

Archaeological Works at the Olympia Trading Estate, Great Jackson Street, Manchester

Written Scheme of Investigation

February 2019



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Prepared on behalf of: De Trafford Estates Group

Compiled by: Ben Dyson ACIfA

Planning Reference: 116850/FO/2017

Local Authority: Manchester City Council

Site central NGR: SJ 83310 97310

1 INTRODUCTION

1.1 Project Background

1.1.1 This Written Scheme of Investigation (WSI) has been prepared by Archaeological Research Services Ltd (ARS Ltd) for De Trafford Estates Group (*the client*). It details a scheme of works relating to the proposed development at the Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP. The development comprises the demolition of the existing buildings on the site and construction of three residential buildings, 32, 26 and 18 storeys in height with basement car and cycle parking, landscaping; access and servicing arrangements; and other associated works.

1.1.2 A planning application has been submitted to Manchester City Council (116850/FO/2017). In response to the outline planning application it has been suggested that the following condition be added to any decision notice:

“5) No development shall take place until the applicant or their agents or successors in title has secured the implementation of the programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

(a) A phased programme and methodology of investigation and recording to include:

- archaeological evaluation*
- targeted archaeological excavation (informed by the above and subject to a new WSI);*

(b) A programme for post investigation assessment to include:

- analysis of the site investigation records and finds.*
- production of a final report on the significance of the archaeological and historical interest represented.*

(c) A scheme to commemorate the site’s heritage.

(d) Dissemination of the results commensurate with their significance.

(e) Provision for archive deposition of the report and records of the site investigation.

(f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason – To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 12, paragraph 141 of the National Planning Policy Framework”.



1.1.3 This document comprises a WSI confirming the nature of archaeological works to be undertaken by ARS Ltd for the development at the Olympia Trading Estate, Great Jackson Street, Manchester. Upon consultation with Norman Redhead, Heritage Management Director (Archaeology) of GMAAS, a programme of archaeological works is required commencing with evaluation trenching which, depending on the nature and condition of any surviving archaeological remains, may lead to a phase of open area excavation. This would be the subject of a new WSI.

1.1.4 Archaeology is a material consideration of the planning process. As such the archaeological works will be carried out in accordance with *National Planning Policy Framework (NPPF)* paragraph 189 (Ministry of Housing, Communities and Local Government 2018, 55) which states: where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2 BACKGROUND

2.1 Site Location and Geology

2.1.1 The 'red line boundary' of the proposed development area (hereafter PDA) is roughly square shaped and measures 0.49 hectares; depicted by a red polygon on Figure 1. It is currently occupied by four adjoining commercial/industrial units, with parking areas to the east and west of the building. The site is bounded to the north by a car park, to the west by Great Jackson Street, to the south by a small, rectangular industrial unit with associated car park, and to the east by an access road. The site is centred at SJ 83310 97310.

2.1.2 The underlying solid geology of the PDA comprises sandstone of the Chester Formation; sedimentary bedrock formed approximately 247 to 250 million years ago in the Triassic Period when the local environment was dominated by rivers. This is overlain by superficial Glaciofluvial sheet deposits of sand and gravel (Devensian) formed up to 2 million years ago in the Quaternary Period when the local environment was dominated by ice age conditions (BGS 2019).

2.2 Archaeological and Historical Background

2.2.1 A Desk Based Assessment (DBA) (Burpoe 2017) and Heritage Statement (HS) (Murphy and Ewart 2017) have previously been submitted in support of the development application. An archaeological and historical background in the HS by Paul Butler Associates is based on a more detailed background provided in the DBA produced by ARS Ltd. A brief synopsis is provided below.

2.2.2 **Prehistoric:** While prehistoric evidence within the Castlefield Area is lacking, the location of the PDA to the River Medlock would indicate that there may be some potential for prehistoric activity, as riverine locations were utilised throughout prehistory for different activities, especially river terraces free from flood risk, which were particularly attractive for prehistoric settlement.

2.2.3 **Romano-British:** Extensive Romano-British remains have been found within Manchester, with the five-acre wooden fort known as *Mamucium* established within



the area of Camp Street in Castlefield, which is located c.320m to the north of the PDA. The majority of an associated settlement (*vicus*) appears to be focussed to the north of the River Medlock, though recent archaeological excavations and findspots suggest that the *vicus* does extend along the southern bank along Chester Road, ending somewhere in the area of Great Jackson Street.

2.2.4 The northern part of the PDA is included within the postulated southern extent of the *vicus*. The Manchester to Ribchester Roman road is postulated to run immediately to the north of the PDA along what is now Chester Road. A Mithraeum (HER 13951.1.0) is thought to have existed somewhere in the Great Jackson Street area, supported by the discovery of three sculptured stones (HER 415.4.27) in 1821. More recently, excavations immediately to the north of the site (PCA 2010) have suggested that temples and mausolea probably lined the Roman road from Chester as it dropped down the ford across the River Medlock. A Roman altar, recovered during excavations immediately adjacent to the northern boundary of the PDA, appears to have been dumped into a pit away from the road, suggesting that the area was re-used for other purposes. A second Roman altar (HER 415.4.24) is recorded as being found on the bank of the River Medlock, near Knott Mill, further supporting this theory.

2.2.5 **Medieval/post-Medieval:** There are no medieval remains recorded by the Greater Manchester HER within the wider PDA which remained as largely undeveloped, open land until the late 18th century, though a number of villas are recorded along Chester Road to the north of the site.

2.2.6 **Industrial to Modern:** Industrialisation in the 18th century resulted in a rapid expansion in both the size and population of Manchester. One of the earliest published maps that shows the area of the PDA in detail is William Green's 1787-94 *Plan of Manchester and Salford*, where the area of the site is shown as a largely undeveloped stretch of land with no buildings within the site boundary (Burpoe 2017, Figure 2). The area of the PDA appears to have been largely developed as part of the Hulme area, and by the early-mid 19th century most of this area was laid out in a gridiron pattern of terraces (MCC 2015, 9).

2.2.7 The 1851 Ordnance Survey (OS) Map is the first map to depict the entire area of the PDA as being completely developed, with rows of residential and commercial dwellings and a number of associated streets and alleyways. The majority of the buildings within the PDA appear to be terraced houses, with a number of the houses fronting Great Jackson Street potentially having cellar dwellings. Aerial photos from 1939 also indicate that the buildings within the PDA appear to be at least of two-storey builds. Historic mapping indicates that the area of the PDA remained largely unchanged from 1851 to the mid-20th century. By the mid-20th century, the residential properties within the Great Jackson Street area were demolished to make way for the construction of the Mancunian Way. The majority of the houses within the PDA appear to have been demolished by 1948, replaced by light-industrial units and car parks throughout the 1960s-1980s.

3 AIMS AND OBJECTIVES

3.1 Regional Research Aims and Objectives

3.1.1 The archaeological works have the potential to inform research themes identified in the *Research and Archaeology of North West England. An Archaeological Research Framework for North West England* (Brennand 2007).

3.1.2 If later development has not removed all traces of earlier periods then it is possible, given the location of the PDA in relation to the spread of the *vicus* associated with the Roman fort that developed in the Castlefield area of Manchester, that Roman period features or deposits might be encountered during the works. *The Romano-British Period Research Agenda* (Philpott and Brennand 2007) highlights that industrial production is a feature of proto-urban settlements of the North West, including the Manchester *vicus*. Remains have the potential to inform on the patterns of movement and consumption of both raw materials and finished products (Philpott and Brennand 2007, 69).

3.1.3 The study of urban workers' housing relating to the industrial development of Manchester during the 18th and 19th centuries has been identified as a research aim in *The Industrial and Modern Period Research Agenda* (Newman and McNeil 2007). In particular, research initiative "7.24: *Need to excavate urban cellars to examine life 'below stairs' in the middle class house and cellar dwellings and workshops in working class houses*"; and initiative "7.25: *Where threatened with possible redevelopment excavations are required of now undeveloped and cleared former working class areas regarded as slums*", are particularly pertinent to the remains likely to be encountered within the PDA (Newman and McNeil, 2007, 146-147).

3.1.4 It should be noted that other research objectives may come to the fore should any archaeological features from other periods be identified as a result of the archaeological works.

3.2 Evaluation Trenching Aims and Objectives

3.2.1 The aim of the archaeological evaluation is to identify and record the presence/absence, location, nature, extent, survival, quality, significance and date of post-medieval archaeological deposits that might exist within the PDA.

3.2.2 The objective of the archaeological evaluation is to gather sufficient evidence to establish, supplement, improve and make available information about the archaeological resource existing within the PDA, and to provide an appropriate post-excavation assessment, analysis, reporting, archiving and dissemination.

4 EVALUATION TRENCHING METHODOLOGY

4.1 Professional Standards

4.1.1 The evaluation trenching will be carried out in accordance to the guidance laid out in ClfA's *Code of Conduct* (2014a) and *Standards and Guidance for Archaeological Field Evaluation* (2014b). The site will be recorded in accordance with ARS Ltd's field recording manual and single context recording system, and will



include as a minimum context record sheets, an accurate site plan and record photography where no archaeological features are present.

4.2 Coverage

4.2.1 A total of 12 trenches will be excavated as shown in Figure 2.

4.2.2 Table 1 describes the trenches in relation to the buildings depicted on the 1851 OS map (Figure 3):

Trench Number	Orientation	Dimensions (length x width)	Targeting
1	WSW/ENE	65m x 2m	Terraced buildings on the east and west sides of Arthur Street, spanning the width of the PDA between Great Jackson Street and Owen Street.
2	E/W	25m x 2m	Terraced building fronting Great Jackson Street, passageways between terraces and a terrace on the north side of a road labelled as 'Fernley's Buildings' off the west side of Arthur Street.
3	NNW/SSE	30m x 2m	Terraced houses to the north and south of 'Fernley's Buildings', west of Arthur Street.
4	WSW/ENE	15m x 2m	Building and rear passageway to the east of Arthur Street.
5	NNW/SSE	20m x 2m	Three buildings at the corner of Arthur Street and Fernley Street.
6	NNW/SSE	25m x 2m	Terraced buildings fronting Owen Street at its corner with Fernley Street.
7	NNW/SSE	25m x 2m	Buildings between Fernley Street and Mills Street alongside Owen Street.
8	NNW/SSE	30m x 2m	Buildings between Fernley Street and Mills Street c.25m west of Trench 7.
9	WSW/ENE & NNW/SSE	L-shaped 13m x 20m x 2m	Buildings at the northern corner of Great Jackson Street and Fernley Street.
10	WSW/ENE	15m x 2m	Buildings at the southern corner of Great Jackson Street and Fernley Street.
11	WSW/ENE	15m x 2m	Buildings and a courtyard at the western end of Mills Street.
12	WSW/ENE	25m x 2m	Buildings on the south side of Mills Street with the trench spanning an un-named road.

Table 1. Trench descriptions.

4.2.3 Depending on the results of the trenching, a subsequent phase of archaeological works may also be requested by the Heritage Management Director (Archaeology) for GMAAS, which would be the subject of a new WSI. The proposed methodology of this scheme of works is as follows.

4.3 The Evaluation

4.3.1 Hardstanding, unstratified modern material and topsoil will be removed mechanically by a machine using a wide toothless ditching bucket, under continuous archaeological supervision. The topsoil or recent overburden will be removed down to the first significant archaeological horizon in successive level spits. No machinery will track over areas that have previously been stripped until the area has been signed off by ARS Ltd.

4.3.2 The areas will be appropriately cleaned using hand tools in order to expose the full nature and extent of archaeological features and deposits

4.3.3 All spoil removed during groundworks will be scanned visually to recover small finds. Any finds so recovered will be recorded and their location noted on a site plan at a relevant scale. The finds will be retained and recorded.

4.3.4 All archaeological features will be planned and sectioned as a minimum objective.

4.3.5 Isolated, discrete features such as pits and postholes not belonging to structures or industrial activities will be 50% sampled, although if they produce artefacts then provision is made for full excavation.

4.3.6 Sampling of linear features such as ditches or gullies will be sufficient to determine the character, stratigraphy and relationship to other features and attempts made to obtain dating evidence.

4.3.7 Any deposits relating to funerary/ritual activities, such as burials and cremation deposits will be 100% excavated. Domestic/industrial activity (such as walls, postholes, floors, hearths) will be sufficiently excavated to understand their form and function and to recover potential dating evidence and artefact and ecofact assemblages.

4.3.8 Area deposits, such as buried soils, or middens, will be hand excavated at a minimum 10%. Subsequent excavation by machine will be considered. Large intrusions, such as reservoirs, will be sufficiently excavated by machine, within safe limits, to provide information on their character.

4.3.9 Limited representative samples of bricks from brick-built structures, and selective products of the brick working process will be retained for specialist analysis where appropriate.

4.3.10 Any human remains discovered will initially be left *in-situ* and, if removal is deemed necessary, this will be undertaken in accordance with the relevant Ministry of Justice regulations and in discussion with GMAAS.

4.3.11 Finds of "treasure" will be reported to the Coroner in accordance with the Treasure Act procedures.

4.3.12 For deposits that have potential for providing environmental or dating evidence, a minimum of 40 litres of sample will be taken, or 100% if the sample is smaller. This material will be floated and passed through graduated sieves, the smallest being a 500µ mesh. Should other types of environmental deposits be



encountered, appropriate specialist advice will be sought and an appropriate sampling strategy devised. Samples will be assessed by a suitable specialist with provision for further analysis as required and in accordance with *Environmental Archaeology: A Guide to the Theory and Practice Methods, from sampling and recovery to post excavation* (Campbell et al. 2011). Advice from the Historic England Regional Science Adviser will be taken as appropriate.

4.3.13 All staff employed on the project will be suitably qualified and experienced for their respective project roles and have practical experience of archaeological excavation and recording. All staff will be made aware of the archaeological importance of the area surrounding the site and will be fully briefed on the work required by this specification. Each member of staff will be fully conversant with the aims and methodologies of the evaluation and will be given a copy of this WSI to read.

4.3.14 All site operations will be carried out in a safe manner in accordance with ARS Ltd's health and safety policy. Deep sections, such as those across ditches or pits, will be shored as necessary. A risk assessment will be prepared before commencement on site.

4.4 Recording

4.4.1 The site will be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area. The site will be recorded in accordance with the ARS Ltd's field recording manual and single context recording system, and will include as a minimum context record sheets, an accurate site plan and record photography where no archaeological features are present.

4.4.2 A full and proper record (written, graphic and photographic as appropriate) will be made for all work, using pro-forma record sheets and text descriptions appropriate to the work. Accurate scale plans and section drawings will be drawn where required at 1:50, 1:20 and 1:10 scales, as appropriate. In addition to relevant illustrations, provision for rectified photographic recording shall be made, if deemed necessary.

4.4.3 The stratigraphy of the site will be recorded even where no archaeological deposits have been identified.

4.4.4 All archaeological deposits and features will be recorded with above ordnance datum (AOD) levels.

4.4.5 A photographic record of all contexts will be taken using a digital camera, and will include a clearly visible, graduated metric scale. A register of all photographs will be kept. A selection of working shots will be taken to demonstrate how the site was investigated and what the prevailing conditions were like during excavation.

4.5 Finds Processing and Storage

4.5.1 All finds processing, conservation work and storage of finds will be carried out in accordance with the ClfA (2014c) *Standard and Guidance for the collection,*



documentation, conservation and research of archaeological materials and the UKIC (1990) Guidelines for the Preparation of Archives for Long-Term Storage.

4.5.2 Artefact collection and discard policies will be appropriate for the defined purpose.

4.5.3 Bulk finds which are not discarded will be washed and, with the exception of animal bone, marked. Marking and labelling will be indelible and irremovable by abrasion. Bulk finds will be appropriately bagged, boxed and recorded. This process will be carried out no later than two months after the end of the excavation.

4.5.4 All small finds will be recorded as individual items and appropriately packaged (e.g. lithics in self-sealing plastic bags and ceramic in acid-free tissue paper). Vulnerable objects will be specially packaged and textile, painted glass and coins stored in appropriate specialist systems. This process will be carried out within two days of the small find being excavated.

4.5.5 During and after the excavation all objects will be stored in appropriate materials and storage conditions to ensure minimal deterioration and loss of information (including controlled storage, correct packaging, and regular monitoring, immediate selection for conservation of vulnerable material). All storage will have appropriate security provision.

4.5.6 The deposition and disposal of artefacts will be agreed with the legal owner and the recipient museum prior to the work taking place. All finds except treasure trove are the property of the landowner.

4.5.7 All retained artefacts and ecofacts will be cleaned and packaged in accordance with the requirements of the recipient museum, in this case the Museum of Science and Industry, Manchester.

4.6 Reporting

4.6.1 A report shall be produced to include background information, a summary of the works carried out and a description and interpretation of the findings. The report will also include the following.

- ◆ A non-technical summary
- ◆ Introduction
- ◆ Geological and topographical setting
- ◆ Methodology
- ◆ Discussion of archaeological and historical background
- ◆ Discussion on the results of the evaluation
- ◆ Specialist descriptions of artefacts or ecofacts
- ◆ An indication of potential archaeological deposits not disturbed by the present development
- ◆ Conclusions and recommendations



- ◆ Sources
- ◆ Copy of brief
- ◆ A location plan showing all excavated areas with respect to nearby fixed structures and roads
- ◆ Illustrations of all archaeological features with appropriately scaled hachured plans and sections.

4.6.2 One bound copy of the final report with a digital copy of the report in PDF/A format on disk will be deposited with the Greater Manchester Historic Environment Record (HER). A copy of the report will be uploaded as part of the OASIS record (see below) for online access via the Archaeological Data Service.

4.7 Staffing and Timetabling

4.7.1 The Project Manager for the watching brief will be Tony Brennan, Operations Manager or Reuben Thorpe, Senior Project Manager at ARS Ltd. The Fieldwork Project Officer will be Ben Dyson ACIfA, Senior Project Officer at ARS Ltd, or Rebecca Trow ACIfA, Project Officer at ARS Ltd assisted by additional archaeologists as supplied by ARS Ltd where necessary.

4.7.2 Specialist analyses will be carried out by appropriately qualified specialists as detailed subject to availability.

- | | |
|---|---|
| ◆ Flint and prehistoric pottery: | Dr Robin Holgate MCIfA |
| ◆ Romano-British pottery: | Dr Phil Mills MCIfA |
| ◆ Samian Ware: | Dr Gwladys Monteil |
| ◆ Romano-British small finds: | Alex Croom |
| ◆ Medieval and post-medieval pottery: | Dr Chris Cumberpatch or
Dr Robin Holgate MCIfA |
| ◆ Medieval and post-medieval clay pipes, glass and metalwork: | Gary Taylor MCIfA |
| ◆ Plant macrofossils and charcoals: | Luke Parker |
| ◆ Human and animal bone: | Milena Grzybowska |
| ◆ Radiocarbon dating: | Prof Gordon Cook (SUERC) |
| ◆ Finds conservation: | Vicky Garlick (Durham University) |

4.7.3 The proposed timetable for the work is presented in Table 2 below:

No	Task Description	Proposed Start date
1	Agree WSI	

2	Evaluation Trenching	Dependent on 1
3	Site Sign off	
4	Reporting	
5	Archive Deposition	

Table 2. Proposed timetable.

5 MONITORING ARRANGEMENTS

5.1 At least two weeks prior notice of the commencement of the archaeological works will be given to GMAAS:

Norman Redhead
Heritage Management Director (Archaeology)
Greater Manchester Archaeological Advisory Service
School of Environment & Life Sciences
Room LG20, Peel Building
University of Salford
The Crescent
Salford, M5 4WT
Tel: 0161 295 5522

5.2 The client will afford reasonable access to the Heritage Management Director (Archaeology) for GMAAS, or their representative, for the purpose of monitoring the archaeological works. ARS Ltd will liaise with GMAAS at regular intervals throughout the course of the work.

6 ARCHIVE DEPOSITION

6.1 Deposition Guidelines

6.1.1 The archive will, if possible, be prepared and deposited with a suitable repository museum, i.e. the Museum of Science and Industry, Manchester. The archive will be deposited in line with the ClfA (2014d) *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* and Society of Museum Archaeologists (SMA) (1993) *Selection, Retention, and Dispersal of Archaeological collections: Guidelines for use in England, Wales and Northern Ireland*.

6.1.2 A digital and paper archive will be prepared by ARS Ltd, consisting of all primary written documents, plans, sections, photographs and electronic data. The archive will be deposited within two months of the completion of the report. GMAAS will be notified and the Museum Curator will be notified in writing on completion of the fieldwork with projected dates for the completion of the report and deposition of the archive. The date of the deposition of the archive will be confirmed in the report and GMAAS informed in writing on final deposition of the archive.



6.1.3 All artefacts and associated material will be cleaned, recorded, properly stored and deposited in the archive (see above).

6.1.4 A full set of annotated, illustrative pictures of the site will be supplied to the Greater Manchester HER and deposited with the archive as digital images on a CD ROM.

6.2 OASIS

6.2.1 At the start of work an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the Greater Manchester HER. This will include an uploaded .pdf version of the entire report (a paper copy will also be included in the archive).

7 GENERAL ITEMS

7.1 Health and Safety

7.1.1 All work will be carried out in accordance with The Health and Safety at Work Act 1974. Specific health and safety policies exist for all our workplaces and all staff employed will be made aware of the policy and any relevant issues. The particular risks involved with this project will be assessed, recorded and relevant mitigation measures put in place as part of a full risk assessment, which will be compiled in advance of fieldwork and will be read and signed by all on-site operatives. ARS Ltd retains Citation as its expert health and safety consultants and the appointed Health and Safety Officer for the company is Tony Brennan.

7.2 Insurance Cover

7.2.1 ARS Ltd has full insurance cover for employee liability (£10 million) public liability (£5 million), professional indemnity (£5 million) and all-risks cover.

7.3 Community Engagement and Outreach

7.3.1 Any opportunities will be sought for engaging the local community in any archaeological findings, for example a guided site tour and/or dissemination of information via ARS Ltd's website and local media.

7.4 Publication

7.4.1 If significant architectural, historical and/or archaeological findings are made during the course of the building recording exercise, a summary of the project with, if appropriate, selected drawings, illustrations and photographs will be prepared for publication. The requirement for, and the final form of, any publication arising from the project will be agreed with the GMAAS Senior Planning Archaeologist and the client dependent on the results of the fieldwork.

7.5 Changes to the Written Scheme of Investigation

7.5.1 Changes to the approved Written Scheme of Investigation or programme of works will only be made with prior written approval of GMAAS.



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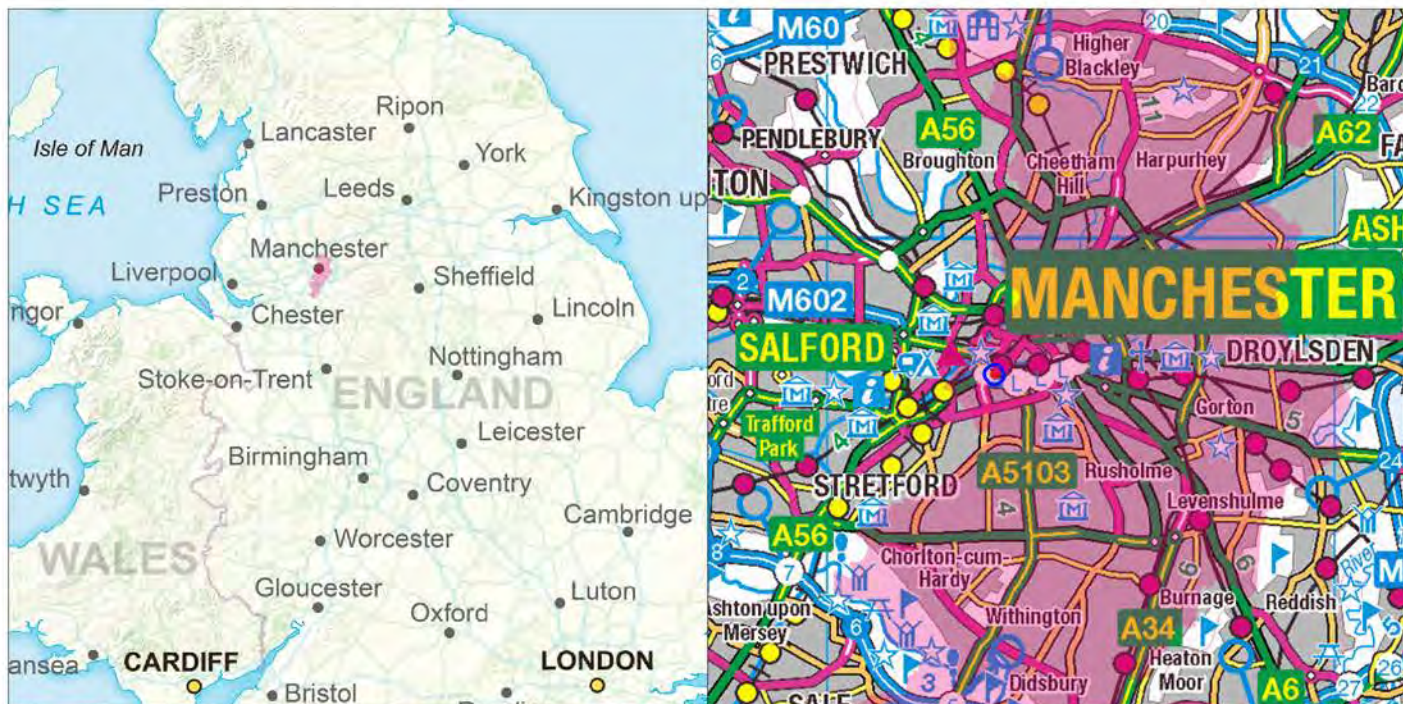
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Draft

FIGURES

Draft



Site name: Great Jackson Street, Manchester
 Date: February 2019
 Drawn by: MB
 Scale: Varies

**Figure 1:
 Site location**



This drawing: © ARS Ltd

Contains Ordnance Survey data.
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Site Boundary



Manchester City Council

Archaeological Research Services Ltd

Suite 1
 First Floor
 Dunham House
 Cross Street
 Sale
 M33 7HH



Tel: 01619 762544
www.archaeologicalresearchservices.com



Figure 2: Trench Plan

Site Boundary

Evaluation Trenches

- 13m x 20m x 2m
- 15m x 2m
- 20m x 2m
- 25m x 2m
- 30m x 2m
- 65m x 2m



Site name: Great Jackson Street,
Manchester
Date: November 2018
Drawn by: MB
Scale: 1:375 @ A3

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Figure 3: Trench Plan overlaid on 1850 OS

 Site Boundary

Evaluation Trenches

-  13m x 20m x 2m
-  15m x 2m
-  20m x 2m
-  25m x 2m
-  30m x 2m
-  65m x 2m



Site name: Great Jackson Street,
Manchester
Date: November 2018
Drawn by: MB
Scale: 1:375 @ A3

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