisle has a smaller window. The five-bay nave has small clerestory windows, the aisle has arched windows, and in the second bay is a large gabled porch with a moulded doorway. The interior was not inspected." [1]

Setting description:

The church is set back from the road, within its own churchyard, but retains the feel that it is in the centre of a busy town. The setting of the church is also formed by the parish which it serves, and there is also a school directly behind the church which was once affiliated. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from its Early English Style. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254684>

Unique Gazetteer ID (UID): MA07_0065

Asset name: Langdale Hall and Attached Former Coach House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 385506 395394

Asset class/type and dates

Monument class/type: Domestic
Villa
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254692
HER: 8642.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0222	Victoria Park Conservation Area

Description and sources

Full asset description:

"A Grade II listed late 19th century villa, built from coursed dressed sandstone in the Gothic style with a fish scale slate roof. The villa is two storeys high with an attic and three bays. There is a narrow entrance bay between projecting gabled outer bays. The left return wall has an added conservatory, and the right-hand return wall has an added single-storey stone bay with canted corners, mullioned windows and a brattished parapet. Beyond this a gabled wing projects. There is a former coach-house attached at right angles to the rear corner, which is one and a half storeys high with a small gable dormer above and steeply pitched fish scale roof." [1]

Setting description:

Langdale Hall and coach house are set back from a quiet road and enclosed within their own grounds by a hedge topped, stone wall, which gives the asset a feeling of privacy and restricts the views both into and out of the property. The properties surrounding the asset consist mainly of 20th-century apartment blocks. This asset is within the Victoria Park conservation area (MA07_0222). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from its distinctive Gothic style. It also has historical interest as a good example of an intact 19th century villa. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254692>

Unique Gazetteer ID (UID): MA07_0066

Asset name: Lodge of the Firs, with Attached Gateway

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385854 394136

Asset class/type and dates

Monument class/type: Domestic
Lodge
Period(s): Post-medieval

References

References: NHLE: 1254834
HER: 9123.3.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0111	The Firs and Attached Annex

Description and sources

Full asset description:

"A Grade II listed Gate Lodge constructed in 1851 and designed by architect Edward Walters. It is built from stucco on brick, with a slate roof. It has stone gate piers with wrought-iron gates and side walls of red brick in a Flemish bond. The lodge is square in plan, with two storeys facing the drive and a rectangular two-storey gabled bay to the right. There is a doorway with a shouldered architrave to the left. The bay has wooden mullion-and-transom windows to both floors. The left return wall has a wooden canted oriel at the first floor. The gateway has square gate piers with pyramidal caps and elaborate wrought-iron gates, and is flanked by convex quadrantal side walls of brick which link to the lodge on the left." [1]

Setting description:

The lodge is located towards the southern end of Whitworth Lane, Fallowfield. The area predominantly comprises buildings associated with the University of Manchester, in particular student halls of residence. This section of Whitworth is lined on both sides by tall trees and the lodge is also screened by these trees. The lodge is still associated with The Firs (MA07_0111), which forms a part of the setting of the asset. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest, which is derived from its association with the architect Edward Walters. The asset also has group value due to its association with the Firs (MA07_0111). The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1254834>

Unique Gazetteer ID (UID): MA07_0067

Asset name: Queen of Hearts Public House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385554 394048

Asset class/type and dates

Monument class/type: Education
School
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254889
HER: 12151.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0107	Church of the Holy Innocents and St James

Description and sources

Full asset description:

"A Grade II listed public house which was formerly the School to the Church of the Holy Innocents. It was built between 1870-72 by Price and Linklater in the Gothic style, and has been subsequently altered. It is built from coursed yellow sandstone rubble, with red sandstone dressing and a steeply pitched slate roof. It is a rectangular plan on the east-west axis with a north-east wing. There is a high single storey five-bay hall with lower gabled wings at both ends. The buttressed hall range as low eaves and tall windows rising into gabled half dormers. The gables of the wings have coupled cross-windows. The east front of the east wing has a gabled porch with a two-centred arched doorway. To the right of this is a three-bay set-back wing. The interior has been altered." [1]

Setting description:

The asset retains its relationship with the Church of the Holy Innocents (MA07_0107), despite the change in its use. The asset is set back from a very busy crossroads, but is partially screened from the road by mature planting. The setting makes a positive contribution to the heritage value of the asset due to the associated with the church.

Asset value assessment:

The asset holds architectural value, due its Gothic styling, and historical value due to its association with the architects Price and Linklater. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254889>

Unique Gazetteer ID (UID): MA07_0068

Asset name: Synagogue

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385379 393992

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Synagogue

Period(s): Modern

References

References: NHLE: 1254890
HER: 8656.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"A Synagogue built between 1912-13 and designed by architect Joseph Sunlight. It is built from sandstone ashlar with a slate roof and a copper clad dome. There is a square tower to the right-hand side which is surmounted by a tabernacle and cupola, and has an entrance in the base and a wide gable to the left. The doorway has a ribbed oak door in a barrel-vaulted entrance with a rectangular surround. The ground floor has a range of windows in deeply chamfered reveals. There is also a parapet with recessed brick wings to the right and left with later additions to the rear." [1]

Setting description:

The synagogue is set within the historic area it serves. The asset is set back from the busy main road and contained within an iron fence, with well maintained lawn areas. It is within a residential area, and surrounded by houses and a modern apartment block. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset holds architectural and historical value, as it is built in the style of a Turkish mosque and was designed by the architect Joseph Sunlight.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254890>

Unique Gazetteer ID (UID): MA07_0069

Asset name: Wilmslow Road (7 and 9, The Grove)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384874 390463

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1254891
HER: 12154.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0070 Wilmslow Road (17, The Grove)

MA07_0071 803 and 805, Wilmslow Road

MA07_0073 Steak and Kabab Restaurant (844 and 846, Wilmslow Road)

MA07_0102 807 and 809, Wilmslow Road

MA07_0230 Didsbury St James Conservation Area

Description and sources

Full asset description:

"A pair of semi-detached houses, which were probably built in 1870 and later altered. They are built from brown brick in a header bond, with sandstone dressing and some applied black-and-white "half-timbering", and a slate roof. Both houses are square in plan, single-fronted and built in the North Germanic vernacular style. They are two storeys high with front windows and buttressed corners. The doorways are close to the outer corners with panelled and glazed doors, and rectangular stone lintels. All windows are apparently horizontal sliding sashes, with those above the doors having small stone balconies protected by cast-iron latticed railings. The houses are part of a small but distinctive settlement, said to have been built for an immigrant North German community." [1]

Setting description:

These houses are set within the conservation area of Didsbury St James (MA07_0230), which forms its setting. However, they are also part of a small but distinctive settlement forming a group with other assets in 'The Grove'. The Grove is a small cul-de-sac which contains houses of the same age and architectural style. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset holds architectural value as it is built in the North Germanic Vernacular style. The architectural style is a rare example of domestic architecture reflecting the cosmopolitan nature of 19th century Manchester society. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254891>

Unique Gazetteer ID (UID): MA07_0070

Asset name: Wilmslow Road (17, The Grove)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384903 390433

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1254892
HER: 12157.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0069	Wilmslow Road (7 and 9, The Grove)
MA07_0071	803 and 805, Wilmslow Road
MA07_0073	Steak and Kabab Restaurant (844 and 846, Wilmslow Road)
MA07_0102	807 and 809, Wilmslow Road
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A Grade II listed house, probably built in 1870 and later altered. It is built of brown brick in a header bond, with some red brick, sandstone dressings, some applied "half-timbering" and a slate roof. It is rectangular in plan and built in the North German vernacular style. The house is two storeys high, with a gabled five-window façade, buttressed corners, bands of red brick between the openings, ornamental half-timbering in the gable and projecting verges. The doorway, which is offset right of the centre, has a recessed panelled and glazed door and a rectangular stone lintel. The ground floor has two large three-light windows and the first floor has four two-light windows. There are also tall side-wall chimneys. The rear and interior were not inspected." [1]

Setting description:

This house is set within the conservation area of Didsbury St James (MA07_0230) which forms part of its setting. However, it is part of a small but distinctive settlement forming a group with other assets in 'The Grove'. The Grove is a small cul-de-sac which contains houses of the same age and architectural style. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset has value due to its architectural interest, as it is built in the North German vernacular style and matches the architecture of the associated assets on The Grove. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254892>

Unique Gazetteer ID (UID): MA07_0071

Asset name: 803 and 805, Wilmslow Road

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384859 390427

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1254893
HER: 12159.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0069	Wilmslow Road (7 and 9, The Grove)
MA07_0070	Wilmslow Road (17, The Grove)
MA07_0073	Steak and Kabab Restaurant (844 and 846, Wilmslow Road)
MA07_0075	Wilmslow Road (3 and 5, The Grove)
MA07_0076	Development Education Project Centre
MA07_0102	807 and 809, Wilmslow Road
MA07_0108	1, The Grove
MA07_0109	15, The Grove
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A pair of houses probably built in 1870 and built from brown brick in a header bond, with some dressings of sandstone and red brick, some applied "half-timbering" and slate roofs. They are built in an irregular plan. Both are two storeys high with a narrow three-storey tower, a seven window range including a square-topped wing to the left, a square-topped tower next to this and two steeply pitched gables with ornamental half-timbering and projecting verges. The base of the tower has a square-headed doorway, with another doorway to the right of the third window and a gabled porch. Both floors have mostly two-light windows with a three-light window between the doorways and another at the first floor to the left, with a cast-iron balcony."
[1]

Setting description:

These houses are set within the conservation area of Didsbury St James (MA07_0230) which forms its setting. They are also part of a small but distinctive settlement forming a group with other assets in 'The

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Grove'. The Grove is a small cul-de-sac which contains houses of the same age and architectural style. However, these assets are set on the edge of Wilmslow Road, rather than being with The Grove. The noise and traffic from the road has negatively affected the overall setting, but the setting adds to the value of the asset, due to its group value with the surrounding assets of a similar style and age.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from its notable German Vernacular style architecture, a rare example of architecture reflecting the nature of 19th century Manchester society. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254893>

Unique Gazetteer ID (UID): MA07_0072

Asset name: Park House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384963 390452

Asset class/type and dates

Monument class/type: Domestic
Villa
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254894
HER: 8675.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A Grade II listed villa, which is now an office, that was built in 1848. It is built in brick with white painted stucco over, a slate roof, and is in an irregular rectangular plan in the Gothic style. It is two-storeys high, with a symmetrical three-window façade composed of two projecting gables with a narrow one-storey link containing a two-centred arched doorway. The flanking gables have a large four-light canted bay window at the ground floor, with a segmental-pointed two-light casement at the first floor. The east return side, to Didsbury Park, is in a similar style. The rear and interior were not inspected." [1]

Setting description:

Park House is set within the Didsbury St James conservation area (MA07_0230). The asset is set back from the road and surrounded by a low stone wall and mature planting. This gives the asset a sense of privacy, restricting the views both inwards and outwards. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from its Gothic style architecture. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254894>

Unique Gazetteer ID (UID): MA07_0073

Asset name: Steak and Kabab Restaurant (844 and 846, Wilmslow Road)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384737 390464

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1254895
HER: 8668.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0069	Wilmslow Road (7 and 9, The Grove)
MA07_0070	Wilmslow Road (17, The Grove)
MA07_0071	803 and 805, Wilmslow Road
MA07_0077	Ye Olde Cock Inn
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A pair of late 18th century cottage with later alterations, which is now a restaurant. It is built from white-painted brick, with a graduated slate roof, and is double-depth in plan with back extensions. It is two storeys high. Number 846 has a symmetrical shop front at the ground floor, the doorway being flanked by large square windows. Number 844 has a square four-pane sashed window, a doorway to the left and a first floor window matching those of Number 846. There is a ridge chimney to Number 846, and a gable chimney to Number 844. The rear and interior were not inspected." [1]

Setting description:

This restaurant, once cottages, is set back from the road and is attached to and opposite public houses (MA07_0077) (MA07_0074). It is also within the Didsbury St James conservation area (MA07_0230) which forms its setting. The area retains its village feel even though it is located on a busy road in a suburb of Manchester. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a good example of surviving 18th century cottages. The

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

setting within the Didsbury St James conservation area (MA07_0230) makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254895>

Unique Gazetteer ID (UID): MA07_0074

Asset name: Didsbury Hotel

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384746 390407

Asset class/type and dates

Monument class/type: Commercial
Hotel

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254896
HER: 8670.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0230 Didsbury St James Conservation Area

Description and sources

Full asset description:

"A hotel built in the mid 19th century, probably in more than one build and altered later. It is built from white-painted stucco on brick with a slate roof, and is in an L-plan. The hotel is two and three storeys in height, with six windows at the first floor in two portions. To the right is three-storeyed, has a porch with a round-headed doorway and windows, and a parapet arched over each of these. There are two pairs of small round-headed windows at the first floor, and three segmental-headed windows at the second floor. To the left is regular and symmetrical, with two pairs of tall round-headed windows at the ground floor and a band arched over them. There is also a round-headed window in the centre of the first floor, under a gable. All windows are sashed. There is a gable chimney to the left and two ridge chimneys to the right." [1]

Setting description:

This hotel set back from the road with a large seating area to the front, which is enclosed by iron railings. It is on a junction with a restaurant (MA07_0073) and Ye Olde Cock Inn (MA07_0077). It is situated in the Didsbury St James conservation area (MA07_0230), which has retained a village feel even though it is located on a busy road in a suburb of Manchester, and forms the asset's setting. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset holds architectural value as a good surviving example of an intact 19th century hotel. It is built from distinctive white-painted stucco on brick, allowing it to stand out amongst the other buildings in its setting. The setting in the Didsbury St James conservation area (MA07_0230) makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254896>

Unique Gazetteer ID (UID): MA07_0075

Asset name: Wilmslow Road (3 and 5, The Grove)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384862 390452

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1254898
HER: 12153.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0071	803 and 805, Wilmslow Road
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MA07_0230	Didsbury St James Conservation Area
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Description and sources

Full asset description:

"A pair of houses, which were probably built in 1870 out of brown and red brick with some applied "half-timbering" and a slate roof. The houses are double-fronted in plan and in the North German vernacular style. They are two storeys high, with four windows, ornamental geometrical half-timbering in the gable, and projecting verges. The doorways have panelled and glazed doors and rectangular stone lintels. There are also two and three-light windows with raised sills and rectangular stone lintels. The rear and interior have not been inspected." [1]

Setting description:

These houses are set within the conservation area of Didsbury St James (MA07_0230), which forms its setting. They are also part of a small but distinctive settlement forming a group with other assets in 'The Grove', a small cul-de-sac that contains houses of the same age and architectural style. The houses are mostly screened from the road and surrounding buildings by large trees. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from their North German vernacular style which reflects the nature of 19th century Manchester society. The setting makes a positive contribution to the heritage value of the asset, and it has group value with the surrounding assets of a similar style and age.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254898>

Unique Gazetteer ID (UID): MA07_0076

Asset name: Development Education Project Centre

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384845 390430

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1254950
HER: 12158.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0071	803 and 805, Wilmslow Road
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A small house, which is now an education centre, which was probably built in the late 18th century. It is built of white-painted render on brick with a slate roof, and is double-depth double-fronted in plan. It is two storeys high with two symmetrical windows and a first-floor sill-band. There is a central doorway protected by a small lean-to latticed porch. The windows are 16-pane unformed sashed windows with exposed boxes, and the house has gable chimneys. The rear of the house has one small horizontal-sliding sash on each floor. The interior has not been inspected." [1]

Setting description:

It is set within the conservation area of Didsbury St James (MA07_0230). It is also part of a small but distinctive settlement and forms a group with the other assets in 'The Grove'. This asset, however, is situated adjacent to Wilmslow Road and is not screened by trees. Consequently, this asset is affected by the noise and traffic produced by Wilmslow Road. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as an uncommon example of an 18th century cottage in this area, and it has group value with the surrounding assets of a similar style and age.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254950>

Unique Gazetteer ID (UID): MA07_0077

Asset name: Ye Olde Cock Inn

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384734 390445

Asset class/type and dates

Monument class/type: Commercial
Public house

Period(s): Medieval,
Post-medieval, and
Modern.

References

References: NHLE: 1254964
HER: 8669.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0073 Steak and Kabab Restaurant (844 and 846, Wilmslow Road)

MA07_0230 Didsbury St James Conservation Area

Description and sources

Full asset description:

"A former Inn, now a public house, built in 1797 and subsequently altered. It was built on the site of a 16th century building known as The Cock. The Inn is built from white-painted roughcast on brick with a green slate roof, and is in a long rectangular plan with back extensions. It is three storeys high, with a five window façade, and doorways at the left end and between the fourth and fifth windows. The first door has a pedimented doorcase and the second between the windows has a flat-roofed porch on two columns. There is a two-storey canted bay window offset left of the centre, 20th century casements at the ground floor, and three sashes at the first floor. At the right-hand end is a one-storey canted bay, and two 20th century cross-window casements with all other first floor windows being sashed. The Inn has four ridge chimneys. The rear of the building has some sashed windows, and the interior has been altered." [1]

Setting description:

The setting comprised the junction, on which the asset is located, and the nearby Didsbury Hotel (MA07_0074) and attached restaurant (MA07_0073). It is located close to the busy Wilmslow Road, which produces large amounts of noise and traffic. Much of the setting remains largely unaltered. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural and historical interest, as it is a good example of an 18th century Inn on the site of an earlier 16th century building. The setting makes a positive contribution to the heritage

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254964>

Unique Gazetteer ID (UID): MA07_0078

Asset name: Didsbury Methodist Church of St Paul

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 384785 390704

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Methodist chapel

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254966
HER: 8673.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0079	Walls, Gate Piers and Gates to Didsbury Methodist Church of St Paul
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MA07_0230	Didsbury St James Conservation Area
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Description and sources

Full asset description:

"A Methodist Church built in 1875 by E. T. Barry and Sons. It is built from coursed squared sandstone rubble, with a steeply pitched green slate roof. The church has a nave with transepts, a chancel with a north vestry, a south organ house, and a south-west steeple. The church is built in the Gothic style. The tower has diagonal buttresses and three-bay nave has stepped triple lancets rising into gables. The buttressed aisles have arcaded five-light windows, and the transepts have angle-buttresses and corner pinnacles. The interior has aisle arcades of polished granite columns with carved capitals and two-centred arches. There is a barrel roof to the nave on corbelled columns." [1]

Setting description:

This former Methodist Church is set back from the road within its own grounds, which consists mostly of a car park with a small lawn area to the west. The asset is screened from the busy main road by mature trees giving the asset a more enclosed setting. It is noticeable as a substantial stone built building within a predominantly redbrick area. The asset is also situated in the Didsbury St James conservation area (MA07_0230) which has retained a village feel. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from its distinctive Gothic architecture, allowing it to stand out amongst other buildings in the area. It also has historical value due to being designed by E. T. Barry and Sons. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254966>

Unique Gazetteer ID (UID): MA07_0079

Asset name: Walls, Gate Piers and Gates to Didsbury Methodist Church of St Paul

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384751 390703

Asset class/type and dates

Monument class/type: Monument
Gate pier
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254967
HER: 8673.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0078	Didsbury Methodist Church of St Paul
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"Walls that bound the north and west sides of the churchyard of the Didsbury Methodist Church of St Paul, with gate piers and gates. It was probably built in 1875 and is built from coursed squared sandstone rubble and sandstone ashlar. The walls have pitched copings, and upstands at regular intervals. There are two pairs of Gothic gate piers in the west wall, with octagonal spired tops, and double gates of wrought-iron in the Gothic style. There is one pair of gate piers in the north wall, with a single gate." [1]

Setting description:

The setting of this asset is its association with the Didsbury Methodist church of St Paul (MA07_0078) to which it forms the entrance and boundary to the grounds. It is within the Didsbury St James conservation area (MA07_0230), which has remained largely unaltered. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from its Gothic style gate piers and gates. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254967>

Unique Gazetteer ID (UID): MA07_0080

Asset name: Didsbury Public Library

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 384658 391288

Asset class/type and dates

Monument class/type: Education
Public library

Period(s): Modern

References

References: NHLE: 1254968
HER: 8665.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0099	Rhodes Memorial Clock Tower
MA07_0100	Didsbury War Memorial
MA07_0228	Blackburn Park Conservation Area

Description and sources

Full asset description:

"A public library constructed in 1915 and designed by Henry Price, the City Architect. The library is built from red brick with dressings of Portland stone with slate roofs and is in the Eclectic style with Gothic features. It is in a triangular plan with two wings at an acute angle hinged on an octagonal drum. It is a high single storey, and is dominated by the drum. This then rises to a clerestory and has coupled corner pilasters, three-light mullioned windows, a sill-band carried round, a deep stone parapet and an upstand in each side. The roof is octahedral which is surmounted by a finial with a weathervane. The front is enclosed by a single-storey three-sided porch in the form of a buttressed arcade of two-centred arches, with a parapet and a pyramidal roof. The wings have mullioned and double-transomed windows rising into gables above the parapet, and hipped roofs." [1]

Setting description:

This asset is situated between two main roads but set back from both with paved public footpaths running round the entire building. This makes it both public and accessible as is warranted for a library. The asset is surrounded on all sides by large trees, which partially screen it from both roads and other buildings. The trees allow for a somewhat enclosed setting to be formed. The buildings that surround the library, apart from Didsbury War Memorial (MA07_0100), comprise mainly of commercial properties constructed of red brick. The asset's setting includes the Blackburn Park conservation area (MA07_0228), which it lies within. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset has value due to its architectural interest which is derived from its Eclectic style with Gothic features. The asset also has historical value, due to being designed by Henry Price who was the first person to hold the position of 'City Architect'. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254968>

Unique Gazetteer ID (UID): MA07_0081

Asset name: Lodge to Didsbury Lodge

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 385170 390441

Asset class/type and dates

Monument class/type: Domestic
Lodge
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254969
HER: 8677.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0104	Walls and gate piers at entrance to Didsbury Lodge
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"An entrance lodge to the former Didsbury Lodge, built in the mid 19th century and subsequently altered. It is built from white-painted roughcast render on brick with a slate roof, and is in a square plan in the Classical style. There is a 20th century addition to the rear. The lodge is a single storey and has a symmetrical two-window façade with a plinth, a thin string course, moulded cornice, and a central rectangular porch with corner pilasters. There is also a central rectangular porch with corner pilasters, entablature, cornice and a pediment, with a round-headed doorway with a moulded surround and keystone. The building also has four-pane sashed windows with raised sills and moulded architraves, including similar windows in the sides. The roof is shallow and pyramidal with coupled chimneys at the apex." [1]

Setting description:

The asset is set in the grounds of the former Didsbury Lodge which forms its main setting. The buildings have retained their association, despite the entrance lodge being surrounded by mature trees. Modern buildings in the area have not removed the association. The asset is within a busy area of the Didsbury St James conservation area (MA07_0230), but the area has retained much of its character. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from its Classical style architecture which is accentuated by the white painted render on brick. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254969>

Unique Gazetteer ID (UID): MA07_0082

Asset name: Former coach house/stable block to North of Parris Wood House and attached yard wall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385617 390420

Asset class/type and dates

Monument class/type: Agriculture and subsistence
Coaching inn stable

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254972
HER: 9131.2.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A late 18th to early 19th century coach house and stable block with an attached yard wall. It is built from red brick in an English garden wall bond, the outward walls facing white, and there are slate roofs. The building is L-plan and is formed by a double-pile main block facing west with a receding wing on the south side. It is two storeys high with a symmetrical west front with three-bay main range flanked by gabled wings breaking forwards. The main range has three blank arches, the centre containing a multi-pane glazed screen and the outer wings containing 12-pane sashed windows. The wings have two 12-pane sashes at the ground floor. There are chimneys at the junctions. The left return of the left wing has a blank arch at the first floor with a 12-pane sash, an added porch below, a 16-pane sash on each floor to the left, and three blocked round-headed windows at the ground floor. The long south wing has a round-headed archway in the centre, altered or inserted tall windows in the former stable to the left, small segmental-headed windows to the right and a doorway with a blind oculus. The courtyard side of the range has an arcade of four shallow elliptical arches on sandstone columns. The rear of the main range has mostly altered openings. The north and east sides of the yard are enclosed by a brick screen wall approximately three metres high. The interior has two oak king-post trusses with raked struts and curved principals, and re-used oak purlins." [1]

Setting description:

This asset is set back from two very busy main roads, and is surrounded by a modern cinema, a large hotel and car parks. This has left the asset isolated within a modern retail setting. The buildings are built around a courtyard and so the main elevations of the buildings are interior facing. The setting makes a negative contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Asset value assessment:

The asset has value due to its historical and architectural interest as a good example of an 18th-19th century coach house and stable, which is rare within the area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254972>

Unique Gazetteer ID (UID): MA07_0083

Asset name: Philip Godlee Lodge (formerly The Elms)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384674 390490

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254973
HER: 8667.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0230 Didsbury St James Conservation Area

Description and sources

Full asset description:

"A house built c. 1850 with later alterations. It is built from roughcast render on brick, with sandstone dressing and slate roofs. The main block is square and double-depth in plan and facing east with an L-shaped wing on the south side. The house is two-storeys high with the main block presenting a symmetrical three-window façade, corner pilasters, a deep plain frieze and projected eaves. There is a central Ionic porch, which is up two steps, protecting a glazed and panelled door and side windows. The roof is hipped with two tall ridge chimneys. The wing to the left is slightly lower with similar corner pilasters. The north side has a two-storey pilastered bay with 20th century additions. The rear of the building has a wrought-iron veranda at the ground floor. The interior has an entrance hall with an Ionic screen, and an open-well staircase with cast-iron balusters." [1]

Setting description:

The house has now been converted and is still set within its own reduced grounds, which consist of a lawn area and a car park. It is set back from the road with partial screening provided by some large trees. A large apartment block, in the style of a 19th-century factory, is now built adjacent to the asset. It is within a busy part of the Didsbury St James conservation area (MA07_0230). The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest through its association with Philip Godlee, chairman of the Hallé Concerts Society, who raised money for an extension to the building when it was a convalescent home. It was renamed the Philip Godlee Lodge, in his honour.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254973>

Unique Gazetteer ID (UID): MA07_0084

Asset name: Lodge to the Towers (Shirley Institute) and attached gatepier

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385086 390404

Asset class/type and dates

Monument class/type: Domestic
Lodge

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1254974
HER: 8671.2.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0204 The Towers (Shirley Institute)

MA07_0230 Didsbury St James Conservation Area

Description and sources

Full asset description:

"An entrance lodge to The Towers , which was built between 1868-72 by Thomas Worthington for J. E. Taylor. It is built from red brick with sandstone dressings and a slate roof, and is built in an L-plan formed by a main range on the north-south axis. There is a short set-back wing on the west side, with a porch at an angle. The lodge is in the French Gothic style, displaying very steeply pitched roofs and tall chimneys. It stands one-and-a-half storeys high, with the wing being lower. The porch is rectangular and open-arcaded with two arches to the front and one to side, which are composed of short stout columns. A bracketed brick band extends to the main range, and there is one cross-window on each floor. The roof is hipped and very steeply pitched, with a tall coupled side-wall chimney and a similar chimney at the junction with the wing. Attached to the north-west corner is a banded gate-pier." [1]

Setting description:

This asset is set back from Wilmslow Road slightly, and is surrounded by mature trees. It is adjacent to a residential area, and now forms part of the entrance way to a modern business park. The association with The Towers (MA07_0204) is no longer clear due to the modern development. The setting of the asset makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from its French Gothic style architecture. It also has value due to its historical interest which is derived from its association with the

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

architect Thomas Worthington, and as the house where Daniel Adamson decided to build the Manchester Ship Canal in 1882.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1254974>

Unique Gazetteer ID (UID): MA07_0085

Asset name: Liverpool Victoria Insurance

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385474 394782

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1255023
HER: 8659.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A pair of houses constructed between 1830-40, which are now offices. They are built from scored stucco in imitation of channelled ashlar and have a slate roof. The houses are double-depth in plan with a large rear wing, are built in the Unorthodox classical style and are three storeys high. The front has symmetrical windows, a high stone plinth and a first floor string course. The end bays are higher than the centre, and have unusual columns with plain friezes, with Tuscan columns at the ground floor, Ionic at the first and panelled pilasters at the second floor. The left bay has a shallow porch with a 20th century door. The rear and interior were not inspected." [1]

Setting description:

This asset is set back from Wilmslow Road in a semi-residential area, and is contained by a low brick wall. It has views over the park area to the west, and Holy Trinity Platt Church (MA07_0199). Its setting directly to the east comprises later houses, and forms a residential area. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset holds value due to its architectural interest as it is built in an Unorthodox Classical style, which is a unique example for the area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255023>

Unique Gazetteer ID (UID): MA07_0086

Asset name: Barclays Bank

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385023 395675

Asset class/type and dates

Monument class/type: Commercial
Bank (financial)

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1255024
HER: 8657.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A former villa constructed in 1840. It was later converted to a Barclays bank, but is now used as a restaurant/bar. It is built from stucco on brick with sandstone dressings and a hipped slate roof. The building is double-depth in plan with a rear wing, is two storeys high, and has a four-window façade with a plinth and frieze. There are three windows at the ground floor and sashed windows at the first floor, with all the windows having moulded architraves. The right-hand return side has a panelled door and 20th century windows." [1] The asset has since been painted yellow.

Setting description:

The asset is set on the corner of a busy crossroads, in an area of modern retail and commercial buildings. Due to the conversion of the building it cannot be appreciated within its setting. It is situated directly opposite the entrance to Whitworth Park. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset derives its value from its architectural interest through its classical architecture and as a surviving example of a 19th century villa in this area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255024>

Unique Gazetteer ID (UID): MA07_0087

Asset name: Pampers (456 Wilmslow Road)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384938 393086

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1255025
HER: 12163.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0224	Withington Conservation Area
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Description and sources

Full asset description:

"A small house or shop, which is now a shop, built in the early 19th century. It is built from painted white brick with dressings painted black, and has a graduated slate roof. The house is double-depth double-fronted in plan, two low storeys high with two windows at the first floor. To the right is a central doorway and a shop window under a 20th century canopy, and to the left is a sashed window. In the centre of the first floor is a 20th century signboard flanked by square sashed windows. There are no chimneys now." [1]

Setting description:

This asset is set on Wilmslow Road, in a busy shopping area. The streetscape that forms the asset's immediate setting has changed little since the 19th century, with the biggest changes being to shop fronts. Some more modern developments have taken place, although these have not altered the setting greatly. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as one of the oldest surviving buildings within central Withington. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255025>

Unique Gazetteer ID (UID): MA07_0088

Asset name: Withington Ale House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384866 392990

Asset class/type and dates

Monument class/type: Commercial
Inn

Period(s): Post-medieval

References

References: NHLE: 1255026
HER: 8663.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0004	Pair of stone piers to forecourt of Number 494 Cine City
MA07_0090	Two pairs of stone piers to forecourt of Number 496 (Withington Ale House)
MA07_0224	Withington Conservation Area

Description and sources

Full asset description:

"An Inn built in 1881 and designed by the architect William Mellor. It is built from brick, which is painted at the ground floor, with stone dressings, and has a steeply pitched tile roof. The inn is built in the Eclectic Gothic style and is two storeys high. The building is an irregular corner site and has a round corner four-storey tower, with a central clock turret and pyramidal roof. On the Wilmslow road side are seven bays, with three bays to the a corner and a three-bay return to the left. At the ground floor are stilted segmental-headed windows with granite shafts and moulded heads, and at the first floor are square-headed windows. The third bay from the left is gabled to a façade with a segmental-headed entrance below, a carved keystone and shafted jambs. There are hipped gabled half dormers to the tower, moulded chimneys and balconies to the first floor and above the entrance." [1]

Setting description:

This asset is set on a busy crossroads on Wilmslow Road within an urban area, which is partly residential and commercial, forming its immediate setting. Much of the original setting remains intact, with numerous contemporary buildings still surviving in the area. However, the setting has been reduced somewhat by the development of the busy crossroad, and the construction of a modern apartment block directly adjacent. The asset still remains a prominent building in its own setting. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset holds architectural value due to its Eclectic Gothic style, which is a rare example for the area. It is

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

also of historic value due to its association with the architect William Mellor. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255026>

Unique Gazetteer ID (UID): MA07_0089

Asset name: Church of St Paul

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384950 392884

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Chapel

Period(s): Post-medieval

References

References: NHLE: 1255027
HER: 8662.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0224	Withington Conservation Area

Description and sources

Full asset description:

"The church was built in 1841 and designed by the architects Hayley and Brown, whereas the chancel and chapel were built in 1864 and designed by J. Lowe. The church is built from pink brick with a low pitched roof to a parapet, and is in the simplified neo-Norman style. There is a six-bay nave, a three-bay chancel, and a central west tower with a west entrance and openings to the bell chamber above. The interior is broad and aisle-less, with a West gallery, an open truss roof to the chancel and a 20th century suspended ceiling to the nave. There is also a round-headed chancel arch. The windows have some Victorian stained glass."
[1]

Setting description:

This asset is set within a residential area, and is contained within its own churchyard, which includes graves, by a low brick wall. It is set back from Wilmslow road, and partially screened from it by mature trees. Much of the original setting of the asset remains intact, although it has partially been diminished by modern developments to the rear (east). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset holds value due to its architectural interest, being a good example of a church built in the Neo-Norman style. It also holds value due to its historical interest, as the asset was designed by Hayley and Brown and J. Lowe. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: High

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255027>

Unique Gazetteer ID (UID): MA07_0090

Asset name: Two pairs of stone piers to forecourt of Number 496 (Withington Ale House)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384883 392974

Asset class/type and dates

Monument class/type: Monument
Gate pier

Period(s): Post-medieval

References

References: NHLE: 1255028
HER: 8663.2.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0004	Pair of stone piers to forecourt of Number 494 Cine City
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MA07_0088	Withington Ale House
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MA07_0224	Withington Conservation Area
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Description and sources

Full asset description:

"This asset comprises two pairs of stone piers, formerly for railings, which were probably built in 1881. They are built of dressed stone and comprise broad round piers with chamfered tops and ball finials, with each pair mounted on a dwarf wall." [1]

Setting description:

This asset is set on the busy Withington Road, with the immediate setting formed by its association to Withington Ale House (MA07_0088). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset holds value as few 19th century stone piers are present within the immediate area. Group value is also derived from its association with Withington Ale House (MA07_0088). The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255028>

Unique Gazetteer ID (UID): MA07_0091

Asset name: Park Statue of Oliver Cromwell approximately 100 metres east of Wythenshawe Hall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 381693 389808

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Statue
Period(s): Post-medieval

References

References: NHLE: 1255035
HER: 12172.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0191	Wythenshawe Park

Description and sources

Full asset description:

"A bronze statue of Oliver Cromwell dated to 1875, which is atop a grey granite plinth of four steps and a pedestal. The pedestal has two lettered panels, the upper of which is inscribed: "OLIVER/CROMWELL/BORN1599/DIED1658" and the lower is inscribed "ELIZABETH HEYWOOD TO THE CITIZENS OF MANCHESTER." The statue is of Cromwell stepping forward, in a gartered uniform and with his hat beside his feet." [1]

Setting description:

This asset is set in a prominent position in Wythenshawe Park, directly to the east of Wythenshawe Hall. The setting consists of a wide open park area, with screening from any modern developments, which allows for a more peaceful feel. The original setting of this asset has not been altered. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its artistic and historical interest, due to the aesthetic quality of the statue and the historical figure it represents. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255035>

Unique Gazetteer ID (UID): MA07_0092

Asset name: North Lodge of Wythenshawe Hall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 381809 390056

Asset class/type and dates

Monument class/type: Domestic
Lodge
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1255036
HER: 16.3.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0191	Wythenshawe Park

Description and sources

Full asset description:

"A gate lodge built in the mid to late 19th century in a Tudor style, which is single-storeyed and T-shaped in plan. It is built from stock brick in a header bond, with red brick dressings, applied "half-timbering" and a slate roof with fish scale bands. The lodge is one low storey high, has a long wing projecting towards the gateway, a small canted bay window in the gable end, and ornamental half-timbering to the gable. There is a door in the left return side with a red-brick surround, and a small window to the left of this. Towards the road is a shorter wing in a similar style, with a canted bay window and a small window in the side wall. On both ridges are tall coupled chimneys and a low service wing to the rear." [1]

Setting description:

The asset is set on the north edge of Wythenshawe Park, and is set back from the road. It is surrounded by large trees and mature planting to the south, east, and west which allow a more peaceful feeling. The setting to the north has been diminished due to the large modern residential developments. It has retained an association with Wythenshawe Hall (MA07_0203), with the peaceful setting of Wythenshawe Park (MA07_0191) contributing to the value. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as it is built in a notable Tudor style, which is a rare example for this area. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255036>

Unique Gazetteer ID (UID): MA07_0093

Asset name: The Mount, Wythenshawe Road

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-309b

National Grid Reference: 381748 390113

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1255037
HER: 8683.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"An early 19th century house, built of red brick with a slate roof, and standing two storeys high. The house has three sashed windows, plain eaves, and a later gabled wing to the left with a plain doorway under a slate pentice roof. The house is T-shape and has formal grounds." [1]

Setting description:

This asset is set back from Wythenshawe Road, in an area of more modern residential houses. It has a garden to the front and is set on a green and tree-lined road. The asset is also directly opposite Wythenshawe Park. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a surviving example of an early 19th century house in the area. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255037>

Unique Gazetteer ID (UID): MA07_0094

Asset name: Former stable block to west of Wythenshawe Hall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 381533 389821

Asset class/type and dates

Monument class/type: Agriculture and subsistence
Stable
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1255038
HER: 16.2.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A late 18th to early 19th century stable block, with an original east and north range forming a right-angle in plan. It is built from red brick and stands at two storeys high. The east range has round upper windows and semi-circular windows at the ground storey, and the central gable has a clock and bell turret. The north range is similar to the east but with altered windows." [1]

Setting description:

The asset is set within Wythenshawe Park, which would have formed the original setting. The asset is surrounded on three sides by mature trees, but still maintains a relationship with Wythenshawe Hall. The developments to the sporting area to the west have not affected the setting. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a rare example of an 18th century stable block. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1255038>

Unique Gazetteer ID (UID): MA07_0095

Asset name: Unitarian Chapel (Platt Chapel)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385571 394468

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Unitarian chapel

Period(s): Post-medieval

References

References: NHLE: 1270509
HER: 8658.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"This asset is a Unitarian chapel which was constructed in 1790, possibly by John Carr of York. It was later altered in 1874. It is built from red brick in a Flemish bond, and has a slate roof with red tiled ridge pieces. The chapel is small and rectangular in plan with a canted apse at the north end and an added wing with 20th century additions to the West side. It is a single storey high, with three bays of round-headed black arches, a round-headed window in each bay, a corbel table to the eaves and coped gables. At the south is a gabled entrance with a Romanesque style doorway, flanked by small-headed windows with a large round-headed black arch above." [1]

Setting description:

The asset is set on its own, off the busy A6010 Wilmslow Road and east of playing fields associated with a high school. As the building is set on its own, it strikes as a prominent feature when travelling along the road. The asset is screened by large trees, except to the east where the view opens onto Wilmslow Road. Part of the graveyard is still extant, however this would have originally been larger. The original setting of the asset would have comprised the country estate, which is now Platt Fields Park. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its historical interest through its association with the architect John Carr of York. The setting makes a positive contribution to the heritage value of the asset as it still retains its enclosed churchyard setting.

Heritage value: High

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1270509>

Unique Gazetteer ID (UID): MA07_0096

Asset name: Norton Place

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385518 393702

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1270510
HER: 8660.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"This asset is a terrace row of three houses constructed in the mid 19th century and later altered. The houses are built from stucco painted white, with sandstone dressings painted black, and has a slate roof. The asset is double-depth in plan with short back extensions, although No. 359 is single fronted. The terrace stands at two storeys high with a basement and an attic, with an almost symmetrical eight-window range, and a two-window gabled centre. The ground floor has five canted bay windows, and doorways which have Corinthian pilaster doorcases. Between the windows in the centre of the terrace that reads "NORTON PLACE", and above this in a gable is a small round-headed attic window. There are also brick chimneys on the ridge and at both gables." [1]

Setting description:

The asset is located in the suburb Fallowfield, off the busy B5093 Wilmslow Road. The immediate setting is within a residential area, with modern residential properties behind the asset to the east and a restaurant to the west. The area has seen some modern development, with modern retail buildings being constructed in the vicinity. The setting makes a neutral contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as a good example of a surviving mid 19th century terraced row of houses.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270510>

Unique Gazetteer ID (UID): MA07_0097

Asset name: Red Lion Inn (532 Wilmslow Road)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384874 392755

Asset class/type and dates

Monument class/type: Commercial
Inn

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1270511
HER: 8664.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0224 Withington Conservation Area

Description and sources

Full asset description:

"This asset is a 17th century Inn with later alterations. It is built from roughcast brick and stands two storeys high and has six 19th century wood casement windows. There are two plain doorways with ledged doors and modern weatherboards. The interior of the building retains some exposed ceiling beams to the ground floor, and there are later modern additions at the rear and on the left-hand end." [1]

Setting description:

The asset is set back slightly from Wilmslow road, and is within an area of commercial buildings and small offices. Modern developments have enclosed the asset somewhat, and the development of Wilmslow Road has increased the levels of noise and traffic. The setting makes a neutral contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as a good example of a surviving 17th century Inn displaying original features.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270511>

Unique Gazetteer ID (UID): MA07_0098

Asset name: National Westminster Bank

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 384993 393136

Asset class/type and dates

Monument class/type: Commercial
Bank (financial)

Period(s): Post-medieval

References

References: NHLE: 1270512
HER: 8661.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0224	Withington Conservation Area

Description and sources

Full asset description:

This asset is a late 19th century bank. It has a rectangular single-storey six-window banking hall in a Jacobean style, which is symmetrical. It also has moulded plinth, moulded sill-band and a drip-band stepped over the windows with a ball-flower and dart frieze, and a pierced parapet with ornamented upstands and corbelled tourelles at the corners. The central entrance has a basket-arched doorway under an elaborate porch in the form of a corbelled-out shaped-gable canopy carried on two slender marble columns with foliated caps. There is enrichment to the gable including corner tourelles and an elaborate cartouche inscribed "Manchester and County Bank Ltd". Each side of the entrance there are three large cross-windows with slender shafts, two large arched lights below the transom and four small arched lights above. It also has a hipped roof with tall coupled cylindrical chimneys on the ridge. Interior not inspected. [1]

Setting description:

The asset is set back from Wilmslow Road, in an area of commercial and retail buildings. The surrounding buildings are likely contemporary, and some have modern alterations. The setting makes a neutral contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from the Jacobean style which is further accentuated by ashlar that it is built with.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270511>

Unique Gazetteer ID (UID): MA07_0099

Asset name: Rhodes Memorial Clock Tower

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384704 391311

Asset class/type and dates

Monument class/type: Monument
Clock tower

Period(s): Modern

References

References: NHLE: 1270515
HER: 12161.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0080	Didsbury Public Library
MA07_0100	Didsbury War Memorial
MA07_0228	Blackburn Park Conservation Area

Description and sources

Full asset description:

"This asset is a memorial clock tower and drinking fountain, which was constructed in 1910 and commemorates Dr. J. Milson Rhodes. It is built from Portland stone with a bronze plaque in the Edwardian baroque style, and is approximately eight metres high and mounted on two steps. The north and south sides of the base have coved niches with projected drinking fountain bowls, and the other sides have blind doorways with moulded architraves. The top has clock faces set in circular wreathes and a domed roof with a finial. The tower has a bronze plaque attached to the east side with an oval medallion containing a profile in relief and lettering "In memory of Dr J. Milson Rhodes J. P. C. A. 1847-1909. A Friend to Humanity". The asset stands at the edge of the forecourt to the former railway station." [1]

Setting description:

The memorial tower is located on the side of the B5095 Wilmslow Road, directly across from Didsbury War Memorial. The asset is set in a prominent position on the side of Wilmslow Road, formerly the site of the forecourt to the former railway station. It is associated with Didsbury Public Library (MA07_0080) and Didsbury War Memorial (MA07_0100). It is within a busy retail and commercial area of Blackburn Park conservation area (MA07_0228). The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its artistic and historical interest, due to the aesthetic quality of the sculpture and the historical figure it represents. Its group value is derived from the relationship with Didsbury Public Library (MA07_0080) and the War Memorial (MA07_0100). The setting makes a positive contribution to the value of

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270515>

Unique Gazetteer ID (UID): MA07_0100

Asset name: Didsbury War Memorial

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 384684 391306

Asset class/type and dates

Monument class/type: Commemorative
War memorial

Period(s): Modern

References

References: NHLE: 1270517
HER: 12162.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0080	Didsbury Public Library
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MA07_0099	Rhodes Memorial Clock Tower
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Description and sources

Full asset description:

"This war memorial was erected between 1920-25 and is built from limestone. The memorial is enclosed within a small, railed garden. The three-stepped stone base is surmounted by a tall, two-stage plinth which is square in plan, with a pedestal bearing the shaft. The upper stage of the plinth bears black rectangular metal plinths on each side, on which the names of the fallen are inscribed in white lettering. The pedestal is decorated with carved wreaths and coats of arms." [1]

Setting description:

The memorial is located on the side of the B5095 Wilmslow Road, directly across from Rhodes Memorial Clock Tower. It is associated with Didsbury Public Library (MA07_0080) and Rhodes Memorial Clock Tower (MA07_0099). The asset is highly visible and prominent. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its artistic and historical interest, from the aesthetic quality of the sculpture and of the historical event it represents. Group value is derived from the relationship with Didsbury Public Library (MA07_0080) and Rhodes Memorial Clock Tower (MA07_0099). The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1270517>

Unique Gazetteer ID (UID): MA07_0101

Asset name: Crispins Restaurant (694 Wilmslow Road)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384688 391271

Asset class/type and dates

Monument class/type: Domestic
Cottage or nee

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1270533
HER: 8666.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0228 Blackburn Park Conservation Area

Description and sources

Full asset description:

"This asset is a late 18th century cottage with later alterations. It is shallow and double-fronted in plan, and stands two storeys high. The front has two windows, a central doorway, and a rectangular 20th century shop window to the left. There is a low rectangular window to the right, with two small segmental-headed windows at the first floor with exposed boxes. There is a gable chimney to the right and extensions to the rear." [1]

Setting description:

The asset is set back from Wilmslow Road on a junction in an area of commercial and retail buildings. Many of the surrounding buildings are slightly later, being built in the 19th century, but are of high quality. It is within Blackburn Park conservation area (MA07_0228). The setting makes a neutral contribution to the value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a surviving example of a late 18th century cottage, few of which remain in this area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270533>

Unique Gazetteer ID (UID): MA07_0102

Asset name: 807 and 809, Wilmslow Road

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384902 390419

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1270537
HER: 12160.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0069	Wilmslow Road (7 and 9, The Grove)
MA07_0070	Wilmslow Road (17, The Grove)
MA07_0071	803 and 805, Wilmslow Road
MA07_0108	1, The Grove
MA07_0109	15, The Grove
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A pair of houses, which were probably built around 1870. They are built from mostly brown brick in a header bond, with some red brick, sandstone dressings and some applied "half-timbering", and slate roofs. Both houses are in an irregular plan with a tower to the left and a projecting wing to the right, which is probably a 20th century addition, and are built in the North German Vernacular style. Both houses are two storeys, except for the three-storey tower. The centre has a doorway to the left, a large casement to the right and three windows at the first floor, each of which is under a gable projected from the roof. The tower to the left has a canted bay window at the ground floor, two windows at the first floor, a window at the second floor and a tall steeply-pitched hipped roof. The wing to the right has a bay window at the ground floor, a stone balcony with cast-iron railings and ornamental half timbering in the gable. Part of 'The Grove', a settlement for an immigrant North German community." [1]

Setting description:

These houses are set within the conservation area of Didsbury St James (MA07_0230). They are also part of a small but distinctive settlement forming a group with other assets in 'The Grove' a small cul-de-sac which contains houses of the same age and architectural style. The houses are mostly screened from the road and surrounding buildings by large trees. Overall, the setting makes a positive contribution to the value

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

of the asset.

Asset value assessment:

The asset has value due to its architectural interest as part of a small but distinctive settlement, built for an immigrant North German community. It is a rare example of domestic architecture reflecting the cosmopolitan nature of 19th Century Manchester society. The setting adds to the value of the asset, and it has group value due to the surrounding assets in 'The Grove' being of a similar style and age.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270537>

Unique Gazetteer ID (UID): MA07_0103

Asset name: The Cedars

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385122 390492

Asset class/type and dates

Monument class/type: Domestic
Mansion house

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1270546
HER: 8676.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0230 Didsbury St James Conservation Area

Description and sources

Full asset description:

"This asset is a former Villa, now part of an office, and was constructed in 1857 by Edward Walters. It is built from white-painted stucco on brick, with a slate roof. The villa is u-shaped in plan, formed by a double-pile main range with two wings on the north side, and an entrance front formerly at the west end although the entrance is now on the south side. The asset is two storeys high with an attic, basements, and an asymmetrical three-bay south façade. The west return wall has a square tower with corner pilasters, cornice, a parapet and a flagmast. To the east and west are 20th century additions. The interior of the building has an axial entrance hall from the former main doorway, an openstring staircase, and a dining room in the west wing which displays 17th century style panelling and an "inglenook" at the north end." [1]

Setting description:

The former villa is located off the A5145 Wilmslow Road. The gardens to the front of the asset have remained intact, and mature planting screens the asset from Wilmslow Road. Modern office buildings have been built on the east and west side of the asset, which have enclosed it to the north. However, these modern buildings are screened by mature planting at the front of the asset. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its historical and architectural interest through its association with the architect Edward Walters. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1270546>

Unique Gazetteer ID (UID): MA07_0104

Asset name: Walls and gate piers at entrance to Didsbury Lodge

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385157 390435

Asset class/type and dates

Monument class/type: Monument
Gate pier

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1270547
HER: 8677.2.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0081 Lodge to Didsbury Lodge

MA07_0230 Didsbury St James Conservation Area

Description and sources

Full asset description:

"A set of walls and gate piers, which were probably built in the mid 19th century. The walls are built from painted sandstone, and consist of dwarf stone walls curving inwards at each side of the driveway. There is an inner pair of tall square gate piers with flat ribbed caps finished as small ball finials. The gate piers are buttressed by volutes on the copings of the walls. There is also an outer pair of short square piers." [1]

Setting description:

The asset is located off the A5145 Wilmslow Road in the grounds of the former Didsbury Lodge. The view from the gates to the main lodge is obscured by mature trees. The asset holds an association with the Lodge to Didsbury Lodge (MA07_0081) and Didsbury Lodge and its setting is the conservation area of Didsbury St James (MA07_0230). The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, as a complete surviving example of 19th century walls and gate piers. The asset also holds group value due to its association with Didsbury Lodge and the Lodge to Didsbury Lodge (MA07_0081). The setting makes a positive contribution to the value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270547>

Unique Gazetteer ID (UID): MA07_0105

Asset name: Old Chapel Building at Didsbury Campus, Manchester Metropolitan University

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384802 390539

Asset class/type and dates

Monument class/type: Education
Students union

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1270548
HER: 15715.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0230	Didsbury St James Conservation Area
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Description and sources

Full asset description:

"This former chapel was built in the mid 19th century in the Gothic style, and was subsequently altered. It is built from red brick in Flemish bond on a sandstone plinth, with sandstone dressings and steeply pitched slate roofs. The building is in an E-plan, which is formed by a hall on an east-west axis with receding domestic wings linked to the north and south sides. The chapel is two storeys high to two different levels, with a symmetrical west front formed by the wide gable-end of the hall range, which is flanked by set-back one-bay links to the gable ends of the wings. The gable of the hall has octagonal corner turrets, two stone bay windows at the ground floor, and a tall stepped triple lancet to the centre of the upper floor. The linking bays are lower, and the gables of the wings, which break forwards slightly, have similar windows at attic level. The return sides of both wings are in a similar style, consisting of a symmetrical three-bay main element with a gabled centre that contains a Tudor-arched doorway. There is some Gothic fan-vaulting in the hall." [1]

Setting description:

The former chapel is set back from the A5145 Wilmslow Road and the recently constructed Sir John Bland Way Avenue. It has a garden to the front and has boundary treatments consisting of low walls and railings with a small gate lodge. The asset is highly prominent within its own setting. It is within the Didsbury St James conservation area (MA07_0230). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset has value due to its architectural interest, which is derived from its Gothic style of architecture. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270548>

Unique Gazetteer ID (UID): MA07_0106

Asset name: 11 and 13, The Grove

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384894 390469

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1270549
HER: 12155.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0108	1, The Grove
MA07_0109	15, The Grove
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A pair of houses, probably built around 1870, which are built around brown and red brick with some applied "half-timbering" and a slate roof. It is double-fronted in plan, and in the North German vernacular style. It is two storeys high, with four windows, ornamental half-timbering in the gable, and projecting verges. The doorways have panelled and glazed doors and rectangular stone lintels, and the front of the buildings also has two and three-light windows. The rear and interior were not inspected." [1]

Setting description:

These houses are set within the conservation area of Didsbury St James (MA07_0230). They are also part of a small but distinctive settlement forming a group with other assets in 'The Grove' a small cul-de-sac which contains houses of the same age and architectural style. The houses are mostly screened from the road and surrounding buildings by large trees. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from their North German vernacular style unique to buildings in The Grove. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270549>

Unique Gazetteer ID (UID): MA07_0107

Asset name: Church of the Holy Innocents and St James

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385509 394043

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church
Period(s): Post-medieval

References

References: NHLE: 1270568
HER: 8655.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0067	Queen of Hearts Public House

Description and sources

Full asset description:

"This church was built between 1870-72 by Price and Linklater in the Gothic style of the 12th century. It is built from coursed yellow sandstone rubble with red sandstone dressings with a steeply-pitched slate roof with a diaper pattern of green slates. The church has a nave with north and south aisles, a south-west porch, a south-east steeply, an apsidal-ended chancel with a south chapel and a north vestry. The four-stage tower is free-standing, square in shape, with angle buttresses, corner pinnacles, and an octagonal spire. It has a south doorway, a window in the second stage, clock faces to the third stage, and coupled two-light belfry windows and corbel-tables to the top stage. The five-bay aisles have buttresses and two-light windows, and the gabled porch to the south aisle has a doorway with a double-chamfered surround. The three-bay chancel with a buttressed apse has two-light windows under linked crocketed gables. There is a parallel two-bay south chapel in a similar style." [1]

Setting description:

The church is located next to the cross roads between A6010 Moseley Road and B5093 Wilmslow Road. The asset is a prominent feature in the area, with the spire visible far down the road. Some mature trees line the road to the south of the asset and partially screen the church. The setting makes a neutral contribution to the significance of the asset.

Asset value assessment:

The asset has value due to its architectural and historical interest, through its Gothic style and its association with the architects Price and Linklater.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270568>

Unique Gazetteer ID (UID): MA07_0108

Asset name: 1, The Grove

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384862 390436

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1270569
HER: 12152.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0071	803 and 805, Wilmslow Road
MA07_0102	807 and 809, Wilmslow Road
MA07_0106	11 and 13, The Grove
MA07_0109	15, The Grove
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A Grade II Listed house, probably built in 1870 with subsequent alterations. It is built from brown and white speckled brick in a header bond, with sandstone dressings, some red brick, some applied "half-timbering" and a slate roof. It is double-depth double-fronted in plan and built in the North German vernacular style. The house is two storeys with a symmetrical façade and three steeply pitched gables. There are two large windows at the ground floor and five windows at the first floor, all of which are casements with rectangular stone lintels and red brick relieving arches over these. The rear and interior of the building were not inspected." [1]

Setting description:

These houses are set within the conservation area of Didsbury St James (MA07_0230). They are also part of a small but distinctive settlement forming a group with other assets in 'The Grove' a small cul-de-sac which contains houses of the same age and architectural style. The houses are mostly screened from the road and surrounding buildings by large trees. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset has value due to its architectural interest, derived from its North German vernacular style which is unique to buildings in The Grove. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270569>

Unique Gazetteer ID (UID): MA07_0109

Asset name: 15, The Grove

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384898 390451

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1270570
HER: 12156.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0071	803 and 805, Wilmslow Road
MA07_0102	807 and 809, Wilmslow Road
MA07_0106	11 and 13, The Grove
MA07_0108	1, The Grove
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"This house was probably built in 1870, and is built from brown and red brick in a header bond with some applied "half-timbering" and a slate roof. It is double-fronted in plan in the North Vernacular style, and two storeys high with a symmetrical façade presenting three steeply pitched gables. At the ground floor are two large windows and five windows at the first floor, all of which are casements with rectangular stone lintels and red brick relieving arches over these. The rear and interior of the house was not inspected." [1]

Setting description:

These houses are set within the conservation area of Didsbury St James (MA07_0230). They are also part of a small but distinctive settlement forming a group with other assets in 'The Grove' a small cul-de-sac which contains houses of the same age and architectural style. The houses are mostly screened from the road and surrounding buildings by large trees. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived its North German vernacular style, which is unique to The Grove. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270570>

Unique Gazetteer ID (UID): MA07_0110

Asset name: Broome House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384772 390781

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1270571
HER: 8672.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"This house was constructed in the early to mid-18th century and greatly enlarged and altered in the earlier and later 19th century. It is built from pink-washed roughcast render on brick with slate roofs. It is irregular in plan and in three portions. The earliest portion, which forms the west entrance block, is double-depth in plan with a semi-circular bow to the front and canted wings to the sides. The house is two-and-a-half storeys high, including a symmetrical façade which is dominated by a central two-storey three-window bow. This bow has a flight of semi-circular steps up to a doorway with an open-pedimented Ionic doorcase, a panelled door, and segmental-headed sashed windows. The main range either side of the bow has a first-floor band and similar sashed windows. There are additions to the rear of the building. The interior front range has a hallway with a modillion cornice and an inner doorway. The centre portion contains a former billiard room and the rear block contains a former ballroom with a small proscenium stage." [1]

Setting description:

The house is located in the suburb of Didsbury, just off the A5145 Wilmslow Road. The setting of the asset comprises a modern housing estate along Heritage Gardens. Views towards the asset are screened by a tall brick wall and trees, which surround the house. Although views to the asset are limited, the large white house is a prominent feature amongst the smaller modern red brick buildings in this area. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its historic interest as a surviving Georgian house in the area. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270571>

Unique Gazetteer ID (UID): MA07_0111

Asset name: The Firs and Attached Annex

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385889 394090

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1270605
HER: 9123.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0066	Lodge of the Firs, with Attached Gateway

Description and sources

Full asset description:

"This asset is a large house constructed in 1851 by Edward Walters for Sir Joseph Whitworth. It is built from stucco on brick with slate roofs, and is in an irregular linear plan on an east-west axis. The house is two and three storeys high over cellars. The entrance front to the north is asymmetrical with seven windows at the first floor including a projected two-window portion, a one-window portion to the right with a projected ground floor, and a four-window range the left with a curved single-storey link to the annex. The two-window projection contains a porch to the left and a staircase to the right, and formerly had a turret over the left bay. It also has a round-headed doorway with a moulded head, side windows, and a panelled and glazed door. Set back to the left of the four-window range is a three-storey service wing." [1]

Setting description:

The asset is set within a university campus, which now mostly comprises of modern buildings. The setting of the asset has been affected by the construction of a modern addition on the east side of the building, which has enclosed it. The asset still has a grassy lawn to the south and the mature trees which surround it and screen it from the road. The setting makes a neutral contribution to the value of the asset.

Asset value assessment:

The asset has value due to its historic and architectural interest as it was designed by the architect Edward Walters for Sir Joseph Whitworth, who was a prominent engineer and entrepreneur.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270605>

Unique Gazetteer ID (UID): MA07_0112

Asset name: High Elms

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385512 395589

Asset class/type and dates

Monument class/type: Domestic
Villa

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1270660
HER: 8641.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0222 Victoria Park Conservation Area

Description and sources

Full asset description:

"A former villa, which are now offices, built in the mid to late 19th century. The villa is built from red brick in a Flemish bond with sandstone dressings and a slate roof. It is roughly rectangular in plan with back extensions and 20th century additions to the right, and is built in the Gothic style. It is two storeys high with three central bays, the centre of which is narrower and slightly recessed with the outer bays being gabled. The centre has a Tudor-arched doorway with replacement divided doors, the ground floor has cross windows, and the first floor has three-light windows. The building also has two ridge chimneys. The rear and interior were not inspected." [1]

Setting description:

The asset is set within an urban area, slightly back from a busy road. The building is screened by mature planting which allows for a more peaceful setting. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from its Gothic style and accentuated by its red brick and sandstone dressings. The setting makes a positive contribution to the value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270660>

Unique Gazetteer ID (UID): MA07_0113

Asset name: Entrance Gateway of Fletcher Moss Art Gallery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384734 390432

Asset class/type and dates

Monument class/type: Monument
Gateway
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1270664
HER: 8626.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0063	Fletcher Moss Art Gallery
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A gateway to the grounds of Fletcher Moss Art gallery, which is dated to 1876 on the inner side. It is constructed of sandstone, which is composed of fragments taken from demolished buildings in Manchester. The entrance is marked by a striking neo-Norman stone arched gate which is topped by a sculpture of an Eagle. It has a moulded round-headed arch including short shafts with foliated caps, and carved details such as urns, a bird with raised wings and a gable of raised lettering on the inner side." [1]

Setting description:

The asset is set back from the road and is at the north-east corner of Parsonage Gardens, forming the entrance. The area has a village sense as it is quite quiet with two public houses, a church and few houses. This setting has changed little, apart from the development of the A5145 Barlow Moor Road to the north. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural and historic interest, gaining its interest from the aesthetic quality of the sculpture and the demolished buildings it's constructed from. The entrance is particularly striking with a large sculpture of an Eagle. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270664>

Unique Gazetteer ID (UID): MA07_0114

Asset name: Church of St Andrew

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 387773 393356

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church

Period(s): Modern

References

References: NHLE: 1270665
HER: 8627.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"The church was built in 1908 and designed by architect R. B. Preston. It is built from white brick, red brick, has red terra cotta dressings, and is built in the Perpendicular style. It has a nave, aisles and a north tower placed laterally above the doorway at the centre of the north side." [1]

Setting description:

The church is located to the side of the A6 Stockport Road. The area comprises a mixture of residential buildings and light industrial premises, as well as a garage. The setting makes a neutral contribution to the value of the asset.

Asset value assessment:

The asset has value due to its historical and architectural interest as it is associated with the architect R. B. Preston.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270665>

Unique Gazetteer ID (UID): MA07_0115

Asset name: Slade Lane Neighbourhood Centre

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 387011 395282

Asset class/type and dates

Monument class/type: Domestic
Villa
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1270684
HER: 12134.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A small villa, which was probably formerly a vicarage, and is now a neighbourhood centre. It was built in the mid 19th century and later altered. The villa is built from red brick with dressings of buff brick and some sandstone, has a slate roof, is double-depth and double-fronted in plan, and in the Gothic style. It is two storeys high and has three bays, with the gabled outer bays breaking forwards. There is a central two-centred arched doorway with a panelled door. The front of the villa also has window casements with arched lights and margin panes, raised sills and hoodmoulds. A small statue is in a niche in each gable, and there are side wall chimneys. The rear and interior of the building were not inspected." [1]

Setting description:

The building is located just off Slade Lane, behind a low wall. The asset stands on its own with a large garden, which is not reflected in other buildings nearby. It is partially screened from both roads by mature planting. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its historical and architectural interest as a surviving example of a 19th century villa, few of which remain in this area. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1270684>

Unique Gazetteer ID (UID): MA07_0116

Asset name: 68, Platt Lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385096 394926

Asset class/type and dates

Monument class/type: Domestic
Villa

Period(s): Post-medieval

References

References: NHLE: 1271116
HER: 8553.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0056	66 Platt Lane

Description and sources

Full asset description:

"A detached house built in 1835 and slightly altered later. It is built from red brick in a Flemish bond, has a slate roof, and is rectangular double-depth double-fronted in plan in the Georgian style. It is two storeys high with a basement and an attic, three symmetrical windows, a central doorway with an Ionic pilaster doorcase, a six-panel door, and sashed windows with flat-arched heads. The rear has similar sashed windows, a central round-headed stair window, a back door to the basement, and a low basement window. The interior of the house displays egg-and-dart cornices, a dog-legged staircase, stick balusters and a mahogany handrail. There is a full suite of cellar rooms." [1]

Setting description:

The house is located in a predominantly residential area. There are several other properties of a similar size and date along Platt Lane, such as number 66 (MA07_0056). These are distinguishable by the large gardens which set the houses back from the main road. The asset has open views of Platt park and the Grade II* listed church of the holy Trinity (MA07_0199) to the front. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from its aesthetic Georgian style. It also has group value with the Grade II listed No. 66 Platt Lane (MA07_0056). The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271116>

Unique Gazetteer ID (UID): MA07_0117

Asset name: Victoria Park Hotel

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385339 395193

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1271228
HER: 8529.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0222	Victoria Park Conservation Area
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Description and sources

Full asset description:

"This asset is comprised of three houses, which are now one hotel. They were built in 1840 in the Gothic style and subsequently altered. The houses are built from stucco painted white with slate roofs, and are in an irregular H-plan formed by a long main range with wings and a projected porch. They are two storeys high, with the three-bay centre breaking forwards slightly and linked by short re-entrants to projected gabled wings. There is also a two-storey gabled porch projecting from the three-bay centre, which has a segmental-pointed arched outer doorway with a hoodmould, a window in each side and a similarly arched inner doorway. The ground floor has canted bay windows to the wings, all of which are sashed. A ridge chimney stands to the right of the centre." [1]

Setting description:

The asset is located a residential area, in Park Crescent, Rusholme. The setting comprises residential properties that differ in style and age to Victoria Park Hotel. This means that the asset stands out in the area. Views from the hotel open to the north on to Park Crescent roundabout. However tall trees and a fence partially screen the rest of the asset. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from its Gothic architecture and highlighted by the vibrant white painted exterior. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/>

Unique Gazetteer ID (UID): MA07_0118

Asset name: Beswick Cooperative Society Building

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 387283 395527

Asset class/type and dates

Monument class/type: Commercial
Shop
Period(s): Modern

References

References: NHLE: 1271454
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

This asset is dated to 1912, with later alterations, and is built from red brick with liberal dressings of green and buff glazed terracotta, and has a red tiled roof with a geometrical patterned band and cockscomb ridge tiles. The building is in a rectangular plan and is built in the Edwardian Baroque style. It is two storeys high with an attic and 11 bays. There is a projected ground floor with dark green Ionic pilasters between the shops and a central recessed porch. At the first floor are tall segmental-headed windows including a canted bay in the centre with a parapet which is lettered "BUILT AD 1912". There are coupled windows in the second, third, tenth and 11th bays all of which have elaborate surrounds of buff terracotta including quoined jambs, moulded transoms and enriched keystones. There is a square Baroque-style turret at the left gable. [1]

Setting description:

The asset is located off Northmoor Road within the Longsight area of Manchester. It is in an area of residential houses, which the asset would have served in its original purpose. The context of the asset is as it would have been when it was first constructed. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from its distinctive Edwardian Baroque style. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1271454>

Unique Gazetteer ID (UID): MA07_0119

Asset name: Nonconformist chapel in Manchester Southern Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 382695 392577

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Nonconformist chapel

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1279545
HER: 11666.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0026	Church of England Chapel in Manchester Southern Cemetery
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MA07_0028	Roman Catholic Chapel in Manchester Southern Cemetery
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MA07_0194	Manchester Southern Cemetery
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Description and sources

Full asset description:

"A cemetery chapel built in 1879 from coursed sandstone rubble with slate roofs and red cockscomb ridge tiles in the Gothic style. There is a nave on the north-south axis with a south-east tower incorporating a porch, and a north-east vestry. The short nave has angled buttresses, a two-centred arched window in the south gable wall, and a cusped single-light window in the east wall. There is a four-stage tower to the left, with the stages successively set back, and the top stage is octagonal with a short spire, and there is a two-centred arched doorway with a chamfered surround and a gable. At the top stage are louvred two-light belfry windows and pseudo-gargoyles to the corners. The low gabled vestry has angled buttresses, a cusped lancet in the gable wall and a chimney rising from the junction with the nave." [1]

Setting description:

With the Church of England chapel (MA07_0026) and Roman Catholic chapel (MA07_0028), it forms part of intact set of three cemetery chapels, of varied form but matching style. The chapel is set close to the centre of Manchester Southern Cemetery. It is in a peaceful area of well planned lawns and paths, with large mature trees. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset has value due to its architectural interest, as it matches the two other chapels in the cemetery but differs in form and due to its Gothic styling. It also has group value due to with the nearby Roman Catholic (MA07_0028) and Church of England (MA07_0026) chapels. The setting makes a positive contribution to the value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279545>

Unique Gazetteer ID (UID): MA07_0120

Asset name: Oak Bank

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 383934 391664

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1279558
HER: 8283.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0229	Albert Park Conservation Area

Description and sources

Full asset description:

"A pair of houses constructed in 1851 and later altered. They are built from red brick in a Flemish bond with some yellow headers and a slate roof. The houses are two storeys high with a slightly raised centre and corner pilasters, the walls between these being made of polychrome brickwork. The centre has a rectangular iron-latticed porch protecting panelled and glazed doors with overlights. The windows of the houses are mostly 12-pane sashes with raised sills and wedge lintels. No. 114 to the left has an added two-storey rectangular bay with large casements. Attached to the right-hand corner of No. 112 is an iron plaque lettered "Oak Bank/1851". There is also a slate-hung left gable and gable chimneys. The rear and interior were not inspected." [1]

Setting description:

The asset is set back from the busy A5145 Barlow Moor Road. Although the building fronts the road, mature trees and hedges partially screen the asset, allowing for a more peaceful setting. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural and historic interest, being good examples of surviving 19th century houses. The setting makes a positive contribution to the value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/>

Unique Gazetteer ID (UID): MA07_0121

Asset name: Sundial in Churchyard of Church of St Wilfrid

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 383233 390042

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Sundial
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1282965
HER: 8400.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0039	Churchyard wall with gateways to Church of St Wilfrid
MA07_0196	Church of St Wilfrid
MA07_0231	Northenden Conservation Area

Description and sources

Full asset description:

"An 18th century sundial built from sandstone, with a circular base. It has a vase pedestal with spiral gadrooning to the base, a decorated neck and a moulded rim to the top. The plate and gnomon are missing and the sundial is enclosed by tall iron railings." [1]

Setting description:

The asset is set within the churchyard of the Church of St Wilfrid, and is associated with the church (MA07_0196). It is within a quiet and semi-rural part of the Northenden conservation area (MA07_0231). The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its artistic interest derived from the aesthetic quality of the sculptural design. The sundial also holds group value with the other historic assets within the cemetery. The setting makes a positive contribution to the value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282965>

Unique Gazetteer ID (UID): MA07_0122

Asset name: Beech Cottage adjoining and to rear of Moor Cottage

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 384764 390967

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1282968
HER: 8409.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"This asset is a house and an attached cottage, probably built in the late 18th or early 19th century with later alterations. It is built from brick in Flemish bond with red stretchers and yellow headers, with the rear portions being rendered, and there is also a slate roof. Both buildings are irregular in plan, with Moor cottage forming the main element and Beech cottage attached at the north end being set back and canted slightly. They are two storeys high with five windows. Moor cottage, which was formerly symmetrical, has a central doorway with a panelled door under a flat canopy on brackets. There is a 19th century semi-hexagonal full-height bay to the right, a 20th century bay to the left, sashed windows, and gable chimneys. The façade of Beech cottage breaks back left of the centre has a six pane door and two sashed windows on each floor. There is also an extruded chimney at the left gable, which is mostly covered by the cottage to the rear." [1]

Setting description:

The asset is set back from the road, and partially screened by mature trees which allow for a more peaceful setting. The setting also comprises a modern housing estate, although the asset is mostly screened from these developments. However, modern developments have enclosed the asset. The setting makes a neutral impact on the value of the asset.

Asset value assessment:

The asset has value due to its historic and architectural interest, as it is a surviving example of a Georgian house and cottage, few of which remain in the area. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282968>

Unique Gazetteer ID (UID): MA07_0123

Asset name: Walls and steps to Garden to south and west of Nazarene Theological College

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-309b

National Grid Reference: 384016 391059

Asset class/type and dates

Monument class/type: Monument
Wall

Period(s): Modern

References

References: NHLE: 1282976
HER: 8386.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0036	Nazarene Theological College

Description and sources

Full asset description:

"This asset comprises low garden walls to a terrace and steps to the south and west, and was built in 1914. The walls are built from pink bricks and are stone coped, with ball finials flanking staircases to the south and west, and also stone steps." [1]

Setting description:

This asset is set within the garden of Nazarene Theological College (MA07_0036), to the rear of the building. The walls create a low boundary between the College and its large gardens to the south. The setting makes a positive contribution to the value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, which is derived from its decorative pink brick and ball finials. The setting makes a positive contribution to the value of the asset. The asset holds group value due to the association with the Nazarene Theological College (MA07_0036).

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282976>

Unique Gazetteer ID (UID): MA07_0124

Asset name: 132 Ladybarn Lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385896 393453

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval

References

References: NHLE: 1282989
HER: 8451.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0042	Ladybarn Cottage

Description and sources

Full asset description:

"This asset is a small early 19th century house, with later alterations, and is built from red brick in a stretcher bond with a slate roof. It is double-depth double-fronted in plan and set back from the street. The central porch has Tuscan corner pilasters and a cornice, and above this is a blind window. There are two 16-pane sashed windows on each floor, all with flat-arched heads, and gable chimneys. The right-hand front corner is attached to the rear left corner of No. 130. The interior was not inspected." [1]

Setting description:

This asset is set in a residential area, on the edge of a busy main road. The surrounding houses are also of red brick which matches the character of the asset. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, as it is a similar style to other buildings in this area allowing for uniformity.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282989>

Unique Gazetteer ID (UID): MA07_0125

Asset name: Park House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385322 395583

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1283017
HER: 8469.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0222 Victoria Park Conservation Area

Description and sources

Full asset description:

"This asset is a former villa constructed in the mid 19th century and built from coursed squared sandstone with a slate roof. The villa is double-pile in plan and is in the Gothic style. It is two storeys high with three symmetrical bays, with a projecting gabled centre. The gabled centre has a string course with projected eaves to steeply pitched roofs. The north side has various 20th century additions. The interior was not inspected." [1]

Setting description:

The asset is located within a complex of buildings associated with the University of Manchester. A sense of peace and privacy is retained through the mature trees and hedges which screen the asset from view. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from the Gothic architecture and building materials, which are unique compared to the surrounding buildings. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283017>

Unique Gazetteer ID (UID): MA07_0126

Asset name: Sharston Mount

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-309b
National Grid Reference: 383487 388473

Asset class/type and dates

Monument class/type: Agriculture and subsistence
Farm
Period(s): Post-medieval

References

References: NHLE: 1283045
HER: 8271.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A farmhouse built around 1800, with the core of the building probably built in the 17th century. It is built from stucco and is two storeys high with three sash windows in wood reveals. On the ground floor are 19th century three-light canted bay windows to the right and left. There is a central doorway with an Ionic column porch, a small-paned headed casement in the left-hand gabled end, wood modillion and slates. The interior of the building has a 17th century staircase with turned balusters." [1]

Setting description:

The asset is located within a predominantly modern residential area, just off the A560 Altrincham Road. The farmhouse is set behind a red brick wall and fence with some bushes and trees in front, which partially screen the asset. The building stands out from others as its detached from other residential properties and is painted white. The asset is no longer associated with a farm. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical and architectural interest as a surviving example of an early 19th century farmhouse, few of which remain in this area. Architectural interest is derived from surviving 17th century elements within and the white paint which stands out from other properties in this area.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283045>

Unique Gazetteer ID (UID): MA07_0127

Asset name: Buckingham Crescent (115 and 120, Daisy Bank Road)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385637 395771

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

References

References: NHLE: 1283059
HER: 8366.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0007	Buckingham Crescent (108-112 Daisy Bank Road)
MA07_0035	Buckingham Crescent (114 and 116, Daisy Bank Road)
MA07_0222	Victoria Park Conservation Area

Description and sources

Full asset description:

"A pair of houses built around 1845 from roughcast on brick with a slate roof. They are in a U-plan with projected wings, two storeys over cellars, symmetrical windows and a first-floor band and pedimented wings. At the ground floor of each wing is a shallow pilastered rectangular bay window and a French window to the main range and 12-pane sashes at the first floor. The three-window return walls have pilastered rectangular porches in the centre. The rear and interior of the building were not inspected." [1]

Setting description:

This asset is back from the road and is set within its own grounds, which consists of a lawn area and private driveways. The asset is surrounded by mature planting, which partially screen the asset from the road and allow for a greater sense of peace. These houses are adjacent to houses of a similar style and age. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, as it is identical to a number of related assets within the setting. The uniformity of the buildings and their relationship to each other greatly adds to the asset value. These houses are good examples of surviving 19th century houses. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283059>

Unique Gazetteer ID (UID): MA07_0128

Asset name: Entrance Lodge to Manchester Southern Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 382760 392350

Asset class/type and dates

Monument class/type: Domestic
Lodge

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1283073
HER: 11663.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0011	Registrar's Office at Manchester Southern Cemetery
MA07_0027	Gateway at entrance to Manchester Southern Cemetery
MA07_0194	Manchester Southern Cemetery

Description and sources

Full asset description:

"An entrance lodge to Manchester Southern Cemetery constructed in 1879. It is built from coursed sandstone rubble with ashlar dressings and has slate roofs with red cockscomb ridge tiles. The lodge is built in the Gothic style and is two storeys high with a tower. The square tower has a square-headed doorway under a segmental-pointed arch, a strong course over this, a wooden arcaded belfry, and a slated spire roof with swept eaves and a weathervane. . The gable to the left of the tower has a canted bay window at the ground floor and a two-light sashed window above under a two-centred relieving arch. There is a wing to the right and ridge chimneys." [1]

Setting description:

The lodge is located at the entrance to Manchester Southern Cemetery (MA07_0194). This asset forms a group with the associated Registrar's Office (MA07_0011) and entrance gateway (MA07_0027). The asset is set back from the road, behind the gateway (MA07_0027) and within the boundary wall of the cemetery. It is partially screened by mature planting from the road, and has maintained a clear relationship with the cemetery. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset has value due to its historic and architectural interest, which is derived from its Gothic style and distinctive tower. It holds value due to its relationship with Manchester Southern Cemetery (MA07_0194). The asset also has group value due to its association with the other historic assets within the cemetery. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283073>

Unique Gazetteer ID (UID): MA07_0129

Asset name: Church of St Mark

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 388157 394334

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church

Period(s): Modern

References

References: NHLE: 1283074
HER: 11740.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"This church was built in 1908 by C. T. Taylor. It is built from red brick in an English bond with dressing of matt white terracotta and a red tiled roof. The church is in the Arts and Crafts style with Art Nouveau detailing. It has a low nave and aisles under a three-span roof, with a south-west tower, a west baptistry, a south chapel and a north organ house continued from the aisles. The short three-stage tower has diagonal buttresses, a depressed arched west doorway and a similar arch in the east side containing a window and a clockface in the second stage. To the third stage of the tower are depressed three-light belfry windows and terracotta Art Nouveau battlements. The baptistry to the left is canted, and the west end of the nave above this has a depressed arched traceried window, a gable, and a broad pilaster to the left. The south aisle, the bays, the north aisle and the organ house have battered buttresses. The aisles have segmental-pointed three-light mullioned windows with arched outer lights, while the chapel has mullion and transom windows and the chancel has a large five-light window with an Arts and Crafts tracery. The interior of the church has arcades of cylindrical terracotta piers with Art Nouveau pendent decoration, moulded caps, and two-centred arched. There is a very wide depressed chancel arch, an organ house arch, and a chapel arch, as well as a raked floor and a wooden barrel vaulted roof." [1]

Setting description:

Saint Marks Church is located off the busy Barlow Road, within Levenshulme. The asset is a prominent feature on an island site at the junction between Barlow Road and Mount Road. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest which is derived from its distinctive Arts and Crafts and

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Art Nouveau style. It has historic interest due to the association with the architect C. T. Taylor. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283074>

Unique Gazetteer ID (UID): MA07_0130

Asset name: Summerville

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385974 395764

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE: 1283098
HER: 8367.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0222	Victoria Park Conservation Area

Description and sources

Full asset description:

"This villa was built in 1850 and was altered later. It is built from white-painted stucco on brick with a slate roof and is in an irregular double-pile plan in the Italianate style. The villa is two storeys high with cellars, has an asymmetrical four-window façade with a plinth, channelled corner pilasters, and bracketed eaves. There is a porch to the third bay and a gabled fourth bay with projected verges. The porch is large and rectangular, with coupled Ionic piers, and a round-headed window in each side. To the ground floor are plate glass sashed windows, and to the first floor are four-pane sashes with moulded architraves, panelled aprons and small cornices. The left end of the villa has a set-back two bay wing in a similar style. The right-hand return to the garden has a large rectangular bay window with coupled Ionic pilasters. To the right is a two-storey canted bay with sashed windows and a hipped roof. The interior of the building was not inspected." [1]

Setting description:

The villa is located on Daisy Bank Road. The immediate setting of the asset is slightly back from the road and largely screened by a wall and mature trees. Although the villa is partially screened, it is still a prominent feature. This is due to its striking white colour and architecture, which is very different to other buildings in this area. The area predominantly comprises student halls of residence to the west and other residential properties to the east. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, derived from its Italianate style, which is unique to the area. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1283098>

Unique Gazetteer ID (UID): MA07_0131

Asset name: 7-13 Millgate Lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 384857 390368

Asset class/type and dates

Monument class/type: Domestic House
Period(s): Post-medieval, and Modern.

References

References: NHLE: 1291289
HER: 12075.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0016	15 and 17, Millgate Lane
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"A row of four small cottages including one shop which were built in the early to mid 19th century. They are built from brick painted white with slate roofs, are rectangular double-depth in plan, and each cottage is single fronted. The cottages are two storeys high with a four-window range. At each end are round-headed doorways and they are coupled in the centre. To No. 13 is a small rectangular bay window with multi-pane glazing and a pentice roof, but all other windows are 16-pane sashes. There are ridge chimney stacks at the junctions of the pairs. The rear of the cottages are similar in style, but slightly altered, and the interior has not been inspected." [1]

Setting description:

The cottages are located down Millgate Lane, off the busy A5145 Wilmslow Road in Didsbury. The lane has mature planting on all sides, and is enclosed along its entire length due to the planting and brick walls. The lane provides the asset's immediate setting, but beyond this are other residential properties to the east. The setting has a very distinctive character and makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historic interest as a good example of surviving early to mid 19th century cottages. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291289>

Unique Gazetteer ID (UID): MA07_0132

Asset name: Greygarth Hall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385399 395627

Asset class/type and dates

Monument class/type: Domestic
Villa

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1291317
HER: 12072.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0222 Victoria Park Conservation Area

Description and sources

Full asset description:

"A former villa, now a hall of residence, built between 1880-90. It is built from yellow brick with some sandstone dressings, with hipped slate roofs, and is irregular in plan and in the Eclectic style. The villa is two storeys high with a basement and attics and has a three-bay west front with projecting wings. The wings flank a three-storey stair tower and a gabled glazed porch attached to the right-hand side, with a pyramidal roof to the tower. The tower has a large stair window, a small ornamental stone balcony and two small round-headed windows to the top floor. The left wing has a two-storey bay with sashed windows, and the right wing has a segmental-headed window at the ground floor with two-round-headed sashed lights. There is a projecting rear wing to the rear of the porch and a 20th century single-storey addition to the right of the porch. To the rear of the left return wall is a single storey wing. The villa also features various tall conical chimneys. There is some elaborate decoration in the interior." [1]

Setting description:

The asset is set back from Oxford Place and Lower Park Road, and is partially screened from the roads by mature planting and a low boundary wall. It is within a relatively quiet and residential part of the Victoria Park conservation area (MA07_0222). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest, derived from its notable Eclectic style. It is within a relatively quiet and residential part of the Victoria Park conservation area (MA07_0222) and the setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291317>

Unique Gazetteer ID (UID): MA07_0133

Asset name: Former Withington Town Hall

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384283 392141

Asset class/type and dates

Monument class/type: Civil
Local government office

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1291512
HER: 8457.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0229 Albert Park Conservation Area

Description and sources

Full asset description:

"The former Town Hall was built between 1880-90, and is built from buff brick with red brick dressings, terracotta and a slate roof. It is rectangular in plan with two unequal storeys and five symmetrical bays. The Hall has a red brick plinth, a pierced parapet and a central clock-turret. At the ground floor is a round-headed doorway and a two-window bay, whereas the first floor has elliptical-arched windows. There is also a gable over the central bay. The interior has a large open-well staircase with balusters." [1]

Setting description:

The former town hall is located off Lapwing Lane within Withington. The immediate setting comprises modern residential properties that surround the building. Although the building is not used for its original purposes, it is still a prominent feature in the area. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historic and architectural interest, as the former Town Hall of Withington representing the development of local government and as a good example of a 19th century civic building.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291512>

Unique Gazetteer ID (UID): MA07_0134

Asset name: 174-178 Ladybarn Lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 385892 393329

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE: 1291533
HER: 8453.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"Row of three cottages. Later 18th century; altered. Red brick in Flemish bond, slate roof. Rectangular single-depth plan, Nos. 174 and 176 single-fronted, together forming the northern half of the range, and No. 178 double-fronted, forming the southern half. Two low storeys, four windows at 1st floor; Nos. 174 and 176 have early 20th century doorways and small rectangular bay windows at ground floor under a continuous veranda/porch on wooden columns with wooden balustrading, and one window each at 1st floor (small-paned horizontal sliding sash at No. 174, altered glazing at No. 176); No. 178 has a board door, one window to the left and two to the right, and two others at 1st floor, all horizontal sliding sashes and those at 1st floor with small panes. Ridge chimney at junction of Nos. 176 and 178, and gable chimneys. Rear: horizontal sliding sashes to No. 178; single-storey lean-to back extension to No.176. Interior of No. 178: originally two rooms on each floor, those to the right at ground floor and to the left at 1st floor very large, the upper of these formerly open to the staircase (which mounts along the rear wall from the rear left corner); original board doors, with L-hinges." [1]

Setting description:

The assets are set within an urban residential area, with modern houses, and are set back from the road. They have been enclosed by the modern developments. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as a good example of surviving 18th century cottages.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1291533>

Unique Gazetteer ID (UID): MA07_0135

Asset name: Northen House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-309b

National Grid Reference: 383225 390090

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval

References

References: NHLE: 1292139
HER: 8398.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0022 23 Ford Lane, Cottage attached to West end of Northen House

MA07_0231 Northenden Conservation Area

Description and sources

Full asset description:

"A house built in the late 18th or early 19th century, which has been enlarged and altered. It is built from red and grey brick in a Flemish bond, with grey headers, and has slate roofs. It is in a double-pile plan and is two storeys high with four bays. There is a round-headed doorway to the second bay with an open-pedimented Roman Doric doorcase, and windows with raised sills and flat-arched heads. The house has gable chimneys and the right-hand gable ends are rendered." [1]

Setting description:

The house is located within the suburb of Northenden, on Ford Lane. The asset fronts onto Ford Lane and looks directly onto St Wilfred's Church. The immediate area comprises buildings of a similar age and style, which form the historic centre of this area. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset holds value due to its architectural interest as a good surviving example of an 18th to 19th century house. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292139>

Unique Gazetteer ID (UID): MA07_0136

Asset name: Pine House

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384897 390723

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE: 1292277
HER: 8388.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0230	Didsbury St James Conservation Area

Description and sources

Full asset description:

"This house was probably built c. 1840, and is built from white-painted stucco on brick with a slate roof. It is in an L-plan and in the Gothic style, with two storeys and a three-window façade. There is a slightly projected gabled left wing, a four-centred arched doorway in the centre, a canted bay window at the ground floor of the left wing and a window above this. There is a single window over the door, and one casement on each floor to the right. The rear and interior were not inspected." [1]

Setting description:

The asset is situated on a quiet lane in Didsbury and contained within its own grounds. Mature trees and hedges provide screening from the road, and allow it a more peaceful setting. The setting is of Didsbury Park to the north and suburban housing elsewhere. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as a good example of a 19th century detached house built in the Gothic style. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292277>

Unique Gazetteer ID (UID): MA07_0137

Asset name: Arched Gateway to Edgar Wood Centre

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 385727 395736

Asset class/type and dates

Monument class/type: Monument
Gateway

Period(s): Modern

References

References: NHLE: 1292610
HER: 11697.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0001	Former First Church of Christ, Scientist (now The Edgar Wood Centre)
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MA07_0222	Victoria Park Conservation Area
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Description and sources

Full asset description:

"The arched gateway to the Edgar Wood Centre was built in 1903 by Edgar Wood in the Art Nouveau style. It is built from red brick in a Flemish bond with some sandstone and a slate roof. It consists of a segmental arch with sandstone springing, a very steeply pitched gable with a small semi-cylindrical oriel window and canted side buttresses with flat tops." [1]

Setting description:

The asset is set back from Daisy Bank Road and forms the entrance to The Edgar Wood Centre (MA07_0001). The setting consists of large former residential houses, with the street being quiet and lined with mature planting. The asset is associated with The Edgar Wood Centre. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest due to the aesthetic design in the Art Nouveau style, and historic interest due to the association with the architect Edgar Wood. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292610>

Unique Gazetteer ID (UID): MA07_0138

Asset name: The Church of our Lady and St Thomas of Canterbury

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 388125 395356

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Parish church
Period(s): Modern

References

References: NHLE: 1380065
HER: 12166.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"A parish church built between 1926-28 and designed by Walter Tapper, and extended in 1983 with a narthex by Buttress Fuller architects. It is built from red brick in a Flemish bond, with a plastered interior, and has Roman red tiled roofs. The church is built in the Renaissance revival style. There is a one-bay nave, aisles, a chancel and an apse, which is flanked by a north chapel and south vestries. The west wall of the chancel is gabled above upward curving side walls, and the apse has similar pilasters as well as flanking windows. The north chapel has similar windows to the apse. Inside the church, the chancel consists of a large domed compartment linked by a tunnel vault to an apse with a semi-dome to the east. The north chapel occupies the domed space on the east and the lower level of the northern tunnel vault. The south vestries are contained within a structure similar to the north. The nave consists of the second domed compartment and is connected to the chancel by a short tunnel vault. The altar stands within the apse and is raised on two black marble steps. It stands under a yellow marble baldacchino in the form of a groin vault with a pyramidal roof supported on four Ionic columns." [1]

Setting description:

The asset is set back from Trust Road and Balmain Avenue, within a large residential area. It is a prominent feature of the area. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as a good example of a church built in the Renaissance Revival style. It is also has historic interest as a rare surviving work by the architect Walter Tapper.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1380065>

Unique Gazetteer ID (UID): MA07_0139

Asset name: Assembly Hall of Jehovah's Witnesses

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-309b

National Grid Reference: 382557 390047

Asset class/type and dates

Monument class/type: Recreational
Cinema

Period(s): Modern

References

References: NHLE: 1385002
HER: 12170.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"This former cinema was constructed as the Forum 1933-34, and designed by Charles Hartley. It is constructed from dark brown facing bricks with a faience central feature and a steel frame. The exterior has a symmetrical modern façade above which is a canopy. At the first floor are five tall slender windows, the central three of which are canted. The flanking brick areas of the façade contain twin symmetrical arrangements incorporating blocked doorway apertures at the ground level. The long return walls are articulated with symmetrical arrangements of vertical faience incorporating doors under rectangular windows. Beyond the exterior parapet is the bulk of the stage fly tower. The interior has a foyer which leads to a large modern style double-height auditorium." [1]

Setting description:

The asset is set back from the road, in an area of commercial and business buildings but is still a highly distinctive building. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural and historical interest as a good example of a cinema building built in the Moderne style from the 1930s, and its association with the architect Charles Hartley.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1385002>

Unique Gazetteer ID (UID): MA07_0140

Asset name: Park Cottage

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 384083 392654

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1390766
HER: 15546.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"The house was built in 1830 with late 19th or early 20th century alterations, and a late 20th century glazed lean-to. It is built from red brick in a Flemish bond and incorporates burnt headers. It has gable brick stacks and a Welsh slate roof covering. It is double-pile in plan, with the rear pile a late 19th century addition. The front of the building has a symmetrical three-bay, two-storey range with a central doorway within a semi-circular brick opening. Flanking the doorway are sash windows beneath brick flat-arched heads. There are three matching windows on the upper floor. The rear elevation has late 19th century sash windows, and the rear pile has projecting full-height stacks at either gable end. Attached is a two-storey outbuilding, which is possibly earlier than the rear pile of the house, and a contemporary single-storey attached outbuilding. The interior includes original fireplaces, an original dog-leg staircase and hand cut roof timbers." [1]

Setting description:

The asset is set back from the road in a quiet residential area, and is screened from the road by mature planting. Although the asset is no longer situated in farmland, the setting it has retained allows it to be distinct. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

This asset has value due to its architectural interest, as a good example of a surviving early 19th century house designed for a rural environment. It is now an indicator of the character, scale and detail of the now transformed rural landscape. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1390766>

Unique Gazetteer ID (UID): MA07_0141

Asset name: 40 Kingston Road

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384880 390184

Asset class/type and dates

Monument class/type: Domestic House

Period(s): Modern

References

References: NHLE: 1393717
HER: 16135.1.0
NMR n/a

Associated assets

Asset UID	Asset name
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MA07_0230	Didsbury St James Conservation Area
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Description and sources

Full asset description:

"This detached house was built between 1962-63 by John Parkinson Whittle. It is built from dark grey engineering brick, with custom-made double-glazed windows, and a flat roof. It is a single storey high. It is in an internal courtyard plan, with domestic spaces and a main entrance to the front, three bedrooms to the rear, and a small bedroom at the front-right and a south-facing lounge. The master bedroom projects out to the rear right of the house. The integral garage forms a major part of the south wing." [1]

Setting description:

The asset is set back from the street amongst other early to mid 20th century residential properties. Mature planting partially screens the asset from the road and other buildings. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as a rare example of a house that displays design influences from Scandinavia and the United States. It also has historic value due to being designed by the architect John Parkinson Whittle. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1393717>

Unique Gazetteer ID (UID): MA07_0142

Asset name: Former District Bank (West Didsbury Branch)

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 384435 392121

Asset class/type and dates

Monument class/type: Commercial
Bank (financial)

Period(s): Modern

References

References: NHLE: 1393802
HER: 16136.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0227	Ballbrook Conservation Area

Description and sources

Full asset description:

"This former district bank was built between 1914-15 by Barker, Ellis and Jones of Manchester. It is built from brick with applied mock timber framing and cement render panels, and has a deep pitched and half-hipped roof with Westmorland slate coverings. The bank was built in the Tudor revival style, and is two storeys high and has a basement." [1]

Setting description:

The former bank is located at the junction of Ballbrook Avenue and the B5167 Palatine Road, Withington. It is in the Ballbrook conservation area (MA07_0227). The immediate setting comprises shops, residential and commercial properties. The asset is surrounded by a metal fence which contains the building and a carpark. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural and historical interest which is derived from its striking exterior and interior architecture in the Tudor Revival style and association with the architects Barker, Ellis and

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1393802>

Unique Gazetteer ID (UID): MA07_0143

Asset name: Church of St James

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-309b

National Grid Reference: 384322 388275

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1399718
HER: 13001.1.0
NMR n/a

Associated assets

Asset UID Asset name

MA07_0162 Fallowfield War Memorial

Description and sources

Full asset description:

"A church with a bell tower, which was constructed between 1880 and 1881 and designed by Medland Taylor and Henry Taylor of Manchester. The church is built from hand-made bricks in English garden wall bond, with red brick dressings and a steeply pitched grey slate roof. It is built in an eclectic Gothic style. The church was built on the site of an earlier cottage, which was demolished in 1874. The neighbouring Church School was built in 1875." [1]

Setting description:

This asset is set back from Church Road and Birch Road in a mostly residential area, with some commercial buildings. The original setting would have comprised more open green spaces, but these have been encroached upon and removed by modern developments. The church still serves the parish that is located within despite the original setting being largely removed. The setting makes a neutral contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural and historical interest, as it is a good example of a church built in the eclectic Gothic style and was designed by Medland and Henry Taylor.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1399718>

Unique Gazetteer ID (UID): MA07_0144

Asset name: Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 385737 394382

Asset class/type and dates

Monument class/type: Domestic
Hall of residence
Period(s): Modern

References

References: NHLE: 1401670
HER: 16062.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0050	Behrens Hall

Description and sources

Full asset description:

"This hall of residence was purpose built by Sir Percy Scott Worthington between 1910-1933. These dates include the Alice Barlow memorial gates built in 1924 and Ashburne Hall Lodge built in 1926, which were built by Sir (John) Hubert Worthington. The accommodation blocks are built in the Arts and Crafts style with Georgian and Tudor motifs. The central block of the hall of residence was built in 1924, and includes a library, and the Ward wing was constructed at the same time. The single-storey projection to the north end of the Mary Worthington wing was also erected during this period. Lees wing was built in 1933 and replaced the 'tin tunnel', which was a makeshift hallways connecting Behrens House to the rest of the buildings. The entrance lodge of the building was built in the Regency style, matching Behren's House." [1]

Setting description:

Ashburne Hall is currently located within a complex of buildings associated with the University of Manchester. It overlooks large grounds with mature planting and lawns, and also overlooks Behrens Hall with which it has a key relationship. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historic and architectural interest as an early example of a purpose built Hall of Residence for women and as a high quality example of work by the architects Sir Percy Scott Worthington and Sir Hubert Worthington. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1401670>

Unique Gazetteer ID (UID): MA07_0145

Asset name: Church of St Margaret and War Memorial Lych Gate

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-02-310a
National Grid Reference: 386691 392702

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Church
Period(s): Post-medieval

References

References: NHLE: 1407271
HER: 9756.1.0
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"An Anglican church constructed between 1874-1926 by Paley and Austin. It is built from red sandstone with ashlar dressings and a red tiled roof. The church was built in a 14th century decorated style. The three-bay nave, chancel and the south aisle were constructed in 1874-75 with the north aisle added in 1901. The single-bay west end, which includes a baptistry and a main south porch, were added in 1925-26. There are buttressed side aisles lit by large traceried windows with tall windows to the west end returns. To the west end elevation is a single-storey, flat-roofed, semi-octagonal apsidal baptistry with a parapet, arched windows and an inscribed foundation stone. There is a large main porch to the western end of the south aisle with an arched doorway to the east side, and a shallow raised gable to the south side of the porch. A smaller porch to the eastern end of the south aisle has a doorway to the east side, and both porches incorporate gabled buttresses. A single-storey vestry is to the north-east corner of the chancel, with a raised doorway and a large ashlar lintel. There is also a transept to the north side of the chancel with a large window set to the upper half of the wall.

A lych gate is set to the east of the church and is directly in line with the east window. It is timber-framed with low red sandstone side walls and is surmounted by Gothic arched openings and timber gates to the east end. It has a tiled roof with decorative carved bargeboards. The low red sandstone walls are flanked by low cast-iron railings." [1]

Setting description:

St Margaret's Church is located within the suburb of Burnage. The church is set within its own grounds which are clearly defined by a tree line and a gate to the east. The immediate setting comprises residential properties within the town. The setting makes a positive contribution to the heritage value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Asset value assessment:

The asset has value due to its architectural and historical interest as a good example of a 19th century church built in the 14th century Decorated style. It displays carved stonework and tracery to designs by the architects Paley and Austin. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1407271>

Unique Gazetteer ID (UID): MA07_0146

Asset name: Milestone adjacent to Withington Fire Station

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-01-324
National Grid Reference: 384915 392801

Asset class/type and dates

Monument class/type: Transport
Milestone
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1415631
HER: 16256.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0224	Withington Conservation Area

Description and sources

Full asset description:

"Milestone located on the eastern side of Wilmslow Road, mid to late 19th century, whitewashed stone, inscriptions to the west side.

The milestone adjacent to Withington Fire Station is believed to have been erected by the Manchester and Wilmslow Turnpike Trust in the mid-late 19th century and is depicted on the 1st edition Ordnance Survey map published in 1894. The Trust was formed by an Act of Parliament in 1753 to maintain and improve the northerly section of the Manchester to Oxford route, and was abolished in 1881. Wilmslow Road was originally called High Street, then Turnpike Lane, before being known by its current name. Prior to the adjacent fire station being constructed in 1931, the site was occupied by a police station.

The milestone has a triangular form with a sloping top incorporating incised black lettering that reads "Withington". The two faces below have further incised black lettering; that to the left face reads "8 ¼ /Miles to/ Wilmslow", whilst that to the right face reads "4/ Miles to/ Manchester/ to/ Centre of/ St Ann's/Square". The left face incorporates some minor damage to the bottom and 'Square' on the right face is eroded, but remains partially legible" [1]

Setting description:

The asset is set on the edge of the B5093 Wilmslow Road, in an area of commercial and residential buildings. The setting of the asset has altered significantly since it was erected, but it has remained associated with the road despite being somewhat less visible. The setting makes a positive contribution to the value of the asset.

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Asset value assessment:

The asset has value due to its historical interest, as it serves as an important reminder of Withington's transport history, and the development of England's transport network. It also holds value because it is a good example of an intact 19th century milestone, in its original position and the lettering remains legible. The setting makes a positive contribution to the heritage value of the asset as it is still associated with the road.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1415631>

Unique Gazetteer ID (UID): MA07_0147

Asset name: Cemetery Chapel at Phillips Park Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 386952 399344

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Cemetery chapel

Period(s): Post-medieval

References

References: NHLE: 1200816
HER: 8428.3.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0148	Gates and railings to main entrance of Phillips Park Cemetery
MA07_0149	Entrance Lodge to main entrance of Phillips Park Cemetery
MA07_0150	Cemetery Office at Phillips Park Cemetery
MA07_0192	Phillips Park Cemetery

Description and sources

Full asset description:

"A cemetery chapel built in 1867 by architects Paull and Ayliffe. It is built from coursed squared rubblestone with a steeply pitched slate roof to eaves, and is in the Decorated Gothic style. The chapel has an apsed chancel, a nave, a south aisle, and a south-east tower with a spire. In the south-west porch is a pointed moulded and shafted entrance. There are pointed windows, except to the south aisle, and the chapel also displays strong buttresses and a gabled dormer to each side of the nave roof. The tower has pink sandstone shafting, gabled louvres and a polychrome slated spire. The interior has two paired internal windows between the nave and the south aisle, and some tilework." [1]

Setting description:

The chapel is set within Phillips park cemetery, in a peaceful area surrounded by rows of graves and mature planting. A fence and line of trees screen views from the asset towards the road. Within the cemetery, the chapel is a prominent feature with the paths designed around the chapel. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as a good example of Gothic architecture designed by the notable architects Paull and Ayliffe. The setting makes a positive contribution to the heritage value of the

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1200816>

Unique Gazetteer ID (UID): MA07_0148

Asset name: Gates and railings to main entrance of Phillips Park Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 386773 399251

Asset class/type and dates

Monument class/type: Monument
Gate

Period(s): Post-medieval

References

References: NHLE: 1218735
HER: 8428.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0147	Cemetery Chapel at Phillips Park Cemetery
MA07_0149	Entrance Lodge to main entrance of Phillips Park Cemetery
MA07_0150	Cemetery Office at Phillips Park Cemetery
MA07_0192	Phillips Park Cemetery

Description and sources

Full asset description:

"A set of wrought iron cemetery gates and railing with stone Gatepiers, constructed in 1867 by architects Paull and Ayliffe. There is a large central polygonal ashlar gate pier with corner shafting and a spired and crocketed finial. There are also two pairs of subsidiary piers, linked by low walls with railings over. The piers have quatrefoil motifs and pyramidal finials." [1]

Setting description:

The asset is set at the edge of Phillips Park Cemetery and forms the entrance. The gates are located to the north west entrance to the cemetery. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural interest as an example of high quality design by the architects Paull and Ayliffe. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218735>

Unique Gazetteer ID (UID): MA07_0149

Asset name: Entrance Lodge to main entrance of Phillips Park Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: -

National Grid Reference: 386770 399231

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Cemetery lodge

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1282997
HER: 15554.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0147	Cemetery Chapel at Phillips Park Cemetery
MA07_0148	Gates and railings to main entrance of Phillips Park Cemetery
MA07_0150	Cemetery Office at Phillips Park Cemetery
MA07_0192	Phillips Park Cemetery

Description and sources

Full asset description:

"An entrance lodge to Phillips Cemetery built in 1867 by the architects Paull and Ayliffe. It is built from coursed sandstone rubble and has steeply-pitched slate roofs. It is in a compact rectangular plan and is built in the Eclectic Gothic style. It is two storeys high with two irregular bays, the first being a square tower and the second being gabled. The first bay has a segmental-pointed arched doorway at the ground floor, a transomed lancet at the first floor, a frieze with three quatrefoils, and a steep pyramidal rood with fishscale bands and an apex finial. The second has a shallow mullion-and-transom bay window with a hipped roof, and a cross-window immediately above. Attached to the left of the tower is a curved stair-turret with a lancet window in the left side, and beyond that is the gable of the return." [1]

Setting description:

The asset is set at the edge of Phillips Park Cemetery (MA07_0192), and forms part of the entrance. It is a prominent feature and matches in building materials and style with the Cemetery Office (MA07_0150). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset has value due to its architectural and historical interest derived from its Eclectic Gothic architecture, and its designers Paull and Ayliffe. The setting makes a positive contribution to the heritage value of the asset. The asset has group value with the Cemetery Office (MA07_0150).

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1282997>

Unique Gazetteer ID (UID): MA07_0150

Asset name: Cemetery Office at Phillips Park Cemetery

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: -
National Grid Reference: 386786 399272

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Burial
Period(s): Post-medieval

References

References: NHLE: 1218723
HER: 8428.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0147	Cemetery Chapel at Phillips Park Cemetery
MA07_0148	Gates and railings to main entrance of Phillips Park Cemetery
MA07_0149	Entrance Lodge to main entrance of Phillips Park Cemetery
MA07_0192	Phillips Park Cemetery

Description and sources

Full asset description:

"This cemetery office was built in 1867 by the architects Paull and Ayliffe. It is built from coursed squared rubblestone, and has a slate roof which is steeply pitched to eaves. The office is one to two storeys, and is an irregular composition in the Eclectic Gothic manner. It has six irregular bays, with a square tower to the second bay from the left with an ashlar upper stage and an inset clock and spire with gabled lucarnes. To the base of the tower is a segmental-headed moulded entrance. The bay to the right of the spire is one-and-a-half storeys. There is also a gabled half dormer, and to the right of this is a single-storey wing of three bays. The windows are square-headed and are mullioned and transomed. The office also has a tall chimney." [1]

Setting description:

The asset is set at the edge of Phillips Park Cemetery (MA07_0192), and forms part of the entrance. It is a prominent feature and matches in building materials and style with the Entrance Lodge (MA07_0149). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its architectural and historical interest derived from its Eclectic Gothic architecture, and as it was designed by the architects Paull and Ayliffe. The asset has group value with the

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Entrance Lodge (MA07_0149). The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218723>

Unique Gazetteer ID (UID): MA07_0151

Asset name: Ashton Canal lock Number 6 immediately east of forge lane

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-01-326-R1

National Grid Reference: 386891 398793

Asset class/type and dates

Monument class/type: Transport
Canal lock

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1207666
HER: 11721.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0152	Ashton Canal Bridge Number 9 over Ashton Canal (Mill Street Bridge) at west end of lock number 7
MA07_0153	Ashton Canal lock Number 7 with roving bridge immediately east of mill street bridge
MA07_0154	Ashton Canal lock Number 8 to south-east of Ashton new road
MA07_0155	Ashton Canal lock keeper's cottage on south side of lock Number 7 of Ashton Canal
MA07_0156	Ashton Canal Lock Number 9 immediately east of Clayton Lane Bridge
MA07_0157	Ashton Canal lock Number 10 between Clayton Bridge and Stockport Junction
MA07_0158	Ashton Canal towpath bridge over junction with Stockport branch canal
MA07_0159	Ashton Canal lock Number 11 at east end of Stockport Junction Basin
MA07_0160	Ashton Canal lock Number 12 between Stockport Junction and Crabtree Lane
MA07_0279	Lock No. 13 at Crabtree Lane swing bridge
MA07_0342	Ashton Canal Lock Number 14 Between Crabtree Lane and Edge Lane
MA07_0343	Ashton Canal Lock Number 15 Approximately 100 Metres West of Edge Lane

Description and sources

Full asset description:

"This canal lock was constructed between 1792-1799 for the Manchester and Ashton-under-Lyne Canal Company. It is built from large blocks of millstone grit with some red brick, and wooden gates. It is a Narrow type, and has a covered overflow channel on the south side. Flanking the lower entry at the west end are stone staircases, and there is an extended bullnose at the top end of the island. This is the fourth in a series of 13 similar locks, all of which are in working order." [1]

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Setting description:

The asset is set on the Ashton Canal, and has maintained a relationship with Ashton Canal Bridge number 9 (MA07_0152) and Ashton Canal lock number 7 (MA07_0153). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a reminder of Manchester's canal-based transportation history. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207666>

Unique Gazetteer ID (UID): MA07_0152

Asset name: Ashton Canal Bridge Number 9 over Ashton Canal (Mill Street Bridge) at west end of lock number 7

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick
Additional community area(s): n/a
Map book reference: HE-01-326-R1
National Grid Reference: 386974 398802

Asset class/type and dates

Monument class/type: Transport
Canal bridge
Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1279613
HER: 11233.2.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0151	Ashton Canal lock Number 6 immediately east of forge lane
MA07_0153	Ashton Canal lock Number 7 with roving bridge immediately east of mill street bridge
MA07_0154	Ashton Canal lock Number 8 to south-east of Ashton new road
MA07_0155	Ashton Canal lock keeper's cottage on south side of lock Number 7 of Ashton Canal
MA07_0156	Ashton Canal Lock Number 9 immediately east of Clayton Lane Bridge
MA07_0157	Ashton Canal lock Number 10 between Clayton Bridge and Stockport Junction
MA07_0158	Ashton Canal towpath bridge over junction with Stockport branch canal
MA07_0159	Ashton Canal lock Number 11 at east end of Stockport Junction Basin
MA07_0160	Ashton Canal lock Number 12 between Stockport Junction and Crabtree Lane
MA07_0279	Lock No. 13 at Crabtree Lane swing bridge
MA07_0342	Ashton Canal Lock Number 14 Between Crabtree Lane and Edge Lane
MA07_0343	Ashton Canal Lock Number 15 Approximately 100 Metres West of Edge Lane

Description and sources

Full asset description:

"This public road bridge over the Ashton Canal was probably built c. 1800, and is built from brown brick in an English garden wall bond with some sandstone ashlar and cast-iron beams. It is a narrow rectangular structure across the canal and is waisted to the width of the lock. There is a horizontal span with cast-iron beams and flagstone flooring on the vertical side walls of brick, which have gritstone copings and piers. The structure has broad pilasters, and a brick parapet with stone coping." [1]

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

Setting description:

It is set on the Ashton Canal and has maintained a relationship with Ashton Canal lock Number 6 (MA07_0151) and Ashton Canal lock Number 7 (MA07_0153). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a reminder of Manchester's canal-based transportation history. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279613>

Unique Gazetteer ID (UID): MA07_0153

Asset name: Ashton Canal lock Number 7 with roving bridge immediately east of mill street bridge

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-01-326-R1

National Grid Reference: 386982 398802

Asset class/type and dates

Monument class/type: Transport
Canal lock

Period(s): Post-medieval

References

References: NHLE: 1197831
HER: 11233.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0151	Ashton Canal lock Number 6 immediately east of forge lane
MA07_0152	Ashton Canal Bridge Number 9 over Ashton Canal (Mill Street Bridge) at west end of lock number 7
MA07_0154	Ashton Canal lock Number 8 to south-east of Ashton new road
MA07_0155	Ashton Canal lock keeper's cottage on south side of lock Number 7 of Ashton Canal
MA07_0156	Ashton Canal Lock Number 9 immediately east of Clayton Lane Bridge
MA07_0157	Ashton Canal lock Number 10 between Clayton Bridge and Stockport Junction
MA07_0158	Ashton Canal towpath bridge over junction with Stockport branch canal
MA07_0159	Ashton Canal lock Number 11 at east end of Stockport Junction Basin
MA07_0160	Ashton Canal lock Number 12 between Stockport Junction and Crabtree Lane
MA07_0279	Lock No. 13 at Crabtree Lane swing bridge
MA07_0342	Ashton Canal Lock Number 14 Between Crabtree Lane and Edge Lane
MA07_0343	Ashton Canal Lock Number 15 Approximately 100 Metres West of Edge Lane

Description and sources

Full asset description:

"A canal lock and an associated roving bridge, built between 1792-1799, for the Manchester and Ashton-under-Lyne Canal Company. It is built from large blocks of millstone grit and has wooden gates. It is a narrow type, with the chamber being seven feet wide. There is a north jamb of lower gates inscribed "1865", and a roving bridge over a lower entry with a cobbled doglegged ramp on the north side, a stone slab wall and cast iron fences. This is the fifth in a series of 13 similar locks, all of which are in working order." [1]

Setting description:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The asset is set on the Ashton Canal and is associated with Ashton Canal lock Number 6 (MA07_0151), Ashton Canal Bridge Number 9 (MA07_0152) and the Ashton Canal lock keepers cottage (MA07_0155). The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a reminder of Manchester's canal-based transportation history. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1197831>

Unique Gazetteer ID (UID): MA07_0154

Asset name: Ashton Canal lock Number 8 to south-east of Ashton new road

Designation and grade: Listed building Grade II

Asset location

Community area: MA07 Davenport Green to Ardwick

Additional community area(s): n/a

Map book reference: HE-02-310a

National Grid Reference: 387626 398459

Asset class/type and dates

Monument class/type: Transport
Canal lock

Period(s): Post-medieval

References

References: NHLE: 1279617
HER: 11720.1.0
NMR n/a

Associated assets

Asset UID	Asset name
MA07_0151	Ashton Canal lock Number 6 immediately east of forge lane
MA07_0152	Ashton Canal Bridge Number 9 over Ashton Canal (Mill Street Bridge) at west end of lock number 7
MA07_0153	Ashton Canal lock Number 7 with roving bridge immediately east of mill street bridge
MA07_0155	Ashton Canal lock keeper's cottage on south side of lock Number 7 of Ashton Canal
MA07_0156	Ashton Canal Lock Number 9 immediately east of Clayton Lane Bridge
MA07_0157	Ashton Canal lock Number 10 between Clayton Bridge and Stockport Junction
MA07_0158	Ashton Canal towpath bridge over junction with Stockport branch canal
MA07_0159	Ashton Canal lock Number 11 at east end of Stockport Junction Basin
MA07_0160	Ashton Canal lock Number 12 between Stockport Junction and Crabtree Lane
MA07_0279	Lock No. 13 at Crabtree Lane swing bridge
MA07_0342	Ashton Canal Lock Number 14 Between Crabtree Lane and Edge Lane
MA07_0343	Ashton Canal Lock Number 15 Approximately 100 Metres West of Edge Lane

Description and sources

Full asset description:

"A canal lock built between 1792-1799 for the Manchester and Ashton-under-Lyne Canal Company. It is built from large blocks of millstone grit, with some red brick, and wooden gates. It is a narrow type, with a seven feet wide chamber. It has an overflow channel on the north side and stone staircases flanking the lower entry. It is the sixth in a series of 13 similar locks, all in working order." [1]

Setting description:

Background Information and Data

Historic environment

BID HE-001-0MA07

MA07: Davenport Green to Ardwick

Historic environment baseline report – Part 1 of 2

The setting of the asset includes the Ashton Canal, with which this asset has retained its association. The setting makes a positive contribution to the heritage value of the asset.

Asset value assessment:

The asset has value due to its historical interest as a reminder of Manchester's canal-based transportation history. The setting makes a positive contribution to the heritage value of the asset. The setting makes a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279617>

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